I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - JULY 2, 2019

III. PUBLIC HEARINGS
None

IV. NON-PUBLIC HEARINGS
PC2019-113 Site Plan Approval - Corinth South Retail Center
4101 W. 83rd St. - 4117 W. 83rd St.
Zoning: C-2
Applicant: Kevin Berman, Hoefer Wysocki

V. OTHER BUSINESS

VI. ADJOURNMENT

Plans available at City Hall if applicable
If you cannot be present, comments can be made by e-mail to
cityclerk@pvkansas.com

*Any Commission members having a conflict of interest, shall acknowledge that conflict prior to
the hearing of an application, shall not participate in the hearing or discussion, shall not vote on
the issue and shall vacate their position at the table until the conclusion of the hearing.
ROLL CALL
The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 2nd, 2019 in the Council Chambers at 7700 Mission Road. Chair Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Graham Smith, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES
Patrick Lenahan moved for the approval of the minutes of the June 4th regular Planning Commission meeting as presented. Jonathan Birkel seconded the motion, which passed 4-0, with James Breneman in abstention.

PUBLIC HEARINGS
No public hearings were scheduled.

NON-PUBLIC HEARINGS
PC2019-113 Site Plan Approval - Corinth South Retail Center

Graham Smith provided background on the project, stating that two new commercial buildings would be constructed at the site, and that the existing building housing the First Watch restaurant would be remodeled. The internal parking areas will also be reconfigured. The property is currently zoned C-2, and is composed of two parcels totaling 5.9 acres. The two new buildings will be located near the rear of the property at the south end.

Mr. Smith added that the proposed use of the buildings meets the standards of the C-2 zoning district, with approximately 40% planned to be used for restaurant tenants and 60% for retail tenants. Adequate parking for the center has also been proposed, with 195 planned spaces. Utility and stormwater issues have been addressed in the plan. Mr. Smith noted that staff identified a potential means to better connect pedestrian walkways by removing three to four parking spaces. He stated that the current design meets all standards, and that the recommendation was an opportunity to improve the project. The plan generally meets the Village Vision guidelines.

Mr. Smith stated that staff recommended approval of the site plan subject to the following six conditions:
1. A drainage permit, or other similar permits associated with the work, be approved by Public Works, including a determination that no negative impacts on stormwater will result.

2. All future signs shall require a separate sign permit meeting the general sign standards for the City; or to the extent future signs include revisions to the sign standards applicable to this property or changes to the monument sign location, size or design, Planning Commission approval may be required.

3. Consider a more prominent pedestrian connection/landscape amenity at the south courtyard/plaza entrance, through the double bay of parking, and connecting to the pedestrian frontages of the west building.

4. A revised landscape plan be submitted, specifically addressing the following (or alternative plans approved by staff that equally address these items):

   a. Change all columnar trees to shade trees (see recommend species and cultivars on plans provided to applicant).
   b. Add one new oak street tree on the 83rd Street frontage.
   c. Add two more grasses to the frontage screening of the head-in parking.
   d. Add 5 shade trees to linear parking lot island; and two in the island on the southwest portion of the lot; and two in the northwest portion of the lot.
   e. Add evergreens to the perimeter on the west and south side to screen backs of retail from the office and apartment respectively (approximately 30 - 39 trees).

5. The applicant submit appropriate paperwork prior to permits showing that the two parcels are joined as one lot of record, or alternatively that any building along the parcel boundary shown in AIMS records has appropriate party wall/fire ratings to allow it to be sold as a separate entity.

6. Any issues raised by Public Works after finalizing the terms of the traffic memo and potential cumulative traffic counts be resolved prior to building permits.

Gregg Zike with First Washington Realty, the property owner, was present to speak about the project. He noted that the company agreed to work with staff on all the recommendations provided. Mr. Zike introduced Dustin Burton with Renaissance Architecture, who stated that the grading in the existing parking lot would be softened as much as possible. He added that the current parking lot would be removed and regraded.

