

Thomas	Anderson	<p><b>Sent:</b> Saturday, June 29, 2013 8:13 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Mission Chataeu</p> <p>I am in support of the Mission Chateau 100 percent.</p> <p>Thomas L. Anderson DDS  8543 Roe Avenue  Prairie Village KS 66207</p>
Byron	Baker	<p><b>Sent:</b> Saturday, June 29, 2013 8:35 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Mission Chateau</p> <p>Dear Madam</p> <p>By this letter we support the developers plans for the old Mission Valley School site. It is an attractive utilization of the site, provides attractive job opportunities for our citizens, lets our citizens who use it be close to friends and neighbors and should generate income for the village.</p> <p>Byron N. Baker  2313 W. 71st Street  PVKS 66208</p>
Barbara and Dick	Barr	<p><b>Sent:</b> Friday, June 28, 2013 7:08 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> mlsion chateau</p> <p>As elderly members of the community we are extremely interested in the proposed Mission Chateau. From the plans it appears it will be an attribute to the community.  We hope you will carefully consider the project.  Barbara and Dick Barr</p>
Jo Dee	Berger	<p><b>Date:</b> June 25, 2013, 2:16:21 PM CDT  <b>To:</b> "<a href="mailto:awang@pvkansas.com">awang@pvkansas.com</a>", "<a href="mailto:mayor@pvkansas.com">mayor@pvkansas.com</a>", "<a href="mailto:mkelly@pvkansas.com">mkelly@pvkansas.com</a>", "<a href="mailto:aweaver@pvkansas.com">aweaver@pvkansas.com</a>", "<a href="mailto:snoll@pvkansas.com">snoll@pvkansas.com</a>"  <b>Subject:</b> Tutera development from Jo Dee Berger</p> <p>Andy: I am very opposed to the Tutera development. It is not going to benefit Prairie Village in the short term or in the long run. We need affordable residential housing in that space. No to low-skill low-wage jobs and increasing the demographic of older citizens. It is not a joke that Prairie Village is the home of the " newly wed and nearly dead".</p> <p>Sincerely,  Jo Dee Berger</p>
Deb	Beyer	<p>Sent: Sunday, July 28, 2013 9:21 AM  To: Joyce Hagen Mundy  Subject: Mission Chateau</p>

		<p>Dear Sir:</p> <p>I am writing in support of the Mission Chateau project. I have read the updated project plans following the changes requested by the homes association and council....it seems to me that the Tutera Group has made the changes requested and I am hopeful that the project will be accepted at the next planning meeting.</p> <p>I am a Prairie Village resident and am VERY interested in having this retirement housing option available to me and others so that we may stay in this wonderful area of Kansas City we love so much.</p> <p>Thank you very much.          Deb Beyer          7315 Rosewood</p>
Peter	Beyer	<p>Sent: Friday, June 28, 2013 5:27 PM          To: Joyce Hagen Mundy          Subject: Support of the Mission Valley Project</p> <p>I am a senior who has lived in Prairie Village for over 33 years and would like to see the retirement community developed. I've attended the meetings, heard the opposition but I've seen little objective evidence for the objections made. The retirement community would be a wonderful asset to our city.</p> <p>Peter L. Beyer,          Prairie Village, Kansas</p>
MVNA	Board	<p>Dear MVNA Community,</p> <p>The June 4th Planning Commission meeting was critical to our cause. It was long and contentious, but it is now clear to the Commission why we are so opposed to MASSIVE DEVELOPMENT.</p> <p>MVNA proposed that the Benton House facility (which this planning commission previously approved) set the precedent for size and scale in Prairie Village for a similarly zoned redevelopment. MVNA proposed that similar standards per acre be set for Mission Chateau. This would place the Mission Chateau project at approximately 130,000 square feet, as opposed to 387,000 square feet as proposed by the developer. In turn, there would be relatively greater availability for green space, and parking.</p> <ul style="list-style-type: none"> <li>• Tutera's current proposal was compared to other "like" retirement facilities. "Like" facilities have 4.6-10 residents per acre. Mission Chateau is proposed for 25 residents per acre. It stands out as TOO LARGE AND TOO DENSE- with too many residents.</li> <li>• Tutera's proposal offers too little parking. It is estimated to be 40 spaces short using ratios existing at comparable facilities. In addition, there is too little green space and minimal setbacks.</li> <li>• Tutera's proposal violates the goals of the 2007 Village Vision (which is the City's master plan by which all zoning, building and future development must comply).</li> <li>• Tutera's proposal does not meet the Eight Golden Factors outlined by</li> </ul>

		<p>the Kansas Supreme Court as necessary for changes in land use.</p> <ul style="list-style-type: none"> <li>• Tutera's proposal is strongly opposed by former Mayor Monroe Taliaferro.</li> <li>• Tutera;s proposal relies on a storm water detention basin across the street from Corinth Grade School and next to an apartment complex. We asked that it be underground to eliminate drowning risk.</li> <li>• Tutera legal council contended that they have addressed all the neighbors' concerns, however a former City Councilman vehemently reminded the group that the MASSIVE size has not been addressed at all, after numerous neighbor meetings asking for downward size revision</li> </ul> <p>After the MVNA presentation several planning commissioners expressed their concerns:</p> <ul style="list-style-type: none"> <li>• Mr. Vaughn added that he hoped the applicant would get a large number of the neighbors in support. He stated he was concerned with the intensity, density and narrow streets. "We can't -- we don't take a vote of the neighbors to determine whether this does or does not happen. But we're really concerned about the neighborhood and they need to-- they need to be enthused about the project."</li> <li>• Nancy Vennard noted that when the property was first sold, she heard comments on building something like the Corinth Downs development. The construction of villas would provide revenue to the city and create a better buffer zone while being very marketable.</li> <li>• Dirk Schafer stated the elephant in the room is the size of the proposal. His gut feeling is that the project is simply too big. Randy Kronblad agreed, noting the facility is well designed but does it have to be so big.</li> <li>• Randy Kronblad stated based on his experiences visiting similar facilities for holidays and special events, the proposed parking is not sufficient. It may even be tight on regular weekend visits.</li> <li>• Mrs. Vennard noted the first duplex is only five feet from the street and 17 feet from the property line. The main building needs to get smaller.</li> <li>• Nancy Wallerstein stated that although the plan is within city ordinances, she would like to see the project broken up more with more space between buildings and a reduction in the number of stories noting that Prairie Village has primarily ranch and lower story homes.</li> </ul> <p>The Planning Commission knows MVNA has a legitimate concern. They have seen we are informed prepared and resolute. WE NEED YOU to attend the Tuesday, July 2nd Planning Commission work session at Village Presbyterian Church, 6641 Mission Road, 7:00 pm. Public Comment is not allowed, however there is strength in numbers. We must remain vigilant!</p> <p>Sincerely,</p> <p>The MVNA Board</p>
Tina	Bower	<p><b>Sent:</b> Friday, June 28, 2013 5:46 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b></p> <p>I sincerely support the building of a retirement facility in Prairie Village. I look forward to when it is completed and available to move. It is a lovely facility and</p>

		<p>is much more attractive than Claridge Court which hasn't caused any problems. Just by having Corinth so near, it fits right in to the location. Please, vote "yes".</p> <p>Tina Bower 6661 Woodson Dr. Mission, Ks.</p>
Allen	Collier	<p><b>Sent:</b> Friday, June 28, 2013 10:46 PM <b>To:</b> Joyce Hagen Mundy <b>Subject:</b> Proposed Mission Chateat</p> <p>Dear Sir, I am a resident of Prairie Village and reside among several apartment complexes. None of them have in any way hurt the area. In fact I believe that they have helped the area thrive. The new proposed Mission Chateau is to replace the vacant school and should indeed be a welcome site. The proposal, as I understand it, will be a complex of high grade apartments and the green space will be over 50% which should make the complex have a park like atmosphere. The proposed tenants are those who will be able to afford the rentals and the complex will offer the variety offered by no other complex in the area or in the surrounding areas. When the school was in operation the traffic flow was heavy several times per day. The new complex will cut that traffic flow in half and it will flow sporadically during the day rather than jamming up the road all at the same time several times per day. That is a plus. I can remember the complaints when 51 years ago the Kenilworth Apartments were to be built. The end result was that Kenilworth Apartments improved and enhanced the area. In addition, the property taxes should help the area if the new complex is approved. All of the signs around the area opposing the Mission Chateau proposal are not, in my opinion, warranted at all. Whenever change is proposed many oppose it because it is a bit different than what they are used to. If we all felt the same way, there would be no progress at all regardless of what was being proposed. I vote a hardy yes for approval.</p> <p>Respectfully submitted, Allen H Collier, 9412 Alhambra Street.</p>
Kendrick	Davidson	<p><b>Sent:</b> Tuesday, June 25, 2013 8:09 AM <b>To:</b> Joyce Hagen Mundy <b>Subject:</b> proposed development of Mission Chateau</p> <p>From: &lt;Kendrick C Davidson MD @ 8:00 AM 6/29/2013&gt;</p> <p>Dear Council Member;</p> <p>Approximately 3 weeks ago I heard a presentation regarding possible development of the Mission Chateau plan at the men's Vanguard Club by the Tutera Group which I and others in the audience were very impressed by the apparent thoroughness of preparation and well thought out overall planning.</p> <p>My feeling is that this facility would be a positive development for the residents of Prairie Village and would help meet the needs of its seniors at a time when other such comprehensive developments are not now available in the city.</p> <p>It is apparent to me and other residents of Prairie Village I've talked to, that this is a very worthwhile project that is hoped the city will approve for development.</p>

