

MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Ron Williamson, Lochner, Planning Consultant
SUBJECT: Mission Chateau
DATE: May 6, 2013

Project # 000005977

COMMENTS:

I have reviewed the Memorandum submitted on behalf of the Mission Valley Neighborhood Association and a few of the items need to be clarified as follows:

1. The most recent plans submitted indicates the Skilled Nursing/Memory Care building is 91,189 sq. ft. rather than 92,565 sq. ft. It should also be noted that the Skilled Nursing portion of the building is 70,354 sq. ft.
2. On page 9. The proposed Villas will be setback 35 ft. from the south and southwest property lines and since this is a side yard the ordinance requirement is 5 ft.
3. On page 9. The two major buildings will setback between 131 ft. and 168 ft. from the south and southwest property lines which is consistent with the City of Olathe "neighborhood transition area" of 100 – 250 feet.
4. On page 10. The required front yard setback is 30 feet and the major building sets back approximately 111 feet from Mission Road.
5. On page 10. There is no setback requirement for buildings on private roads or drives. This is consistent with the numerous condominium and townhouse projects that have been built in the City.
6. On page 11. Lot coverage is that portion of the lot covered by structures and as this project is proposed it is 23.9%. This is one large lot and the term "net lot area" does not apply.
7. On page 12. The Forum is not in Prairie Village.
8. On page 18. The "retention" pond is a "detention" pond which means that it does not have water in it all the time.
9. On page 20. A term "non-acute hospital facility" has been introduced and repeated in the memorandum and this is not the use the applicant has requested.
10. On page 26. It states that open space has not been incorporated into the plan. The applicant has stated that 10.2 acres of the 18.4 acres will be in open space and 5.34 acres will be useable park space. In comparison, Prairie Village has 12 parks and eight are less than five acres in area. The eight parks range in size from 0.10 acres to 4.60 acres. It should be noted, however, that a significant amount of the open space will be located along the creek on the north end of the site. A summary of the city parks is as follows:

Bennett Park	1.45 acres	Santa Fe Trail Park	3.40 acres
Taliaferro Park	4.60 acres	Shliffke	1.39 acres
Windsor Park	5.79 acres	McCrum Park	1.00 acres
Franklin Park	11.12 acres	Brenizer Park	0.10 acres
Porter Park	7.00 acres	Prairie Park	0.80 acres
Harmon Park	23.12 acres	Weltner Park – Unknown since the park re-do (approximately 1.73 acres)	