Mr. Birkel shared his concerns about the configuration of the parking area near the existing building, and asked if angled spaces had been considered. The applicant stated that angled parking was considered, but that it would have reduced the total number of parking spaces available in the lot. Mr. Valentino said the landscaping plan should be
improved to provide a better connection to the north side of the Corinth Shopping Center. Mr. Zike noted that there would be green space and a common seating area, as well as patios for individual tenants, similar to those found at the Corinth shops. He added that a sidewalk connecting to the 83rd Street sidewalk would also be constructed.

Several Commission members expressed concern with the number of proposed exterior materials, the colors selected, the overall style of the new buildings, and their compatibility with the Corinth Shops to the north. Mr. Zike shared that potential tenants were concerned with the visibility of the new buildings from 83rd Street, and preferred a design style that was more conspicuous.

Mr. Zike noted that he agreed to adding an additional condition to work with staff to determine the best location for bicycle parking spaces. He added that he also agreed to work with staff on the other recommendations, with the exception of item #4, which was still being reviewed by the landscape architect at Gould Evans. Mrs. Robichaud said that the language in item #4 allowed landscape details to be worked through with some flexibility, so no changes needed to be made to the condition. Mr. Valentino stated that more connectivity and compatibility with the Corinth Shops should be added to item #4. Mr. Lenahan said that he believed the staff recommendation as written was adequate. Mrs. Wallerstein suggested that the applicants return with a more definitive landscape plan and a modified exterior design theme and present them to the Commission at its next meeting.

**Mr. Breneman made a motion to continue the site plan review to the August 6th meeting. The motion was seconded by Mr. Birkel, and passed 4-1, with Mr. Lenahan in opposition.**

**PC2019-114 Site Plan Approval - Building Line Modification for Garage Extension**

5109 W. 76th Terrace

Mr. Smith provided background, stating that the property was zoned R1-a, and that the applicants were seeking to extend their garage beyond the platted building line. The property is located on an interior corner, so the shape of the lot is unique. The proposed renovation plan included the extension of a master bedroom and family room at the rear of the home, as well as the extension of the garage by two feet forward of the existing garage. All the modifications comply with the zoning ordinance and neighborhood design standards. The proposed garage extension would be 34 feet from the property line at the Northeast corner, and a new front porch would be 30 feet from the property line. Both were less than the platted setback line of 35 feet.

Staff recommended approval of the site plan with the following condition:

1. The applicant shall record the site plan and approved exception with Johnson County Records and Tax Administration within 12 months.
Steven and Sheila McMichael, the applicants, were present to discuss the project. Mr. Breneman asked whether the front porch would be enclosed, and Mr. McMichael stated that it would be covered, but not enclosed.

Mr. Valentino made a motion to approve the site plan, subject to the condition recommended by staff. Mr. Birkel seconded the motion, which passed unanimously.

PC2019-115 Final Plat Approval - Meadowbrook Senior Living Facility

P.J. Novick, representing Confluence, the planning consultant for the Meadowbrook project, provided background. In October, 2017, the Planning Commission approved the plat for a senior living facility at Meadowbrook. The updated plat reduces the existing four plats into two, and renumbers them to plats 5 and 6. There were no other architectural changes made that would affect what was previously approved by the Planning Commission.

Mr. Novick stated that staff recommended the Commission approve the final plat as proposed for the replat of lots 1, 2, 3, and 4 of Meadowbrook Park, subject to the following conditions of approval:

1. As part of the building permit process, the applicant must verify compliance with all fire and building code fire separation requirements related to the new lot lines.

2. Prior to the release and recordation of the final plat, the applicant must execute a private consortium agreement or covenant that addresses all issues related to the proposed lots sharing utilities, parking, and storm water management, and including building and site maintenance and cross access rights.

Mr. Novick added the project would no longer be built in phases, but rather all at once.

Mr. Lenahan made a motion to approve the plat with the conditions laid out in the staff report. Mr. Valentino seconded the motion, which passed 4-1, with Mr. Breneman in opposition.

OTHER BUSINESS
Mrs. Robichaud stated that a Planning Commission work session would be held on Tuesday, July 16th at 6:00 p.m.