		<p>Sincerely Yours,  Kendrick C Davidson, MD  8409 Ensley Place, Leawood KS 66202-1464</p>
Louise	Davis	<p><b>Sent:</b> Sunday, June 30, 2013 3:30 PM  <b>To:</b> Joyce Hagen Mundy  <b>Cc:</b> Ashley Weaver; Dale Warman  <b>Subject:</b> Mission Chateau is needed</p> <p>To: City of Prairie Village  Re: Mission Chateau Development</p> <p>I have been a homeowner in Prairie Village for many years and am now retired. I'm writing to express my hope that the city will approve the development of Tutera Group's Mission Chateau because I would like to be able to live there instead of moving to another city.</p> <p>Mission Chateau offers Prairie Village a rare combination to address the unique housing needs of senior citizens:</p> <ul style="list-style-type: none"> <li>• Month-to-month rental in a senior-oriented social setting without an inflexible expensive contractual "buy-in".</li> <li>• Potential for an independent living resident to remain in the same location for assisted living or skilled nursing if/when those needs arise.</li> </ul> <p>I have been looking for a suitable senior living residence where I could be free from home "moaner-ship" and also have social contact with others in my age group. I have investigated several in Johnson County. Although Claridge Court and a few other facilities exist in Prairie Village, they are expensive, inflexible, or don't offer the same type of living services planned by Mission Chateau.</p> <p>It is well known that the health care business is a future oriented business. Prairie Village has often looked to the retail sector of our economy to provide city revenue and jobs, but now there are retail (and office) locations which are under-productive. <i>I believe it is time for our city to embrace the potential of the health care industry for our burgeoning senior population.</i></p> <p>Louise Davis  5301 W. 64th Terrace  Prairie Village, KS 66208</p>
Wanda	Doerr	<p><b>Sent:</b> Friday, July 05, 2013 9:58 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> mission valley project</p> <p>In regards to the Mission Valley project, I urge you to not allow a senior living complex to be built on the Mission Valley grounds. It would not enable Prairie Village to grow, only be known as an "old folks" area. There are enough senior living complexes in the surrounding area.  Please do not let it happen!!!!  Wanda Doerr</p>

Barbara	Dooley	<p><b>Sent:</b> Tuesday, July 16, 2013 12:37 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Addendum to letter for Planning Commission on Mission Valley project</p> <p>Addendum to July 16th letter  I have read the Mission Valley Homes Association letter of July 2nd on the Prairie Village website. I would like to comment on their position on need and density:</p> <ol style="list-style-type: none"> <li>1) The number of current and projected seniors in Prairie Village is not the only basis to project the needs for the Tutera project. MANY families who live in Prairie Village have to care for elderly relatives who do not live in this area at all. It would be easier and better for these families to have the option of having their loved ones very close, allowing more contact, easier access, and better oversight.</li> <li>2) It is obvious that the project would attract seniors who would prefer to be closer to midtown and downtown Kansas City, rather than in southern Johnson County, where most of the existing facilities are located.</li> <li>3) The revised plan reduced the scale of the project, as well as the number of independent living units by 30, a significant number if one is trying to build a lifestyle community. Mr. Tutera made the point that below a certain number of residents, it is impossible to create "community." It seems that there must be an intersection between creating a sustainable community and a sustainable business plan so that project is successful in both areas.</li> </ol> <p>Barbara Dooley  5301 W 69th St.  Prairie Village, KS 66208</p>
Barbara	Dooley	<p>5301 W 69th St.  Prairie Village, KS 66208  b.a.dooley@att.net</p> <p>July 16, 2013</p> <p>Planning Commission  City of Prairie Village  7700 Mission Road  Prairie Village, KS 66208</p> <p>To the Planning Commission:</p> <p>My family has lived in Prairie Village at the same address for more than 50 years. I returned home in order to help my family. I now plan to spend my retirement here. Because of my age and my work with seniors, I am well aware of the needs for continuing care as we age.</p> <p>I strongly support the proposed Senior Continuing Care Community to be built on the Mission Valley site. I attended the Q &amp; A offered by the Tutera Group at Shawnee Mission East High School on July 11th. It was my impression that this was more or less the same kind of meeting held many times previously. There were few substantive questions about the project; mostly this was a time for close neighbors of the project to express again their disapproval, often in rude</p>

		<p>and disparaging ways. The modifications made by the Tutera Group were dismissed as unacceptable. In fact, it did not appear to me that mediation or negotiation was possible because the negotiating position of the neighbors is simply "anywhere by my backyard."</p> <p>It is not clear to me why landscaping or privacy fences cannot be utilized to advantage if the near residents find the development unsightly.</p> <p>It seems to me that the facility offers many advantages for our city--an expanded tax base, employment opportunities, added revenue for the Corinth Square retail development, and potential new clients for other kinds of services and small businesses. The opponents at the meeting frequently cited their fears of lowered property values. The only study I could find that somewhat addressed this issue, a Harvard University study from 2007, suggests the opposite.</p> <p>But to me, the most important reason to have the facility is that it offers an excellent and, in fact, better lifestyle for those seniors who cannot maintain their properties without great difficulty. And the need for a continuing care facility, rather than simply "independent living apartments," is obvious to those who care for the elderly and see the stresses when couples are separated, or contact with friends must end because of the need for skilled nursing.</p> <p>I am not a Tutera employee but it is possible, if the project is approved, that I or my parents will someday become members of that community in Praire Village.</p> <p>Please approve this project for our city.</p> <p>Barbara A. Dooley</p>
Susan	Forrest	<p><b>Sent:</b> Monday, July 01, 2013 9:01 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> FW: planning commission</p> <p>For the record.</p> <p>Dennis</p> <p>Dennis J. Enslinger, AICP  Assistant City Administrator  Municipal Building  7700 Mission Road  Prairie Village, Kansas 66208  913-385-4603 (office)  913-381-7755 (fax)  <a href="mailto:denslinger@pvkansas.com">denslinger@pvkansas.com</a></p> <p><b>From:</b> susan forrest [<a href="mailto:skforrest1@hotmail.com">mailto:skforrest1@hotmail.com</a>]  <b>Sent:</b> Monday, July 01, 2013 8:49 AM  <b>To:</b> Dennis Enslinger  <b>Subject:</b> planning commission</p> <p>Hi Dennis,</p>

		<p>Would you please forward this message to the planning commission?</p> <p>Dear Commissioners,</p> <p>This message is in regard your June meeting at the Village Presbyterian Church. I wish to clarify the statement made by my fellow Director, Jori Nelson. Aside from her opening remarks regarding our desire for the Golden Factors to be considered, the rest of her statement was her personal opinion and not the opinion of the Board of Directors of the Prairie Village Homes Assoc. As a board, we are neither opposed to nor in favor of the Mission Chateau proposal. We do not have an opinion as to how the Golden Factors or the Village Vision should be applied. Unfortunately, Jori failed to make clear where our Board's opinion ended and her personal opinion began.</p> <p>The following is my personal opinion. In general, I hope that this project is built. I have no problem with the size or composition of the campus. Although, there does seem to be a lack of surface parking. I'm wondering if incorporating basement level parking for the independent living units would easy that problem. I trust that you will be able to work out this and all the other concerns.</p> <p>Good luck to you and thanks for you time.</p> <p>Sincerely, Susan Forrest, Director Prairie Village Homes Assoc.</p>
Teresa	Granacher	<p><b>Sent:</b> Tuesday, July 16, 2013 1:01 PM  <b>To:</b> Joyce Hagen Mundy  <b>Cc:</b> <a href="mailto:averyfish@aol.com">averyfish@aol.com</a>  <b>Subject:</b> Tutera Proposal</p> <p>To whom it may concern. We bought our house 6 years ago with the hope of retiring in this house and enjoying the nice peaceful, quiet, family oriented feeling of our neighborhood. We live just across from the proposed project at 3600 W. 85th St. I know that officially we are in Leawood, although part of our backyard is considered Prairie Village.</p> <p>What is planned for this sight is so far from what we intended to invest our future in and are sad to say that if this project goes through we will be listing our house. Do you not concern yourself about property values going down? Traffic increasing and putting our chidden at risk? Noise level going up? I simply ask that you and the fellow councilmen and women vote like this is their home across the street or behind this property or adjacent to it.</p> <p>Thank you,</p> <p>Teresa Granacher</p>
Elise and Allan	Hall	<p><b>Sent:</b> Monday, July 01, 2013 6:23 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> To Whom It May Concern Regarding Mission Chateau Project:</p>

		<p>My husband and I have been residents of Prairie Village about 40 years and have wanted to stay in the area for the remainder of our lives. Because our home has become too much to take care of now, we have been forced to look outside the area for a villa that will still give us some space. We are disappointed that the members of our community cannot see the advantages of staying in their "comfort zone" when they, too, grow older and are faced with health problems that force them to move.</p> <p>We pray that you will consider us, your loyal senior citizens, as useful citizens and let us stay in our beloved Prairie Village!</p> <p>Sincerely,  Elise and Allan Hall  8801 Alhambra  Prairie Village, KS. 66207</p>
Milburn and Evalyn	Hobson	<p><b>Sent:</b> Sunday, June 30, 2013 9:57 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Mission Chateau</p> <p>I have previously written in support of the Mission Chateau project to my city councilman. My wife and I live at 5467 W. 85 Ter. and have lived there for 46 yrs. Our three children went to Briarwood, Mission Valley and SME. I am a retired physician and my wife and I would like to remain in P.V. I am 82 and would appreciate the opportunity to move into a senior living facility of quality in a couple of years. The only somewhat comparable facility in P.V. is Claridge Ct. and this facility does not appeal to us. It is possible that Mission Chateau may need to relieve some of the density. As presently configured, the streets may be too narrow and the main building too large for the acreage, but if this is corrected it should be an attractive and very desirable facility. Sincerely,  Milburn and Evalyn Hobson</p>
John	Houts	<p><b>Sent:</b> Tuesday, June 25, 2013 11:53 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Mission Chateau Project</p> <p>Please submit into the record and send to city council members the attached addendum to my letter of June 20, 2013. I would appreciate your posting both on the website under correspondence received.</p> <p>Sincerely,</p> <p>John M. Houts  8008 Granada  Prairie Village, KS 66208</p>
Debbie	Jones	<p><b>Sent:</b> Monday, July 22, 2013 8:46 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Mission Chateau Citizen Comment</p> <p>Members of the Prairie Village Planning Commission</p>

I am writing to you today regarding the Tutera groups proposed use of the Mission Valley site. While many citizens attended the July 2nd meeting, I feel our voices were not heard. The Tutera group presented their plan to the entire planning commission, yet not one member attended the community meeting.

