

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, FAICP, Lochner, Planning Consultant  
**DATE:** July 7, 2015, Planning Commission Meeting

Project # 000009686

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**Application:** PC 2015-110

**Request:** Preliminary Plat for Mission Chateau

**Property Address:** 8500 Mission Road

**Applicant:** The Tutera Group

**Current Zoning and Land Use:** R-1A Single-Family District – Vacant Middle School

**Surrounding Zoning and Land Use:** North: R-3 Garden Apartment District - Apartments  
West: R-3 Garden Apartment District – Apartments  
South: R-1A Single-Family Residential – Single-Family Dwellings and vacant  
East: R-1A Single-Family Residential – Single-Family Dwellings (Leawood) R-1 Single-Family Residential – Single-Family Dwellings

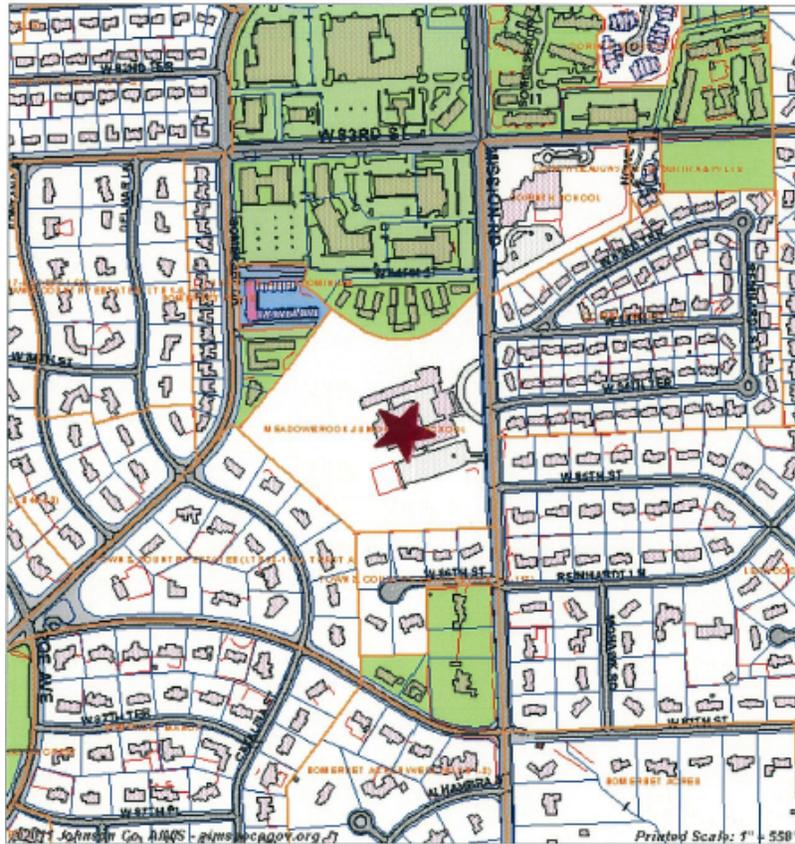
**Legal Description:** Meadowbrook Junior High School BLK 1 plus tract – Metes and Bounds

**Property Area:** 18.43 Acres or 803,077 sq. ft.

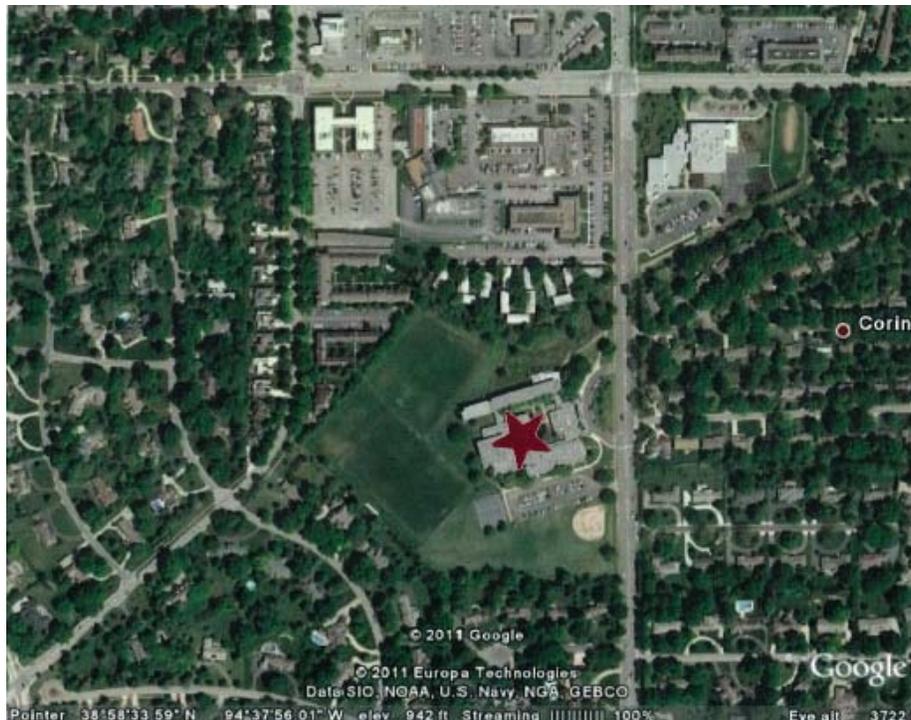
**Related Case Files:** PC 2015-08 Special Use Permit for Adult Senior Dwellings  
PC 2013-126 Site Plan Approval for Adult Senior Dwellings  
PC 2013-11 Special Use Permit for Adult Senior Dwellings  
PC 2013-05 Special Use Permit for Adult Senior Dwellings  
PC 2013-114 Site Plan Approval for Adult Senior Dwellings  
PC 2004 Monument Sign  
PC 1995-104 Site Plan Approval for Expansion of Mission Valley Middle School