ADJOURNMENT
With no further business to come before the Commission, Chair Nancy Wallerstein adjourned the meeting at 8:59 p.m.

Nancy Wallerstein
Chair
Planning Commission Application

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Kevin Berman
11460 Tomahawk Creek Pkwy, Suite 400
Leawood, KS 66211
Phone Number: 913.307.3860
E-Mail: kevin.berman@hoeferwysocki.com

Owner: GRI Corinth South LLC
4530 East-West Highway, Suite 400 Bethesda, MD
Phone Number: 301-907-7800
Zip: 20814

Location of Property: SW corner of 83rd and Mission Road (4117 W 83rd - 4101 W 83rd)

Legal Description: See survey sheet in submittal package for legal description

Applicant requests consideration of the following: (Describe proposal/request in detail)
Site plan review for a new retail center consisting of 2 new buildings and a partial demo and expansion of one existing building.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for Site Plan Review of Planning Commission of Corinth Quarter @ the SW corner of 83rd and Mission
As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

Applicant’s Signature/Date

Owner’s Signature/Date

5/30/19
LEGAL DESCRIPTION

All that part of the Southeast Quarter (SE 1/4) of Section 28, Township 12, Range 25, in the City of Prairie Village, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter; thence West along the North line of said Southeast Quarter, said line also being the centerline of 83rd Street as now established, a distance of 433.00 feet; thence South along a line which deflects to the left 89 degrees 54 minutes 25 seconds from the last described course, a distance of 42.00 feet to the point of beginning of a tract of land to be herein described; thence continuing South along the last described course a distance of 511.84 feet; thence West along a line at right angles to the last described course, a distance of 302.83 feet; thence Northwesterly along a line which deflects to the right 22 degrees 06 minutes 35 seconds from the last described course, a distance of 49.84 feet; thence North along a line that deflects to the right 67 degrees 53 minutes 25 seconds from the last described course, a distance of 492.50 feet; thence East along a line that deflects to the right 90 degrees 05 minutes 35 seconds from the last described course, said line also being the South right-of-way line of 83rd Street, a distance of 349.00 fee to the point of beginning, subject to that part in roads. Tract contains 4.08 Acres +/-
Application: PC 2019-113 – Revised 7/26/19

Request: Site Plan Approval – commercial building and remodel.

Action: A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application.

Property Address: 3945 W. 83rd / 8300 Mission Road

Applicant: GRI Corinth South LLC (First Washington Realty, INC.), Owner

Current Zoning and Land Use: C-2 General Business District

Surrounding Zoning and Land Use: North: C-2 General Business District (retail)
East: CP-2 Planned General Business District (retail, restaurant, offices) and C-O Commercial Office (office)
South: R-3 Garden Apartment District (apartments)
West: C-O Commercial Office (office)

Legal Description: (meets and bounds)

Property Area: 5.09 acres (221,756.92 s.f.)

Related Case Files: PC99-107 Panera Bread Bakery Sign Approval
PC 2011-06 CUP for Drive-thru and Site Plan (Tide Dry Cleaner)

Attachments: Application, site plan and architectural elevations
General Location Map

Aerial Map
Site

Street View

Street view looking south from 83rd Street.
Street view looking west from internal to the site.

Bird’s eye view
COMMENTS:
The Planning Commission continued this application at the July 2, 2019 Planning Commission meeting, for further discussion and revisions to the site plan and building elevations. A work session was held on July 16, 2019, and the applicant presented and discussed potential revisions and refinements to the design concepts. Plans were resubmitted on July 26, 2019. Below is the original staff report for the July 2, 2019 meeting with staff updates included in red.

The applicant is requesting site plan approval to construct two new retail/commercial buildings in place of a building that has been torn down (the antique mall / historic stable building) and an addition on an existing building. The plan also involves the reconfiguration of some internal parking areas, landscape islands and civic spaces in relation to the building locations. The new building will be situated closer to the rear (south) property line than the previous buildings, and a separate extension of the western building (with first watch) will extend further south. The parking / landscape reconfiguration primarily involves the spaces between these buildings, and a change to get 4 bays of parking (instead of 3) by narrowing one internal drive and the center landscape areas. All access points to the property will remain unchanged (north entrance on 83rd street and two easement entrances to the west property).