Mr. Tutera spoke at length about the changes that were made to address neighborhood concerns. We were overwhelmed with meaningless numbers fired at us in rapid succession. It was impossible to make sense of them in this format. In the end I feel that it was all smoke and mirrors with no meaningful change.

Mr. Tutera stated that the frontage on mission road is now reduced from 520 ft to 150 ft, 75ft on the north and south ends of the property. However these facades are still connected by a three story structure that faces Mission. In addition there will be a berm separating the property from the street. From the sidewalk view this may be significant but from the perspective of neighbors to the east it makes little difference. He claims to have made changes that lower the architectural elements and use different materials on individual levels. These are Cosmetic changes that fail to address the big issues that is the size of this proposed development.

In the end it appears that they have only decreased the square footage and the number of residents by 9%, which still makes it the second largest nursing home facility in JoCo on a site considerably smaller than comparable retirement communities. Mr. Tutera claims that this is the number required to support groups and activities and if only two people show up that is not enough. What number is needed? For arguments sake let's just say 25 would be sufficient. That would mean with a population of 250 you would only need 10% participation to meet that number. I can't help but believe these numbers are purely profit driven.

I am also concerned about the increase of emergency response traffic. In 2006 the city added school zones to Mission Road to protect children walking to and from school. How many "lights and sirens" calls do you expect there will be to this facility and how will that impact the safety of our children? What will be the expense to the city to provide these additional services? I think these things should be taken into account. I live on 85<sup>th</sup> street, and we have many young children living on this block. As it is a cut through street to Lee Blvd. we already see an increased amount of vehicular traffic, often traveling at unsafe speeds. I fear that this will only be exacerbated with the number of staff required for a facility of the size being proposed.

As a neighbor to the east I am concerned about my property values decreasing. This is primarily a single family neighborhood and a development such as the one the Tutera group is proposing simply does not fit regardless of how much landscaping and berms you add to hide it. Yes, there are existing multi unit structures but none so massive as the Mission Chateau. Mr. Tutera even had the audacity to suggest that a school with its twice a day traffic patterns decreased property values and his development would enhance them. I have never heard of anyone who would not purchase a home because it was located near a school. I fear few would choose to live next to a project such as the Mission Chateau.

		<p>In closing I would like to say that Mr. Tutera did not answer our questions or make any serious effort to address our concerns. His attitude was not at all collaborative and he spent fully 15 minutes lecturing to rather than listening to the audience. It is my hope that you will look at this project through the lens of the community and see that it is not something that the neighbors are enthused about and does not meet the standards of the Village Vision.</p> <p>Sincerely,</p> <p>Debbie Jones</p> <p>3605 West6 85th St.</p>
Debbie	Jones	<p><b>Date:</b> July 22, 2013, 8:46:11 CDT  <b>To:</b> "<a href="mailto:cityclerk@pvkansas.com">cityclerk@pvkansas.com</a>" &lt;<a href="mailto:cityclerk@pvkansas.com">cityclerk@pvkansas.com</a>&gt;  <b>Subject: Mission Chateau Citizen Comment</b></p> <p>Members of the Prairie Village Planning Commission</p> <p>I am writing to you today regarding the Tutera groups proposed use of the Mission Valley site. While many citizens attended the July 2nd meeting, I feel our voices were not heard. The Tutera group presented their plan to the entire planning commission, yet not one member attended the community meeting.</p> <p>Mr. Tutera spoke at length about the changes that were made to address neighborhood concerns. We were overwhelmed with meaningless numbers fired at us in rapid succession. It was impossible to make sense of them in this format. In the end I feel that it was all smoke and mirrors with no meaningful change.</p> <p>Mr. Tutera stated that the frontage on mission road is now reduced from 520 ft to 150 ft, 75ft on the north and south ends of the property. However these facades are still connected by a three story structure that faces Mission. In addition their will be a berm separating the property from the street. From the sidewalk view this may be significant but from the perspective of neighbors to the east it makes little difference. He claims to have made changes that lower the architectural elements and use different materials on individual levels. These are Cosmetic changes that fail to address the big issues that is the size of this proposed development.</p> <p>In the end it appears that they have only decreased the square footage and the number of residents by 9%, which still makes it the second largest nursing home facility in JoCo on a site considerably smaller than comparable retirement communities. Mr. Tutera claims that this is the number required to support groups and activities and if only two people show up that is not enough. What number is needed? For arguments sake let's just say 25 would be sufficient. That would mean with a population of 250 you would only need 10% participation to meet that number. I can't help but believe these numbers are purely profit driven.</p> <p>I am also concerned about the increase of emergency response traffic. In 2006 the city added school zones to Mission Road to protect children walking to and from school. How many "lights and sirens" calls do you expect there will be to</p>

		<p>this facility and how will that impact the safety of our children? What will be the expense to the city to provide these additional services? I think these things should be taken into account. I live on 85<sup>th</sup> street, and we have many young children living on this block. As it is a cut through street to Lee Blvd. we already see an increased amount of vehicular traffic, often traveling at unsafe speeds. I fear that this will only be acerbated with the number of staff required for a facility of the size being proposed.</p> <p>As a neighbor to the east I am concerned about my property values decreasing. This is primarily a single family neighborhood and a development such as the one the Tutera group is proposing simply does not fit regardless of how much landscaping and berms you add to hide it. Yes, there are existing multi unit structures but none so massive as the Mission Chateau. Mr. Tutera even had the audacity to suggest that a school with its twice a day traffic patterns decreased property values and his development would enhance them. I have never heard of anyone who would not purchase a home because it was located near a school. I fear few would choose to live next to a project such as the Mission Chateau.</p> <p>In closing I would like to say that Mr. Tutera did not answer our questions or make any serious effort to address our concerns. His attitude was not at all collaborative and he spent fully 15 minutes lecturing to rather than listening to the audience. It is my hope that you will look at this project through the lens of the community and see that it is not something that the neighbors are enthused about and does not meet the standards of the Village Vision.</p> <p>Sincerely,</p> <p>Debbie Jones</p> <p>3605 West6 85th St.</p>
Pat	Kaufman	<p><b>Sent:</b> Saturday, July 13, 2013 8:00 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> 9% reduction</p> <p>Hello, My name is Pat Kaufman and I live at 6307 West 63rd Terrace. Clearly, Mr. Tutera's development is not in "my backyard", but Prairie Village is a small down and Mission Road is a road I use almost every day. I am totally against Mr. Tutera's plan, even the scaled down plan by "9%" plan. I don't see that it will bring much revenue to the city and I feel the congestion is not worth the added revenue. Also, I don't want Prairie Village to become known as Retirement Village. We already have plenty of "retirement homes" in Prairie Village. I don't believe that this plan is in line with Village Vision.</p> <p>Sincerely,  Pat Kaufman</p>
Deborah	Kerr	<p>Sent: Wednesday, July 17, 2013 7:26 PM  To: Joyce Hagen Mundy  Subject: Mission Chateau Proposal</p> <p>Dear Commissioners,</p>

		<p>I am writing to oppose the recent plan that the Tutera Group has proposed for the old Mission Valley school. I have been following the developments / stages of this proposal for two years! I am also a member of the MVNA group who has consistently, from the beginning, been concerned with the largess of the project as well as the density! Mr. Tutera has made two attempts to downsize the project, the most recently only a net of 9%! Which is very minor in the scope of the large project. The developer also submitted plans which stated that he has increased the setback to the southern exposure to approximately 300'. This is extremely misleading. If you look at their plans, the measurements go from the back of the Doer's house (southern house) to the Independent Living structure that is closest to the Doer's home! What is most important is not to measure from the back of someone's home, but rather from the property line, then to the actual closest structure on the proposed site! They refer to this area as a buffer zone.... I don't think so. The definition of a buffer zone is: an open area free of any structures or improvements. This is a form of deception!</p> <p>This development, if approved, would be one of the largest rental projects in Johnson County, right in the heart of Prairie Village which is surrounded by predominately single family neighborhoods!</p> <p>The Planning Commission needs to step up and realize that this project is still "an elephant in the room" and not to recommend approval of the project.</p> <p>Deborah R. Kerr 4020 W 86th Street Prairie Village, KS. 66207</p> <p>Sent from my iPad</p>
Dorothy	May	<p>Sent: Saturday, July 20, 2013 11:07 AM To: Joyce Hagen Mundy Subject: Mission Valley project</p> <p>As per the notice on the City's home page, I am putting my thoughts into writing regarding the proposed senior living facility where the empty Mission Valley Middle School now sits.</p> <p>My husband and I attended the meeting on July 11 where Mr. Tutera showed his revised plans for the facility. The only thing good I can say about it is that he kept his cool while receiving acrid criticism from the audience.</p> <p>I sympathize with the audience. As a long-time resident of Prairie Village (since 1968) I am appalled that the Planning Commission even entertained the idea of a special use permit for that property. Our green space is precious. The idea that he "must" have more than 350 residents in order that they can have "an acceptable lifestyle" is pure rubbish. This total of 350, as I understand it, would be about half in the independent/assisted living, and half in the special care facility. I think what I hear is that he needs that many residents in order that <u>he</u> can have an acceptable lifestyle.</p> <p>Also the idea that residents will stay at the facility as their needs change is unlikely. I speak from experience. My father was in assisted living from March</p>

