



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

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

Applicant: MVS, LLC / Joe Tutera Phone Number: 816-444-0900
Address: 7611 State Line Rd. Ste. 301 E-Mail: JCT@Tutera.com
Kansas City, Mo 64114
Owner: JAM Phone Number: _____

Address: _____ Zip: _____

Location of Property: 8500 Mission Rd.

Legal Description: See Attached

Applicant requests consideration of the following: (Describe proposal/request in detail) Site Plan Approval for Adult Senior Dwellings including Independent, Assisted, Memory Care and Skilled Nursing.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for Site Plan Approval. As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

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

Joe Tutera 10/4/13
Applicant's Signature/Date

Owner's Signature/Date

File No. 2012-2388
Mission Chateau
October 4, 2013

SUP Description

All that part of Block 1, Meadowbrook Junior High School, a subdivision in the Southeast Quarter of Section 28, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of Section 28, Township 12 South, Range 25 East; thence North 0 degrees 00 minutes 00 seconds East along the East line of the Southeast Quarter of said Section 28 a distance of 1133.57 feet to a point; thence South 90 degrees 00 minutes 00 seconds West a distance of 42.00 feet to a point on the West right of way line of Mission Road, the POINT OF BEGINNING; thence continuing South 90 degrees 00 minutes 00 seconds West a distance of 129.04 feet to a point; thence in a Southwesterly direction along a curve to the left, having a radius of 279.00 feet, through a central angle of 15 degrees 44 minutes 34 seconds, an arc distance of 76.66 feet to a point of reverse curvature; thence along a curve to the right, having a radius of 121.00 feet, through a central angle of 15 degrees 42 minutes 19 seconds, an arc distance of 33.17 feet to a point; thence South 89 degrees 57 minutes 45 seconds West a distance of 216.17 feet to a point; thence in a Northwesterly direction along a curve to the right, having a radius of 121.00 feet, through a central angle of 43 degrees 48 minutes 33 seconds, an arc distance of 92.52 feet to a point; thence North 46 degrees 13 minutes 42 seconds West a distance of 582.54 feet to a point; thence in a Northeasterly direction along a curve to the left whose initial tangent bears North 41 degrees 47 minutes 07 seconds East, having a radius of 5770.00 feet, through a central angle of 4 degrees 49 minutes 48 seconds, an arc distance of 486.41 feet to a point; thence South 53 degrees 05 minutes 05 seconds East a distance of 158.00 feet to a point; thence in a Southeasterly, Easterly and Northeasterly direction along a curve to the left, having a radius of 300.00 feet, through a central angle of 79 degrees 33 minutes 50 seconds, an arc distance of 416.60 feet to a point; thence North 47 degrees 21 minutes 05 seconds East a distance of 190.18 feet to a point on the West right of way line of Mission Road; thence South 0 degrees 00 minutes 00 seconds West along the West right of way line of Mission Road a distance of 850.53 feet to the POINT OF BEGINNING and containing 557,638 Square Feet or 12.802 Acres, more or less.

SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

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APPLICANT: MVS, LLC / Joe Tutera PHONE: 816.444.0900

ADDRESS: 7611 State Line Rd. Ste. 301 E-MAIL: JCT @ Tutera. com
Kansas City, Mo 64114

OWNER: same PHONE: _____

ADDRESS: _____ ZIP: _____

LOCATION OF PROPERTY: 8500 Mission Rd.

LEGAL DESCRIPTION: See Attached

ADJACENT LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Residential</u>	<u>R-3</u>
South	<u>Residential</u>	<u>R-1a</u>
East	<u>Residential</u>	<u>R-1a</u>
West	<u>Residential</u>	<u>R-1a + R-3</u>

Present Use of Property: Vacant Middle School

Please complete both pages of the form and return to:

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

Does the proposed special use meet the following standards? If yes, attach a separate Sheet explaining why.

- | | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| 1. Is deemed necessary for the public convenience at that location. | <u>X</u> | _____ |
| 2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected. | <u>X</u> | _____ |
| 3. Is found to be generally compatible with the neighborhood in which it is proposed. | <u>X</u> | _____ |
| 4. Will comply with the height and area regulations of the district in which it is proposed. | <u>X</u> | _____ |
| 5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect. | <u>X</u> | _____ |
| 6. Adequate utility, drainage, and other such necessary facilities have been or will be provided. | <u>X</u> | _____ |

Should this special use be valid only for a specific time period? Yes _____ No X

If Yes, what length of time? Indefinite

SIGNATURE: Joe Tutera e

DATE: 10/4/13

BY: Joe Tutera

TITLE: Manager, MVS, LLC

Attachments Required:

- Site plan showing existing and proposed structures on the property in questions, and adjacent property, off-street parking, driveways, and other information.
- Certified list of property owners