AIMS data shows that this site is two separate parcels, divided by an irregular line that appear to cut the stable building from the west building, and then proceed diagonally through the parking area. This would mean that the new addition to the west building is potentially on two separate lots. Although the applicant owns each lot, they should supply documentation showing that the two lots cannot be sold separately unless the appropriate divisions at the building connections (party wall / fire rating / etc.) are shown prior to and after construction or show that the parcels have otherwise been jointed to be a single lot of record.

Zoning Requirements
The property is zoned C-2, General Business District. The application is a renovation/addition to an existing building (north portion, southern half of building with First Watch) and a new building on the south edge (where the previous antique mall / historic stable building was). The proposed buildings meet all standards of the C-2 District (15’ front setback, 0’ side setback / 15’ abutting R-1 – C-O, 0’ rear setback / 10’ abutting R-1 – C-O, and 35’ height). The C-2 district permits a broad range of retail, service and office uses. There are use and performance standards for this district that all future tenants will be required to meet, including limitations on storage and outside uses. Since this application includes a new building, an addition, and a substantial change to the exterior of the building, it requires site plan review and approval of the Planning Commission.

The applicant held a neighborhood meeting on June 11, 2019, according to the Prairie Village Citizen Participation Policy. Information regarding the meeting has been provided by the applicant to supplement the application.

According to Section 19.32.030 of the Prairie Village Zoning Regulations, the Planning Commission shall consider the following criteria in approving or disapproving a site plan.

A. **The Site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.**

The plan calls for an approximately 10,000 square foot addition to the west building, and two new buildings on the south side of approximately 15,000 square feet, combined, with a court yard in the middle. The plan is for approximately 40% restaurant and 60% retail for the tenant make up. The site can accommodate these buildings, appropriate landscape and open spaces, and parking and circulation. All proposed structures meet the setback and other dimensional requirements of the zoning ordinance.

The zoning ordinance requires 1 parking space per 2.5 seats for restaurants, 1 parking space per 250 square feet for retail, and 1 parking space per 300 square feet for office. Based on this requirement and the estimates and forecasts in the applicants tenant mix, the ordinance would require anywhere from 180 to 201 parking spaces to support this plan. In addition, it is part of a greater mixed-use area with opportunities for peak hour sharing and overflow parking. The applicants parking data shows an ordinance requirement of 189 spaces (within the above range) and the plan is providing 195 spaces (8 which meet ADA requirements). This plan has appropriate parking and meets the zoning ordinance requirements.
B. **Utilities are available with adequate capacity to serve the proposed development.**

This is infill development and replacement of an existing building of comparable size and uses, and there have not been any reports of inadequate capacity for any utilities in the area.

C. **The plan provides for adequate management of stormwater runoff.**

The site does not propose a substantial increase in impervious surfaces as most work is over existing paved areas. There have been no reports of inadequate stormwater management in the area. The reconfiguration of the parking, circulation and landscape areas will cause different drainage patterns that will need to be addressed through construction. The plan proposes an underground detention basin central to the site and under the parking area. Public Works has reviewed a preliminary drainage study and has some comments that will need to be addressed prior to permitting. However, no significant concerns or issues arise from the proposed plans.

D. **The plan provides for safe and easy ingress, egress, and internal traffic circulation.**

The circulation for the site generally remains unchanged with the access points staying the same. A more direct access flow is provided by continuing the lane from the east property directly across the site, and the access from the south entrance has the existing parking bays on the west side removed and internalized into the buffered parking area. The access to the west property at the southwest easement entrance changes the most as the buildings are now shifted farther south and the rear alley access is narrowed. However, the applicant has provided Auto turn data using the Fire District’s required design vehicle size and turning radius. This demonstrates that all circulation through the site is sufficient.