		<p>1998 to December 2001, when he died. We moved him 5 times as his needs changed. A move is a move, and to go across town is not much more trouble for the resident, who has few belongings, than to go to a new building. To be able to be all things to all aging people is a pipe dream. I am against multilevel care concept at this particular address. The lot is too small to accommodate that many people.</p> <p>I would much rather see the land used as a park or other public use. But if he must build a senior living facility, he needs to cut the size down to about 1/3 of what he proposes.</p> <p>Sincerely yours, Dorothy G. May 8005 Fontana</p>
Joellen	Messerli	<p><b>Sent:</b> Friday, June 21, 2013 11:13 AM <b>To:</b> Joyce Hagen Mundy <b>Subject:</b> Mission Chateau project</p> <p>I am writing on behalf of my mother, Mary Jo O'Byrne, regarding the Tutura Group project, Mission Chateau. My mother has lived in Prairie Village for the past 12 years and is a strong supporter of the area businesses and their growth. She was recently widowed and is beginning to think about moving out of her large home and into a location that she could remain in for the remainder of her life. She is very interested in Mission Chateau and has a strong desire to live there, should the project be built.</p> <p>Thank you for your continued service to Prairie Village and your continued consideration of this project.</p> <p>Joellen Messerli Prairie Village resident</p> <p><b>Joellen Messerli</b> <a href="mailto:jmesserli1@gmail.com">jmesserli1@gmail.com</a></p>
Robert	Myers	<p><b>Sent:</b> Monday, July 01, 2013 11:13 AM <b>To:</b> Joyce Hagen Mundy <b>Cc:</b> Dale Warman; Ashley Weaver; <a href="mailto:jamied@tutura.com">jamied@tutura.com</a> <b>Subject:</b> Mission Chateau Project Affirmation</p> <p>To: City of Prairie Village Subj: Mission Chateau Project [ <a href="http://www.facebook.com/MissionChateauPV">www.facebook.com/MissionChateauPV</a> ]</p> <p>Prairie Village has aged gracefully (for the most part) and many property owners/residents are now pensioners. On my street, nearly 50% of us are retired. We pensioners are certainly candidates for moving from our present "home-moanership" duties to a local retirement community to enjoy our "golden years," shedding those chores we've proudly done to keep our neighborhoods viable and valuable. Property tax revenues rising over the years have made our city government's job easier to supply affordable services. Commercial properties have struggled to attract more customers, and now must use CID-</p>

		<p>taxes to help renew and renovate their properties. With the former middle-school property availability, we have a timely opportunity to see a much-needed retirement community added to the sparse inventory of elder housing in Prairie Village. This location is bordered by both commercial and residential properties, making it a prime candidate for a quiet, comfortable, and close-in location for retirees to spend their later years in close proximity to their shopping, banking, and other services, while continuing to live in their chosen community of Prairie Village.</p> <p>Please consider that we would rather stay in "our town," and not have to look to Lenexa, Olathe, or other retirement community locations that take us away from our present much-loved hometown - Prairie Village.</p> <p>Thank you for your consideration,</p> <p>Robert B. Myers / 5304 West 64th Terrace / Prairie Village, KS 66208-1348</p>
Jori	Nelson	<p><b>Sent:</b> Friday, July 12, 2013 11:38 AM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Latest Tutera Proposal Meeting Review</p> <p>Dear Planning Commission,</p> <p>Last night I attended the eighth neighborhood meeting given by Joe Tutera for his latest proposal for Mission Chateau at Shawnee Mission East. There were approximately 100+ residents in attendance.</p> <p>The overwhelming sentiment (with the exception of one person) was the same as it has been since the beginning. This project was and currently is simply too big for this 18 acre site. His attempt to reduce the size only 9% and 18 people is simply not enough. How many times does the same message need to be given? One resident asked if he was trying to wear the residents down with the same basic plan over and over again.</p> <p>This project is the second largest senior living facility in all of Johnson County behind Lakeview which sits on 100 acres! It would be the LARGEST R1a senior living facility in Johnson County. When asked by residents, "why does it have to be so big?" He stated that he wanted to be offering his residents a "lifestyle". That goal can be achieved with a smaller facility. He has discussed being the owner of several facilities. That goal is somehow able to be achieved at those facilities without being so big. How can you think that something this big, with this many people, traffic, parking, deliveries, staff, and water run-off would somehow not affect and compromise the integrity of the neighborhood?</p> <p>Many residents brought up the lack of green space that would be lost with this massive development. This would be a huge loss to all of the children that currently use this space as a park for their various sports practices. His response was that he was adding .15 acres to some green space and a fourth micropark. A micropark takes place in an urban city like New York or San Francisco. It does not take place in a suburban neighborhood. These are not parks. Whatever green space that would remain is not a park. This green space certainly does not live up to the standards our City has worked so hard to</p>

		<p>achieve through the Parks Master Plan.</p> <p>Several residents brought up the detention pond. The same safety issues keep presenting themselves at every meeting. When asked if he was willing to place it underground. His response was “no”. My question is, why not? If it <b>can</b> be made safer, why not require him to do just that? It is a very real and dangerous situation waiting to happen. Just because it wasn't done in another facility, doesn't mean it couldn't be done at this proposed one.</p> <p>You asked him to in June to meet with the neighborhood residents so that we can be “enthused”. Well, he did and we are not enthused at all. Please do not send this proposal to City Council with a vote of your approval. It goes against the Village Vision, Parks Master Plan, and the Golden Factors.</p> <p>Thank you for your service, Jori Nelson</p>
Martha and Randolph	Oliver	<p>Sent: Sunday, July 14, 2013 9:53 AM To: Joyce Hagen Mundy Subject: Development Plan</p> <p>The plan for development is grossly oversized the the existing space. As Corinth Hills residence,we are opposed to the "reduced by 9 percent" plan. Martha and Randolph Oliver</p> <p>Sent from my iPhone</p>
Carol and Edward	Price	<p><b>Sent:</b> Tuesday, July 16, 2013 2:49 PM <b>To:</b> Joyce Hagen Mundy <b>Subject:</b> Mission Chateau revised plans</p> <p>Attn: Prairie Village Planning Commission</p> <p>Please note as part of the record, that we are strongly opposed to the revised plan of the Tuteras for the Mission Chateau project. It is still much too large and invasive to the neighborhood. Very little has been done to protect this neighborhood in any direction you choose from a project that is enveloping the entire area.</p> <p>Prairie Village is becoming the home of senior care in all fashions. Just minutes ( 3-5 min )from this proposed area are 4 such places. Honestly, if we want to draw families to the area, we need things that are inviting to them. We have had many young families move to the area, but we are going to lose them and others will decide on different areas if this project is completed. It is a fact. Just talk to some of the young families opposed to this project.</p> <p>Also, we have no guarantee that this project will remain viable in the future. Healthcare is changing so quickly that Mission Chateau may not be able to support itself in the future. We need to look at this very carefully. I don't want Prairie Village</p>

		<p>to be saddled with this concern. We do not need or want this burden upon us as citizens of this great city.</p> <p>The plan itself brings a wide variety of problems with it. The fire department, ambulances, police among a few that will be entering this area on a regular basis. The noise of those with sirens all night long is a constant concern of the neighborhood. The traffic from shift changes, visitors and residences will increase to an unsafe level for children that need or want to walk to Corinth to school. My granddaughter is one of those children that will not be allowed to walk along Mission Rd to school because of the danger - not just after the project is completed but during the length of the construction. During the time of construction there will be a wide variety of people on the job that are not from Prairie Village and not as concerned with the safety of our children as we are.</p> <p>I have many more reasons to deny the request for zoning changes for this project but I am sure that you are aware of all of them. If you are not, you should be by now. Please deny this project for the citizens of Prairie Village and for its future as a wonderful place for families to live and grow up.</p> <p>Respectfully,</p> <p>Carol and Edward Price 5506 W 82nd Place Prairie Village, KS 66208</p>
Polly	Revare	<p><b>Sent:</b> Saturday, June 29, 2013 11:43 AM <b>To:</b> Joyce Hagen Mundy <b>Subject:</b> Mission Chateau</p> <p>Please pass on to my councilmen, David Morrison and Charles Clark, that I support the construction of Mission Chateau. It is a big decision for the city but that land has been sold and I think the owners have made huge efforts to accommodate our concerns. Of course, it would be nice if it could be a park, but it can't. Even residential would be disruptive on some level, and that is an unlikely outcome in this market.</p> <p>People tend to freak out over any proposed change, eg the Tillotson building on Mission Rd. and the "highway bridge" in Fairway. I think we should let them build this facility, so long as they continue to address the concerns of PV citizens.</p> <p>Respectfully, Polly T. Revare 8727 Catalina PV KS 66207</p>
Mary	Russo	<p><b>Sent:</b> Tuesday, July 23, 2013 7:55 AM <b>To:</b> Joyce Hagen Mundy <b>Subject:</b> Mission Valley Development</p> <p>July 23, 2013</p>