**Attachments:** Application, Plans

**General Location Map**



**Aerial Map**



**COMMENTS:**

The Planning Commission approved a Preliminary and Final Plat for Mission Chateau in 2014; however, it was based on the previously approved Special Use Permit and not recorded. The proposed Preliminary Plat for Mission Chateau which has been presented in this application is based on the current Special Use Permit application. The plat proposes two lots. Lot 1 would be for the Assisted Living/Independent Living Facility and Lot 2 would be for the 11 Twin Villas. Initially the Twin Villas will be offered for sale to individuals who may buy one or both of the Twin Villas. These have not been placed on individual lots. The proposal is an individual would own only the land under the building and perhaps a patio or courtyard area and the remaining land would be common areas owned and maintained by the Homes Association. Each of the Twin Villas will need to be platted if they are sold off and that could be accomplished by a series of Final Plats after the foundations are poured so that the location of the structure can be accurately located. The applicant will need to submit a copy of the covenants for review by Staff.

The approval of the Preliminary Plat is dependent upon the approval of the proposed Special Use Permit for the Senior Housing Community and Staff will provide comments and recommended conditions for approval. It is the recommendation of Staff, however, that Planning Commission action on the proposed Preliminary Plat be deferred until such time as the Governing Body acts on the Special Use Permit. If changes are made to the Senior Housing Community, it may cause changes to the Preliminary Plat.

**STREETS**

Lot 1 does not have access to Mission Road. A portion of the lot is adjacent to Mission Road but access could not be provided. Easements of access will need to be granted from Lot 2 to Lot 1 which can be done by making the two drives access easements from Mission Road. Both drives will also need to provide access to the Twin Villas which may be platted individually in the future.

**SIDEWALKS**

A sidewalk, five feet wide, will be required along Mission Road according to City Policy.

When the previous application was submitted for the Senior Housing Community, pedestrian access was provided to Somerset Drive. The proposed Preliminary Plat does not show that connection. The applicant shall provide a 10-foot wide pedestrian easement along the west side of Lot 2 to provide pedestrian access to Somerset Drive Trail which leads to Franklin Park and the applicant shall construct the sidewalk.

**UTILITIES**

Since the site was developed as a middle school, utilities are available at the site. The applicant has worked with the various utilities and adequate capacity is available to serve the development. The applicant will need to work with the Fire Department to ensure that fire hydrants are properly located. If water and sewer are public lines, easements will need to be defined. Also, drainage and the detention pond will need to be maintained through the Homes Association.

**STORM DRAINAGE**

The applicant has prepared a preliminary Stormwater Management Plan which has been reviewed by the City's Consultant and Public Works and is consistent with the requirements of the City's Stormwater Management code. The original Stormwater Management Plan was prepared based on the previous plan and used 8.6 acres of impervious area. The impervious area on the proposed plan is approximately 6.95 acres. The applicant will need to work with Public Works in the final design of the system. The City does not want to maintain the storm drainage of the site and a note needs to be added to the Plat stating that the Stormwater drainage will be maintained by the Home's Association.

**BUILDING SETBACK LINES**

Building setback lines are shown on the plat for all boundaries except the north property line. The setbacks are 50 feet along Mission Road, the south and southwest property lines and a portion of the northwest property line. A dimension needs to be added to the building setback line on the northwest property line for Lot 1.

**TREES**

Preserving existing trees and vegetation is important, particularly along the south and southwest property lines and is addressed as part of the Site Plan.

Street trees will also be required along Mission Road and the variety, size and spacing will be subject to the approval of the Tree Board.