The applicant has submitted a traffic memo regarding anticipated impacts and circulation external to the site. Public Works and the City’s transportation consultant are working with the applicant to better understand potential impacts and forecasts. There do not appear to be any potential problems with the access points or surrounding signals, but Public Works wanted the impacts of additional traffic more clearly stated for analysis of this site and for documentation of cumulative review for all areas in the vicinity. Public Works and the applicant were still communicating on this at the time of the staff report.

E. **The plan is consistent with good land planning and good site engineering design principles.**

The site can accommodate all buildings, parking and circulation as indicated above. The large landscape buffer along the frontage of 83rd Street will remain unchanged, except for some additional landscape along the parking area. Therefore, this project’s relationship to the “public realm” will remain largely unchanged.

The internal configuration of the parking and landscape is causing the loss of some landscape buffers. Primarily the large landscape island internal to the parking area is being narrowed and shifted to buffer the west “parking pod” from the access lane. Additionally, the green space at the entry of the previous stable building is being removed and straight storefront / sidewalks will be in its place. The plan does include three “gathering places” for outside activity and civic enhancements – patios area at the south edge of the west building and the east edge of the south building, and a courtyard / plaza between the two south buildings. This layout provides an acceptable amount of landscape and social spaces, and breaks up the parking lot expanses with landscape elements.

There may be an opportunity to improve some pedestrian circulation within the site and to improve the visibility and prominence of the south courtyard plaza area by creating a pedestrian passage from the entrance of this area (associated with the landscape peninsula in the parking, and connecting it with a landscape island / pedestrian passage through the next bay of parking and ultimately to the patio at the south of the west building. This may cause the loss of 2 to 6 parking spaces, but based on the above parking analysis this would be an acceptable or preferred exchange.

Staff is recommending some changes and additions to the proposed landscape plan – primarily the change from columnar tree species to shade trees that provide a larger and full tree canopy at maturity, and an increase of buffer at the west and south edges due to the back of the retail being more prominent near adjacent property under this plan. (See specific recommendations at end of report.)
Update: A revised site plan and landscape plan have been submitted. This plan includes additional plantings and a change from columnar trees to full shade trees in many instances as recommended in the original report. Additionally an internal pedestrian connection is emphasized linking the two building sites with connections directly aligning with and emphasizing the “social spaces” included in the site plan. These spaces also include trellis structures with finishes that appear as wood. These changes all further emphasize a design and aesthetic connection between Corinth South and Corinth North.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

The plan is largely new construction, but includes re-use of the First Watch Restaurant. The new construction is using the same height and scaling of the existing restaurant building. The project is using a combination of narrow plank horizontal wood siding, EIFS, and Hardie Plank siding, with long board wood planks and dark single skin metal panels for accent material (mainly associated with the parapets, roofs and canopies), and an overall grey and earth tone color scheme. The massing introduces a new angular, single-pitch shed to the roofs and canopies, which is not present in the area, and is a departure from the Tudor and Colonial styles on the south side of the Corinth Center. The storefronts will have a higher profile than other retail buildings in the area, increasing natural light and visibility of these spaces. But overall the buildings have a similar scale to other buildings in the vicinity. The materials and accents are similar to those used in the Corinth North center; however samples or specific materials should be provided prior to approval. There is a large palette of materials including wood, metal, glass, and synthetics that require various maintenance for their appearance to keep fresh. The vertical and horizontal wood planks will need to be refinished every few years. The EIFS will need correct installation from contractor or water penetration can create issues. The fenestration is largely done with a storefront system. There seems to be a good ratio of glass to solid that will allow for proper commercial spaces and relationships to the outside social spaces in the plan.

Update: Revised building elevations have been submitted. The revised plans create a more unified, consistent, appealing design per each façade as well as across the three proposed buildings. Specifically, the updated elevations achieve:

- A simplification of the materials palette and pattern of application that creates consistency in the design.
- A vertical application of the façade materials in some cases to the ground.
- A better blending of the existing First Watch portion to the new façade has a more consistent roofline and pleasing composition.