		<p>Re: Mission Valley Development</p> <p>To: Prairie Village Planning Commission Members</p> <p>As a longtime resident of Prairie Village my interest in the Mission Valley Development comes from a neighbors' point of view. I have followed this development since May 2012. I have only missed one meeting since that time. Unless it was mentioned at the one meeting I missed, I have never heard anyone challenge Mr. Tutera's ability to own or operate senior living facilities nor complain about the brick or stone or roofing material he intends to use in his development. Mr. Tutera claims he has met or exceeded all of the issues that have resulted from these endless meetings. His focus seems to be xxx feet here, xxx feet there. However – from the beginning the one issue he has not addressed is the number of "residents/patients" who will be residing there. Reducing by 30 units in a development this size doesn't show good faith.</p> <p>I ask you to close your eyes, imagine you live within one block of this development and think about the fact that construction of this property is proposed to last 2 ½ years. The time line speaks for itself. Please limit the size this development will have on this area.</p> <p>Thank you for your service to Prairie Village on this committee.</p> <p>Respectfully,</p> <p>Mary Russo 8348 Somerset Drive Prairie Village, KS 66207</p>
Bob	Schubert	<p><b>From:</b> Charles Clark <b>Sent:</b> Tuesday, July 09, 2013 7:52 AM <b>To:</b> Joyce Hagen Mundy <b>Subject:</b> Fwd: MVNA-July 2nd Summary and meeting notice for July 11th!</p> <p>From: "Bob Schubert" &lt;<a href="mailto:Bob@reschubert.com">Bob@reschubert.com</a>&gt; Sender: "Bob Schubert" &lt;<a href="mailto:mailer_response@emailcounts.com">mailer_response@emailcounts.com</a>&gt; To: &lt;<a href="mailto:chasc@list-clark.com">chasc@list-clark.com</a>&gt; Subject: MVNA-July 2nd Summary and meeting notice for July 11th!</p> <p>Dear Members of MVNA,</p> <p>Tuesday, July 2<sup>nd</sup> at the Planning Commission work session the Tutera Group presented a revised plan. The minor modifications to the proposed plan included:</p> <ol style="list-style-type: none"> <li>1) Changing the main building orientation from north-south to east-west.</li> <li>2) Adding six villas (three rental duplexes) facing the existing villas on either side of a street.</li> <li>3) Including some minor architectural changes.</li> </ol>

4) Only decreasing square footage from to **387,244 to 351,240 square feet (9% reduction)** i.e. not much.

5) Only decreasing the number of residents from 450 to approx. 432.

6) Decreasing the number of parking spaces by 16 (when more are needed, especially on holidays or special occasions).

7) Expectations that the construction will take at least 2.5 years! This thing is still MASSIVE!

**The Tutera group did not address:**

1) The size of the Skilled Nursing Unit/Memory Unit -**136 beds** compared to (St Luke's South Hospital is 120 beds). This is still too massive to be a subordinate accessory to the principle Independent/Assisted living building.

2) The exact phasing of the construction is incomplete as they want to build the SNF/Memory Unit first. The subordinate structure cannot be built before the principle building.

3) Safety Issues regarding the detention pond across from Corinth Grade School and next to the Corinth Gardens Apartment Homes. (We asked that it be placed underground to reduce the risk of childhood drowning. Dry detention facilities can reduce the adjacent property values 3-10%.)

4) Maintaining usable green space as written in the Village Vision, 2007.

MVNA's Concerns:

1) **As currently proposed it would be the 2<sup>nd</sup> largest retirement community in Johnson County. (on 18 acres).**

a) **The largest is on 100 acres.**

b) **The third largest is on 65 acres.**

2) **The Mission Valley site is zoned R-1a (the lowest density zoning). Most existing retirement facilities are zoned higher-density.**

At the Previous Planning Commission meeting one of the commissioners stated that the "elephant in the room was the size of the proposal". **An elephant that is 9% smaller is still an elephant.**

**There is a neighborhood meeting with the developer THIS THURSDAY:**

**July 11<sup>th</sup> at 7:00PM at Shawnee Mission East High School Cafeteria.**

**The planning commission has expressed a desire for the neighbors to be "enthused" about the plan. It is very important to attend and vocally**

		<p><b>express your dissatisfaction/concerns with the proposed plan.</b></p> <p><b>For more information visit the pvkansas website with the MVNA responses to Tutera's letter:</b>  <a href="http://pvkansas.com/Modules/ShowDocument.aspx?documentid=3071">http://pvkansas.com/Modules/ShowDocument.aspx?documentid=3071</a></p> <p><b>MVNA BOARD</b></p> <p>Bob Schubert, 3700 W 83 Terr, Prairie Village, KS 66206</p>
Bob	Schubert	<p><b>Sent:</b> Sunday, June 30, 2013 9:28 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Fwd: MVNA update on last meeting &amp; upcoming 7/2/2013 meeting!</p> <p>Dear MVNA Community,</p> <p>The June 4<sup>th</sup> Planning Commission meeting was critical to our cause. It was long and contentious, but it is now clear to the Commission why we are so opposed to MASSIVE DEVELOPMENT.</p> <p>MVNA proposed that the Benton House facility (which this planning commission previously approved) set the precedent for size and scale in Prairie Village for a similarly zoned redevelopment. MVNA proposed that similar standards per acre be set for Mission Chateau. This would place the Mission Chateau project at approximately 130,000 square feet, as opposed to 387,000 square feet as proposed by the developer. In turn, there would be relatively greater availability for green space, and parking.</p> <ul style="list-style-type: none"> <li>• Tutera's current proposal was compared to other "like" retirement facilities. "Like" facilities have 4.6-10 residents per acre. Mission Chateau is proposed for <b>25 residents per acre</b>. It stands out as TOO LARGE AND TOO DENSE- with too many residents.</li> <li>• Tutera's proposal offers too little parking. It is estimated to be 40 spaces short using ratios existing at comparable facilities. In addition, there is too little green space and minimal setbacks.</li> <li>• Tutera's proposal violates the goals of the 2007 Village Vision (which is the City's master plan by which all zoning, building and future development must comply).</li> <li>• Tutera's proposal does not meet the Eight Golden Factors outlined by the Kansas Supreme Court as necessary for changes in land use.</li> <li>• Tutera's proposal is strongly opposed by former Mayor Monroe Taliaferro.</li> <li>• Tutera;s proposal relies on a storm water detention basin across the street from Corinth Grade School and next to an apartment complex. We asked that it be underground to eliminate drowning risk.</li> <li>• Tutera legal council contended that they have addressed all the neighbors' concerns, however a former City Councilman vehemently reminded the group that the MASSIVE size has not been addressed at all, after numerous neighbor meetings asking for downward size revision</li> </ul> <p>After the MVNA presentation several planning commissioners expressed their concerns:</p>

		<ul style="list-style-type: none"> <li>• Mr. Vaughn added that he hoped the applicant would get a large number of the neighbors in support. He stated he was concerned with the intensity, density and narrow streets. "We can't -- we don't take a vote of the neighbors to determine whether this does or does not happen. But we're really concerned about the neighborhood and they need to-- they need to be enthused about the project."</li> <li>• Nancy Vennard noted that when the property was first sold, she heard comments on building something like the Corinth Downs development. The construction of villas would provide revenue to the city and create a better buffer zone while being very marketable.</li> <li>• Dirk Schafer stated the elephant in the room is the size of the proposal. His gut feeling is that the project is simply too big. Randy Kronblad agreed, noting the facility is well designed but does it have to be so big.</li> <li>• Randy Kronblad stated based on his experiences visiting similar facilities for holidays and special events, the proposed parking is not sufficient. It may even be tight on regular weekend visits.</li> <li>• Mrs. Vennard noted the first duplex is only five feet from the street and 17 feet from the property line. The main building needs to get smaller.</li> <li>• Nancy Wallerstein stated that although the plan is within city ordinances, she would like to see the project broken up more with more space between buildings and a reduction in the number of stories noting that Prairie Village has primarily ranch and lower story homes.</li> </ul> <p>The Planning Commission knows MVNA has a legitimate concern. They have seen we are informed prepared and resolute. WE NEED YOU to attend the Tuesday, July 2<sup>nd</sup> Planning Commission work session at Village Presbyterian Church, 6641 Mission Road, 7:00 pm. Public Comment is not allowed, however <b>there is strength in numbers. We must remain vigilant!</b></p> <p><b>Sincerely,</b></p> <p><b>The MVNA Board</b></p> <p>Bob Schubert, 3700 W 83 Terr, Prairie Village, KS 66206</p>
Bob	Schubert	<p><b>Sent:</b> Monday, July 15, 2013 4:49 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> ATTENTION: PRAIRIE VILLAGE CITY PLANNING COMMISSION</p> <p>I <b>vehemently oppose</b> the revised plan being submitted by the Tutera group for the Mission Valley School site. I <b>heartily support</b> the alternative proposal of the MVNA (Mission Valley Neighbors Association).</p> <p>I was astounded to learn that the party designated to TAKE MINUTES of the Tutera group with the neighborhood meeting on July 11th was THE TUTERA GROUP, and not a neutral party. If you have heard many of the Tutera Group's presentations and their rebuttals of the MVNA's opposing positions, it is very clear that their one and only attitude toward the neighbors is to ridicule and belittle anything we come up with. They absolutely refuse to give ANY CREDENCE to our firm and prudent and consistent position that the Tutera Group's proposal (even as revised!) is obscenely excessive, far out of</p>

		<p>proportion to the surrounding neighborhood and far out of proportion relative to most all other facilities of a similar nature.</p> <p>We have fairly consistently told them that a development that matched the footprint of the Mission Valley School (100 to 150,000 square feet) would be acceptable, just as the Benton House footprint is acceptable because it matches the footprint of the Somerset School it replaced. (But Mr. Peterson had the gall, after having that proposal carefully explained in his presence,...he had the gall to ask, "Big, in what way?").</p> <p>Just because the Tutera group has reduced their original DESIRE by 10% does not mean that their revision is any more acceptable to the neighbors than their original DESIRE! I call it a "desire" because the Tutera group absolutely refuses to believe that anything the MVNA says is worthy of any consideration whatsoever. I guess they think they can RAILROAD the PRAIRIE VILLAGE PLANNING COMMISSION and the PRAIRIE VILLAGE CITY COUNCIL!</p> <p>Mr. Tutera had the audacity to state that (as opposed to our view that a nursing home business such as this will <b>reduce</b> our property values), "it is a fact that being close to a school <b>reduces property values</b>"!!! exclamation points are mine! This, among many other statements, simply shows that the Tutera Group are not at all willing to negotiate something that is acceptable to the neighborhood, but that they simply want to do what they want to do (the neighborhood be damned)!</p> <p>It is my understanding that the Planning Commission charged the Tutera Group with sitting down with the MVNA (the neighbors) and coming up with a plan that the neighbors could be "enthused" about. Let me tell you, it is clear to me that <b>NOT ONLY IS THE NEIGHBORHOOD NOT "ENTHUSED", THE NEIGHBORHOOD IS SCEPTICAL THAT TUTERA WILL MAKE ANY SENSIBLE CHANGES, AND IT IS SCEPTICAL THAT THE PLANNING COMMISSION WILL MAKE ANY SERIOUS ATTEMPT TO PREVENT A GROSS OVERBUILDING OF THIS ONCE WONDERFUL SITE.</b></p> <p>The Tutera group, on July 11<sup>th</sup>, also tried to imply that there was an objective study showing that 384 patients would fit comfortably in the site. They did so by saying, "the city has on file..." when in fact the study was one the TUTERA GROUP DID ITSELF! How objective is that?? Totally biased, in my humble opinion!</p> <p>Please do the sensible and prudent thing: <b>REJECT THIS PROPOSAL!</b></p> <p>Bob</p> <p>Bob Schubert  Computer Training and Maintenance  (816) 456-7644  <a href="mailto:Bob@reschubert.com">Bob@reschubert.com</a></p>
Tom	Scott	<p><b>Sent:</b> Wednesday, July 17, 2013 3:21 PM  <b>To:</b> Joyce Hagen Mundy  <b>Subject:</b> Mission Chateau Project</p>

		<p>For the past 50 years, my wife, Betty, and I (along with our pets) have lived in Mission Hills, KS which I feel is an exceptional location in which to live and enjoy the multitude of amenities available. Now we have reached a point in our lives where we need to consider changes which will best serve our needs in the future. This is why we are so delighted to see that Prairie Village is considering the Mission Chateau development. To us it appears it is a living community which could meet our immediate needs, as well as those in the coming years.</p> <p>Tutera Group has made a very conscientious effort to meet the needs of residents and also comply with the community surrounding this location. For these reasons, we hope that the city council will pass the zoning requirements, thereby making this dream a reality.</p> <p>Sincerely,</p> <p>Tom</p> <p><b>Thomas M. Scott, Ph.D.</b>  <b>3020 West 69th</b>  <b>Mission Hills, KS 66208</b></p>
Robbie	Smart	<p>Sent: Wednesday, July 17, 2013 10:59 AM  To: Joyce Hagen Mundy  Subject: Mission Chateau</p> <p>My name is Robbie Smart, a resident of Prairie Village at 23 Compton Court. I am all for the project, I think they have bent over backwards to try to accommodate the public. It is a tremendous use of the property, and a big asset to the City of Prairie Village. It will be a first class operation as I have known the Tutera family for 30 years.</p> <p>Robbie Smart  Better Homes and Gardens Kansas City Homes  <a href="mailto:smart@kansascityhomes.com">smart@kansascityhomes.com</a>  robbiesmart.com</p>
Pat	Stratton	<p>Sent: Fri, Jul 5, 2013 3:10 pm  Subject: Mission Chateau concerns</p> <p>Dear Mr. Shaffer,</p> <p>I am writing you in regards to the plans for the former Mission Valley Middle School. The property is currently designated as a residential area, and I would very much like to see it remain an area for homes and families. More homes and families can mean not only tax dollars but increased income to the wonderful shops in Corinth as well as Prairie Village. I am hoping there will be no special use permit given to Mr. Tutera's group. There are so many things wrong with the whole concept, I don't quite know where to begin. As has already been pointed out, the project just does not fit into the community primarily because of its size and proposed density.</p> <p>I am particularly concerned with issues with the problems of water control during heavy rains. We, personally already have had problems with problems due to the fact that the water drainage system is not adequate. I worry that the water retention plan will be a attractive nuisance and a danger for the</p>

		<p>elementary school students in the area. I worry that the increased traffic flow when there are shift changes will occur about the same time the kids are being released from school. I, also, worry about parking on the streets in Corinth Meadows. The current plan does not provide adequate parking for employees not to mention when there are events planned.</p> <p>I have just given you a few of my main concerns. Please vote to oppose the special use permit.</p> <p>Sincerely, Pat Stratton, 8400 Reinhardt St. Prairie Village, KS 66206</p>
Marian	Wood	<p>Please know that I strongly support the project, Mission Chateau. I do not live in Prairie Village, but would like to live in a nice development like this when I retire.</p> <p>Thank you,</p> <p>Marian Wood 2002 West 69th Terrace Mission Hills, KS</p>

Dear Council Members

I am writing you to affirm what many people besides myself are in favor of the facility on Mission Road. In fact, I plan to move there when it is completed.

It makes no sense to me why the neighbors are not in favor of the building. There was no such concern of the neighbors when Clariton Ct. was planning to build and it doesn't have nearly the street appeal as the drawing for Mission Chateau.

Also, just a few blocks from that location is the large Corinth development. That isn't exactly an ideal area which could be seen as street appeal.

There is a great need for these facilities as we age and want a good location near where we have lived for so many years and have the amenities that we are accustomed to. I urge you to consider the advantages to this facility for the area and for Johnson Co. residents. There is a very great need for another such place and others as well.

Sincerely,



Tina Bower

6661 Woodson Dr.

Mission, Kansas 66201

**R. LEE HARRIS**  
***3815 West 84th Terrace***  
***Prairie Village, Kansas 66206***

---

July 28, 2013

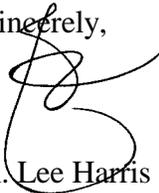
**TO:** Prairie Village Planning Commission  
Prairie Village City Council

**RE:** *Mission Chateau Project*

Our home is situated on the Mission Road crosswalk east of the proposed Mission Chateau project at the corner of 84<sup>th</sup> Terrace and Mission Road. We have lived in our home for the past 35 years. There has been a lot of discussion over the past few months regarding this project and I would like to offer our perspective.

After reviewing the revised plans we would like to be on record as supporting this project. It seems to us that the developer has been sensitive to the concerns of our neighbors and scaled the project accordingly. We believe that Prairie Village will be well-served with the addition of a continuing care retirement community of the quality that has been proposed. We certainly respect the opinions of our neighbors who are opposed to this development but we don't share their views. Thank you.

Sincerely,



R. Lee Harris

MISSION CHATEAU PROJECT

Questions for City Council Members

Submitted by John Houts  
 (8008 Granada, Prairie Village, KS 66208)  
 June 20, 2013

Topic	Discussion Questions
<ul style="list-style-type: none"> <li>Market Analysis</li> </ul>	<ul style="list-style-type: none"> <li>In addition to a market study provided by the developer, should the city require the developer to pay for a review by an independent analyst?</li> <li>How well served is the metropolitan area in providing senior living rental property? What is the anticipated need for additional senior rental housing over the next 10-20 years?</li> <li>What would be the economic effect on existing senior living properties with the addition of the Mission Chateau project? How does over-building of senior housing affect the economic profitability of competing properties? Will this project contribute to over-building in the market and sub-market?</li> <li>What will be the impact of multiple shift changes through the day and night? Will traffic noise become a nuisance to neighbors? Will noisy trash and delivery trucks be constantly running day and night?</li> <li>Have commission members toured area nursing home properties to evaluate the property condition?</li> <li>Are there instances of blight or site problems surrounding any of these properties?</li> </ul>
<ul style="list-style-type: none"> <li>Development Process</li> </ul>	<ul style="list-style-type: none"> <li>In what ways does the Mission Chateau project vary from city's comprehensive plan?</li> <li>Have commission members visited comparable properties in other cities to evaluate their impact on the market and neighborhood.</li> <li>Are there pending reports from city departments not yet complete? What added public services, manpower, equipment, etc. will the city need to provide with the addition of the Mission Chateau project?</li> <li>What will be required in providing water, sewer and storm drainage to the site? Will the development require extensive tear-out to connect with storm and sewer over long distances?</li> <li>Has the developer provided city with development costs and financial statement, including source of financing for the project?</li> </ul>
<ul style="list-style-type: none"> <li>Community</li> </ul>	<ul style="list-style-type: none"> <li>Has there been an out-cry by residents for rental apartments, assisted living units and nursing home beds in Prairie Village and the metropolitan area?</li> <li>Are there concerns the community will be unable to meet the needs of seniors in the next 10 - 20 years?</li> <li>What is more important to a community, quality of schools or the number nursing home beds or apartment units?</li> <li>Has the city thoroughly studied the impact of the loss of class rooms with the closure of Shawnee Mission schools? Has this resulted in over-crowding in the remaining schools? Is the school district planning on expansion of the remaining schools to make up the loss from those closed? What say does the city have with the school district in making</li> </ul>