It should be noted that at a Planning Commission workshop, the planning commissioners in attendance identified the following attributes as positives regarding the revised building elevations.

- A simpler material pallet with fewer subtle changes and some materials being carried down the foundation to provide more verticality to the elevations, and greater connection with the ground.
- A more consistent appearance of the horizontal lines with alignment of roof and canopy lines, and more consistent materials carried across the elevations
- Better blending of the new building and the existing Tudor style (First Watch) building to remain.
- More ornamentation of outside amenity or “social spaces” with synthetic wood elements and plantings that compliment similar elements of Corinth North.

G. The plan represents an overall development pattern that is consistent with the comprehensive plan and other adopted planning policies.

Village Vision identifies this area as the Square Redevelopment Area in the Conceptual Development Framework. There is a Corinth Square redevelopment concept plan that envisions a complete reconfiguration of this area into a better-connected, pedestrian-oriented, mixed-use area. The bulk of this investment is keyed to the larger, north side where the buildings and parking are already somewhat organized in a connected grid (despite the paths and connections being
poorly defined). However, some previous and recent investments in that area have not fully leveraged those opportunities. There is no corresponding concept plan for the south side in the Comprehensive Plan, but it is assumed that the policies and investment strategies suggested would also correspond to greater development capacity and opportunities on the south side.

Outside of a specific redevelopment plan, and short of large-scale redevelopment, the general policies for Commercial Improvement areas in the plan suggest that periodic upgrades are necessary for the City’s commercial areas to remain attractive and retain tenants, including façade changes, signage or landscape improvements with particular attention on how they relate to surrounding neighborhoods and property. Specific concepts emphasized in the plan are:

- Ensuring that buildings relate to streets and public spaces with windows, and doors;
- Establishing a healthy mix of dwellings, restaurants, stores, offices and civic uses.
- Promoting smaller, independent businesses,
- Providing public spaces within commercial areas.
- Enhancing accessibility, particularly for walking or biking.
- Promoting pedestrian scale design.

This is a modest redevelopment project when considering the extent of Corinth Square and the scope of redevelopment concepts in the plan. Further, most of the changes are internal to the site, and not affecting the projects’ interface with the “public realm” (i.e. 83rd Street frontage). While it does not represent investments to the extent envisioned in the plan, it is not contrary to the Comprehensive Plan and is generally consistent with the overall Commercial Improvement area policies.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the proposed site plan for two new buildings and a building addition at 3945 W. 83rd Street / 8300 Mission Road subject to the following conditions:

1. A drainage permit, or other similar permits associated with the work, be approved by Public Works, including a determination that no negative impacts on stormwater will result.

2. All future signs shall require a separate sign permit meeting the general sign standards for the City; or to the extent future signs include revisions to the sign standards applicable to this property or changes to the monument sign location, size or design, Planning Commission approval may be required.

3. Consider a more prominent pedestrian connection / landscape amenity at the south courtyard / plaza entrance, through the double bay of parking, and connecting to the pedestrian frontages of the west building. **Update:** This condition is satisfied with the revised site plan included in the August 6, 2019 packet.

4. A revised landscape plan be submitted, specifically addressing the following (or alternative plans approved by staff that equally address these items): **Update:** This condition is satisfied with the revised site plan included in the August 6, 2019 packet.
   a. Change all columnar trees to shade tree (see recommend species and cultivars on plans provided to applicant).
   b. Add one new oak street tree on the 83rd Street frontage.
   c. Add two more grasses to the frontage screening of the head-in parking.
   d. Add 5 shade trees to linear parking lot island; and two in the island on the southwest portion of the lot; and two in the northwest portion of the lot.
   e. Add evergreens to the perimeter on the west and south side to screen backs of retail from the office and apartment respectively (approximately 30 – 39 trees).