	<p>these decisions? Should the city approve expansion of these sites?</p> <ul style="list-style-type: none"> <li>• Would the city benefit in reputation for quality education by attracting private schools, such as Kansas City Christian School?</li> <li>• What impact on community life will result from the loss of ball diamonds, soccer fields where children practice and have games?</li> <li>• Will Prairie Village be a better place to live because we have more nursing homes or quality education?</li> </ul>
<ul style="list-style-type: none"> <li>• Transactional</li> </ul>	<ul style="list-style-type: none"> <li>• Have questions been raised about the handling of the sale by Shawnee Mission School District and RED Development Co.? Were promises made to developers that they could expect approval for commercial use of the property? Is it true that the school could not sell the property to a private school due to a restrictive policy? Is there truth to the rumor that RED Development Co. promised to sell the property to Kansas City Christian School but reneged on its word?</li> <li>• Has Prairie Village city council researched the market to know the number of pending nursing home projects in the metropolitan area? What is the permitting activity over the last 5 - 10 years for nursing home and assisted living units?</li> <li>• Has Prairie Village city council visited nursing homes in the area? In particular, has it seen Villa St. Joseph located at 119<sup>th</sup> &amp; Nall? Does the city understand that over-building leads to future blighted, dilapidated buildings? Is the city willing to accept construction of more apartment rental units that spell death to neighborhoods?</li> <li>• Has Prairie Village city council received comments from existing nursing home and assisted living owners in the marketplace? What in their opinion will be the economic impact on their property?</li> <li>• Is there concern that Prairie Village is experiencing any loss of tax base? Is the city in good financial shape and able to meet budgetary requirements in the future?</li> <li>• When a city such as Prairie Village is fully developed, how critical is a decision to make a radical change to land use of a track along a major thoroughfare? Should this require a popular vote? Should the developer be required to pay for the cost of such vote?</li> <li>• Should the city take steps to insure that this property remain a school and not allow the commercialization of one of the largest tracks of land in the city?</li> <li>• Will the developer at some point ask for incentives, such as TIF, tax abatement or creation of a special benefit district?</li> </ul>
<ul style="list-style-type: none"> <li>• Conclusion</li> </ul>	<ul style="list-style-type: none"> <li>• It is unlikely that truthful answers to the above questions will render a case to support approval of a rental senior housing, assisted living and nursing home development. This is the wrong project for one of the most prominent sites in the entire city and metropolitan area. Extraordinary care needs to be taken by the city in making any decisions affecting the site and not leave it to developers or high paid lawyers for their personal gain.</li> <li>• The city needs to take an active role in the planning and future use of the Mission Valley site.</li> <li>• Our greatest priority is to protect the existence of our excellent schools and national reputation.</li> </ul>

ADDENDUM 1

MISSION CHATEAU PROJECT

QUESTIONS FOR CITY COUNCIL MEMBERS

See photos below of Villa St. Joseph nursing home located at 119<sup>th</sup> and Nall as example of blight resulting from over-building in the marketplace.

Lacking a need for additional senior housing, properties are likely to suffer from disrepair and financial loss. The city council is urged to reject the Mission Chateau project as the wrong usage of the Mission Valley site.

John Houts  
8008 Granada  
Prairie Village, KS 66208







To the Mayor and City Council Members of Prairie Village.

June 10, 2013

Re: Mission Chateau - 84<sup>th</sup> and Mission Rd.

I'm writing in favor of the proposed retirement community for the City of Prairie Village. This is a needed amenity for many people of Prairie Village today and even more so in the future.

Prairie Village needs more than just residential and parks as some would advocate, even though they use and love the need and convenience of the many useful commercial projects now in our city. And, from what I read, the City needs the added tax revenue to continue the asked for and needed City services.

My wife and I are in our 80's and are ready to move to a retirement community. We have looked at several in Overland Park and Leawood but would prefer to continue living in this community where we have been for over 35 years (partly in Mission Hills). We presently live at 80<sup>th</sup> and Mission Rd. We would love to continue our present life style of friends, shopping, groceries, post office, library, etc rather than moving to another community.

Mission Chateau will be the only one with two important amenities in the same location – Alzheimer services and a rental rather than a buy-in facility. Claridge Court is expensive and does not have Alzheimer care which means that in some cases one spouse lives at Claridge and the other must live in another distant project. That is not desirable for elderly couples. Many like the idea of renting rather than using a large amount of their retirement funds to buy-in.

Mission Chateau will be an attractive residential, basically apartments, addition to Prairie Village. I see no valid reason for there to be any objection to this project. The immediate neighbors all bought when there was a noisy school with added traffic difficulties on this site, and this project will not create either of these objections. What other, than fear of change as many of us have, could be their valid objection. And you know, many of them will be future residents of this project when they arrive at the proper age to need these amenities. If we listened only to the neighbors supposed objections to any commercial project, Prairie Village wouldn't have any shopping centers, office buildings, or apartments and we know how important these are to our community. They enhance rather than detract from the value of the neighbor's houses.

I would hope that each Council Person and the Mayor will vote for what is best for Prairie Village, and not be swayed by an organized effort by a few, most of whom live up to miles away from the site. The City cannot grow in the future except by making the proper use of the few remaining sites as they become available to create useful amenities for all of the citizens who live in Prairie Village.

Thank you for your consideration.

7/18/13  
I understand that  
the City Clerk must  
have a copy of this  
letter.

Thank you.

Russell Jones

Sincerely,  
*Russell and Joy Jones*  
Russell and Joy Jones  
22 Coventry Ct., Prairie Village, Ks.

**Sent:** Tuesday, July 30, 2013 6:59 PM

**To:** Joyce Hagen Mundy

**Subject:** Letter to the Planning and Zoning commission regarding the proposed Mission Chateau

Members of the Planning and Zoning Commission,

I attended the May and June public meetings regarding the Mission Chateau project. It was very clear at the end of these two meetings that the commission's consensus regarding the proposed plan was it was too big, too tall and not consistent with the ranch-style neighborhoods surrounding the project. "The elephant in the room" was the massive size of the project. I understood that the developer was to listen and work with the neighborhood and come back with a plan that the neighborhood could be enthused about.

Next, I attended a July work session where the proposal square footage dropped a mere 9%. I was shocked as some of the Commissioners appeared pleased with this token effort. Following the work session there was a neighborhood meeting during which Mr. Tutera presented his plan. The response was overwhelming negative. We were not pleased with the 9% reduction as it leaves the plan two to three times larger in density than the average CCRC in Johnson County. It would still be the second largest CCRC in Johnson County- the largest is on 100 acres and this is on only 18 acres.

Mr. Tutera said his plan has to be so big so that he can offer a certain "lifestyle" for his residents. I commented that this statement is untrue when you consider that out of seven CCRC's in Johnson County only one is larger. There are six other CCRC's smaller in square footage and only two are on smaller acreages than the proposed Mission Chateau site. It appears he wants it this big so that he can increase his profits (not the cities') at the expense of the Prairie Village neighbors.

After the neighborhood meeting, Mr. Tutera submitted a new plan that actually increased the square footage by almost 7,000 square feet. He disregarded the neighborhood input! Now the reduction is only 7.5% not 9%. Furthermore, a few weeks ago I had a conversation with Mr. Enslinger about Benton House's phase-two square footage which was approved for an additional 8,000 square feet. Mr. Enslinger told me it would probably end up being 10,000 square feet. I asked him if a 5% increase can go through without an approval of the Planning and Zoning commission and he said "Yes! - as long as the staff, in their opinion, found it to be reasonable".

So, in reality, could we really be talking about only a 2.5% reduction in square footage on Mission Chateau? We are not against any redevelopment. It just needs to be appropriate in size, character, and safety. We must maintain Prairie Village's green space, not "patches" of green. Additionally, the developer needs to provide abundant parking on the site to assure that overflow parking does not end up in the adjacent neighborhood. For example, off-site parking is provided by Claridge Court and it is not working. I purposely observed two shift changes in the last two weeks and counted fifteen to twenty employees parking in the nearby library and shopping center. In other words, the employees ignored the offsite parking-for whatever reason.

The obvious disregard of the developer for the obvious underlying problem with "Mission" Chateau is disconcerting. The project is too big.

Thank You for Attention to this matter,  
Brenda Satterlee

8600 Mission Road  
Prairie Village, Kansas

July 30, 2013

City Clerk  
City of Prairie Village  
7700 Mission Road  
Prairie Village, KS 66208

Dear City Clerk:

I am submitting my comments made at the July 11, 2013 meeting Mr. Tutera held with neighbors to get input on the changes they made to their proposal for Mission Chateau.

Mr. Tutera often referred to his vision of continuum of care for the development when addressing comments or questions about why the proposed development is so large.

I made comments that no one is really challenging his vision of continuum of care. I respect his vision. However, you can have a continuum of care and still not have it at the massive scale he is proposing for that size of a lot. It is simply too big.

I also commented that it doesn't make sense why he didn't propose further reductions in the scale of the project based on his vision for continuum of care. For example, if he is already reducing approximately 40,000 square feet (independent living areas offered) wouldn't there be other square footage reductions or less capacity needed in other sections of the proposed development. So, potentially when you make reductions across the continuum of care and may realize more of a 100,000 square foot reduction, versus just cutting the number of beds in the proposed independent living facility.