5. The applicant submit appropriate paperwork prior to permits showing that the two parcels are joined as one lot of record, or alternatively that any building along the parcel boundary shown in AIMS records has appropriate party wall / fire ratings to allow it to be sold as a separate entity.
6. Any issues raised by Public Works after finalizing the terms of the traffic memo and potential cumulative traffic counts be resolved prior to building permits. **Update:** Public works has reviewed the traffic memo and has no issues.
All that part of the Southwest Quarter (SE 1/4) of Section 28, Township 12, Range 25, in the City of Prairie Village, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of said Southwest Quarter; thence West along the North line of said Southwest Quarter; said line also being the centerline of 83rd Street as now established, a distance of 433.00 feet; thence South along the South line of 83rd Street, a distance of 349.00 feet to the point of a line right angle to the last described course; a distance of 302.83 feet; thence East along a line that deflects to the right 67 degrees 12 minutes 45 seconds from the last described course, a distance of 49.84 feet; thence North along a line that deflects to the right 90 degrees 05 minutes 35 seconds from the last described course, a distance of 512.84 feet; thence West along a line which deflects to the left 89 degrees 54 minutes 07 seconds from the last described course; thence continuing South along the line of 83rd Street, a distance of 492.50 feet; thence East along a line that deflects to the right 89 degrees 54 minutes 07 seconds from the last described course, a distance of 349.00 feet to the point of beginning, subject to that part in roads.
### Clearing and Grubbing:

1. **Storm Infrastructure**
   - Necessary to place temporary structural BMP's with local weather forecast so before the general clearing operations. Clearing necessary to place temporary sediment controls shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.

2. **Erosion Control Phase I**
   - Installation of temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast to ensure that clearing and placement may be completed within a forecast dry period. Stabilize erosion control measures after installation. Temporary Silt Fence shall be in Place after the area is to be disturbed, prior to any construction activities. Areas to include Stream Corridor.

3. **Stabilization Activities**
   - Necessary to place temporary structural BMP's with local weather forecast so before the general clearing operations. Clearing necessary to place temporary sediment controls shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.

4. **Installation of Structural BMP's**
   - Necessary to place temporary structural BMP's with local weather forecast so before the general clearing operations. Clearing necessary to place temporary sediment controls shall be in place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.

#### Reference Information

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<td>Silt Fence C</td>
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<td>Filter Bags Prior to Construction</td>
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<td>Phase III C-Final Stabilization</td>
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<td>Establish Perennial Vegetation N/A</td>
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**Erosion Control**

1. **Construction Entrance**
   - Install Construction Entrance in accordance with APWA Standard Detail ESC-01.

2. **Silt Fence**
   - Install Silt Fence in accordance with APWA Standard Detail ESC-03.

3. **Concrete Washout**
   - Install Concrete Washout as shown on plans prior to pouring any concrete in.

4. **Inlet Protection**
   - Install Filter Bags Prior to Construction.

5. **Establish Perennial Vegetation**
   - Establish Perennial Vegetation on all disturbed areas. Establishment Complete when 70% of disturbed area is established with perennial vegetation within 60 days.
1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.

2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.

3. The contractor shall temporarily seed and mulch all disturbed areas if clearing and placement may be completed within a forecast dry period.

4. Install "J" Hooks on silt fence every 100 LF.

5. Inlet Protection:

6. Concrete Washout:

7. Perimeter Silt Fence:

8. Staging Area:

9. Proposed Building:

10. Proposed Building:

11. Existing Building:

12. Disturbed Area for Site Improvements: 3.45 Acres

ORIGINAL CENTERS NOTES:

1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.

2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.

3. The contractor shall temporarily seed and mulch all disturbed areas if clearing and placement may be completed within a forecast dry period.

4. Install "J" Hooks on silt fence every 100 LF.
Clearing and Grubbing:

Clear and Stabilize Work Areas:

Implement Pre-Clearing Plan:

- Establishment of Perennials
- Redistribute Topsoil and Seed and Mulch all Disturbed Area

**Phase III**: C-Final Stabilization

- 1. Installation of Perennial Vegetation
- 2. Establishment of Perennial Vegetation

**BMP DESCRIPTION**

1. Establishment of Perennial Vegetation
2. Redistribute Topsoil and Seed and Mulch all Disturbed Area
3. Installation of Perennial Vegetation

**NOTES**

- 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%