I asked Mr. Tutera what was the bottom line in terms of what he really could reduce in terms of total scale of the project that would result in common ground and agreement with the neighbors. He did not have an answer.

I am unclear on what would even ensure the proposed 40,000 square foot reduction would happen once construction began. Is there a percentage or variance that the developer can go with regards to square footage without even getting any approval from anyone from the city? This project could be even larger than proposed if that were the case.

Sincerely,

Janine Smiley  
3608 W. 84<sup>th</sup> Terrace

July 26, 2013

TO: Mayor Ron Shaffer and City Council Members, City of Prairie Village

SUBJECT: Letter of Support of the Mission Chateau Development

Dear Mayor Shaffer and Council Members:

My parents, Jack & Marian Ratchford, built a home in 1946 at 71<sup>st</sup> & Granada Road. My husband's family (Oliver & Janet Starcke) moved into their home at 71<sup>st</sup> & Cherokee in 1950 where my husband Robert lived until we married in 1967. While he was in Viet Nam, I lived in the Deauville Apartments at 75<sup>th</sup> & Mission Road with our young daughter. When he returned we rented a house on 71<sup>st</sup> Street for two years and then bought our first home on 74<sup>th</sup> Street. As you can see, Prairie Village was definitely our hometown for most of the first 45 years of life and it will always be.

We have relocated to Lenexa, but nothing would please us more in our senior retirement years than to return to life in Prairie Village. The problem is there just aren't many choices for us, especially since we are currently in good health and want to be actively involved in the life of the larger community, not just in the facility where we might live. It is clear there isn't enough senior housing with the options we, as well as many aging residents who wish to stay in Prairie Village, are seeking. We strongly believe the Mission Chateau Development would be a highly desirable, beautiful addition to Prairie Village. We have already inquired about being added to a waiting list because it is the kind of community we and many seniors who love Prairie Village desire. What a huge disappointment it would be not to have the opportunity to return to the city where we lived for 45 years – the city that where we grew up, went to school from kindergarten through high school graduation (as did our siblings and children), raised our family, worked and still attend church and have many friends.

We strongly support approval of the Mission Chateau project and believe that it will be an asset to the prosperity and desirability of Prairie Village both in the present and for many years to come, and we hope that you will lend your support to the Mission Chateau Development.

Sincerely,

Dianne R. Starcke

Former addresses in Prairie Village: 7100 Granada Road, 4414 W. 71<sup>st</sup> Street, 3900 W. 71<sup>st</sup> Street, 4500 W. 71<sup>st</sup> Street and 3801 W. 74<sup>th</sup> Street. (Lived in Prairie Village from 1946 (Dianne) and 1950 (Robert) until 1980.

Current address: 12628 W. 77<sup>th</sup> Street, Lenexa, KS 66216

E-mail address: rstarcke@kc.rr.com

HUBBARD  
RUZICKA  
KREAMER &  
KINCAID L.C.

ATTORNEYS AT LAW

130 North Cherry  
P.O. Box 550  
Olathe, Kansas 66051

Telephone  
913-782-2350

Facsimile  
913-782-2012

Internet  
www.hrkklaw.com

July 18, 2013

City of Prairie Village, KS  
Planning and Zoning Commission  
c/o City Clerk  
7700 Mission Road  
Prairie Village, KS 66208

RE: *Mission Chateau*

Dear Members of the Planning Commission:

We have owned a home at the southwest corner of Somerset and Delmar since 1977 and the location of our residence is across the street from the homes that border the proposed Mission Chateau property. Our children attended Mission Valley Middle School and we were obviously very disappointed when the school district decided to sell the property to Mr. Tutera for development of the property.

We've attended all the neighborhood meetings with Mr. Tutera and the City Planning Commission meetings and are very dissatisfied with the plan that Mr. Tutera has presented to the City.

There are numerous factors under the Golden Criteria that a Planning Commission and City Council will consider in any request for rezoning and/or the issuance of a special use permit for property within the City. Several of those factors, including but not limited to, are the character of the neighborhood, the zoning and uses of the properties nearby, the suitability of the subject property for the uses to which it has been restricted, the extent of which removal of the restrictions will detrimentally affect nearby property and conformance with the master/comprehensive plan. For many years, the property was used as a school with open green space which was very compatible and supportive of the high quality residential properties that border or are near the school site. In addition, the City's comprehensive/master plan never contemplated that this property would be used for a high rise, high density, commercial development. The Planning Commission, utilizing those Golden Criteria in considering the effect that Mr. Tutera's project will have on the neighboring property, will have to logically conclude that the plan violates a number of the Golden Criteria and it will have a very negative effect on the value of that property and the quality of life that those residents have enjoyed for many years.

It's fairly obvious that Mr. Tutera was the highest bidder and paid a substantial price for the property which now requires him to create as much density as possible on the tract in order to make it economically viable for himself and his company. To

James R. Hubbard  
Thomas E. Ruzicka  
Scott Harrison Kreamer  
Gregory D. Kincaid  
L. Franklin Taylor  
Frank W. Lipsman  
Dana L. Parks  
Allan E. Coon  
D. Todd Arney  
Kevin D. Wait  
Peggy S. Bisping  
Thomas (Ted) Ruzicka  
Erica N. Perkin

Of Counsel:  
Joseph S. Davis, Jr.

Joe L. Norton (1942-2008)

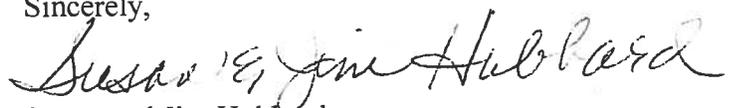
construct a 3-story building with over 327 units, with 36 memory care and 100 skilled nursing units along with duplexes, creates a density far exceeding the density of any other project of this type in a high quality residential neighborhood in Johnson County. Mr. Tutera is trying to force the Planning Commission and the City Council into an approval of his project by arguing that he needs this amount of density to make the project viable and, in his terms, have a "lifestyle" that makes it a financial success for himself and his company. That is not an acceptable reason for overlooking the Golden Criteria which the Planning Commission and the City Council will consider in deciding the outcome of this proposed project. It is our understanding that Mr. Tutera had the opportunity to sell the property to Kansas City Christian School for a profit but declined to do so. Therefore, any argument by Mr. Tutera that he needs the increased density to make this project economically viable is a problem he has created for himself.

The mere fact that Mr. Tutera is proposing a 36-bed memory care and 100-bed skilled nursing facility is a clear indication that this facility is not meant to merely support the residents from the independent living portion of the project. In fact, it is a separate revenue stream to Mr. Tutera and his company similar to any other freestanding rehabilitation and skilled nursing facility which are typically associated with and located on one of the hospital tracts in the metropolitan area. A skilled nursing facility to support merely the residents of the Chateau project would be much smaller than the one proposed by Mr. Tutera. The number of family members, vehicles, ambulances and other emergency vehicles coming to this skilled nursing facility will be substantially out of proportion to a typical independent living facility.

In fairness to the surrounding neighbors of this proposed project, the City Council cannot use as one of their criteria the fact that this project may bring tax revenues to the City from a site that was previously a school and exempt from such taxation. The potential revenue stream to the City is not the issue that should decide the outcome of this proposed project.

We would respectfully request that the Planning Commission reject in its entirety Mr. Tutera's proposed project and make that recommendation to the City Council.

Sincerely,



Susan and Jim Hubbard  
4301 Somerset Drive  
Prairie Village, KS 66207

E mail

city clerk @ P U R K S . c o m

Regarding mission chateau  
development:

Parking is a great concern.

The mission chateau should  
provide parking for all staff  
and employees within the  
confines of the chateau.

and include parking for

Volvo's, the memory care center,

for independent living, and the

skilled nursing unit.

while constructing the chateau

they must also provide parking

for delivery vehicles, construction

vehicles, and construction workers

vehicles in the confines of the chateau

all this parking must be  
supervised by the chateau  
owners. as it will not be done  
satisfactorily.

Sincerely  
Peggy Rhoads  
3605 W. 84th St  
P.O. Box 66206

Thank you.

In regard  
to you



July 16, 2013

Planning and Zoning Commission  
City of Prairie Village  
7700 Mission Road  
Prairie Village, KS 66208

Re: Mission Valley Development

Dear Sirs:

Our company Somerset Apartments, L.L.C. is the owner of Somerset Apartments at 8401 Somerset Drive which is located directly west of the proposed Mission Valley Development project.

I attended the recent July 11, 2013 neighborhood meeting and I expressed my concerns to Mr. Tuter regarding the negative impact this proposed development would have on our property and our residents. These concerns are as follows:

- Current plan consists of a large parking lot with lighting which will be clearly visible from our resident's homes and from their courtyard which have views to the east and south. Our residents currently enjoy a view of green space and the school.
- Current plan is massive in scope and will result in traffic noise from arriving and departing employees and deliveries for the development at all hours of the day and night which will be audible from our resident's homes and their courtyard. Our residents currently do not hear any traffic noise from their courtyard or homes. This type of traffic and noise is completely inconsistent with the residential nature of our community.

Based upon the above concerns, I asked Mr. Tuter why a large parking lot would be placed in such close proximity to our residences when it could be located in the interior of his development. He was not able to answer this question. I then asked him to revise the proposed plan by relocating the parking lot and delivery entry adjacent to our property to the interior of his development so that it is not bordering a residential area of the project. Again, he did not respond to this suggestion.

Due to the above concerns, we request that this development not be approved.

Thank you for your assistance with the above.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald J. Seuferling", with a long, sweeping underline.

Ronald J. Seuferling  
President