### **EXISTING IMPROVEMENTS**

The Planning Commission shall give due consideration to the following factors and conditions in reviewing a subdivision plat for approval:

**1. The size of the lots which currently about the proposed subdivision:**

There are four single-family residential lots abutting the south property line and the average size of the four lots is 31,479 square feet. There are also four single-family residential lots abutting the southwest property line and the average size of those four lots is 44,512 square feet which is a little larger than an acre. The average size of the combined eight single-family residential lots is 37,995 square feet. There are three multiple-family lots adjacent to the northwest which are 0.55 acres, 1.3 acres and 1.7 acres in area. There is one multiple-family lot of 3.3 acres adjacent to the north.

**2. The average size of lots which are within 300 feet of the proposed subdivision:**

For the purpose of this factor, only single-family lots are reported. The lots in Town and Country Estates to the southwest average 41,800 square feet and the lots to the south average 37,703 square feet. The lots on the east side of Mission Road in Leawood Lanes average 30,100 square feet. The lots on the east side of Mission Road in Corinth Meadows average 13,445 square feet. The lots on the west side of Somerset Drive in Somerset Place average 10,321 square feet. The lots that back up to those on Delmar Lane average 37,348 square feet.

All the single-family lots within 300 feet in Prairie Village are zoned R-1A which requires a minimum lot area of 10,000 square feet. The lots in Leawood are zoned R-1 Single-Family and the minimum lot area is 15,000 square feet. There are a variety of lot sizes in the immediate neighborhood ranging from 10,000 square feet to over an acre and the quality of development has been very high regardless of the lot size.

**3. The fact that the width of the lot is more perceptible and impacts privacy more than the depth or the area of the lot:**

This factor is not applicable for the plat that is proposed.

The proposed development is controlled by the Special Use Permit and is not a traditional development.

Lot 2 is approximately 8.6 acres with 22 Villas which is 17,028 square feet per Villa and is consistent in the lot area with R-1A zoning.

**4. The likelihood that the style and cost of homes to be built today may be quite different from those which prevailed when nearby development took place:**

The trend in Prairie Village, as well as the metro area, is to build larger homes on infill lots. It therefore can be assumed that the new Villas will be larger and higher priced than other existing homes in the area on similar sized lots. Many of the homes in this area were built in the 50s and 60s so the design and amenities will be significantly different. Also people are wanting larger homes and less yard maintenance.

**5. The general character of the neighborhood relative to house sizes, aging condition of structures, street and traffic conditions, terrain, and quality of necessary utilities:**

The neighborhood is quite diverse in the size of its housing. The residences to the south and southwest were for the most part built in the late 50s and early 60s, and have the larger homes. The area on the west side of Somerset Drive was built in the mid-70s and the homes are smaller. The area east of Mission Road in Leawood was built in the late 50s and early 60s. The area to the north on the east side of Mission Road was built in the mid to late 50s. Most of the dwellings in the area are over fifty years in age. The size of the dwellings varies considerably from 1,500 square feet to 6,000 square feet. The residences have been well maintained and many have undergone renovation to update them.

The street and traffic conditions are good. The terrain is relatively flat in this area. Utility services are readily available.

**6. The zoning and uses of nearby property:**

**North:** R-3 Garden Apartment District - Apartments  
**West:** R-3 Garden Apartment District – Apartments  
**South:** R-1A Single-Family Residential – Single-Family Dwellings and vacant  
**East:** R-1A Single-Family Residential – Single-Family Dwellings  
**(Leawood)** R-1 Single-Family Residential – Single-Family Dwellings

**7. The extent to which the proposed subdivision will, when fully developed, adversely or favorably affect nearby property:**

The six Twin Villas adjacent to the south and southwest property lines will provide a transition from the existing single-family development to the Senior Housing Community. This should have a favorable impact on the existing adjacent residents. It should also be noted that the residents adjacent to the south and southwest have formally endorsed the development of the Villas.

**8. The relative gain to the public health, safety, and general welfare if the subdivision is denied as compared to the hardship imposed on the applicant:**

The approval of this Preliminary Plat is predicated on the approval of the Special Use Permit for the Senior Housing Community. The Special Use Permit was approved by the Governing Body for Lots and this is a logical and reasonable plat for both the neighbors and the applicant.

**9. Recommendations of the City's professional staff:**

After performing a detailed review of the proposed plat, it is the opinion of Staff that this is a good proposed use of this land and that the subdivision fits well and will be compatible with the existing neighborhood. It is the opinion of Staff that it should be approved subject to a number of conditions.

**10. The conformance of the proposed subdivision to the policies and other findings and recommendation of the City's Comprehensive Plan:**

It was not anticipated when Village Vision was prepared in 2006 that Mission Valley Middle School would be closed. As a result an amendment was prepared in 2012 to specifically address this site. The property owner, the neighbors and the community at large provided input in the development of the amendment to Village Vision. The Planning Commission held a public meeting on May 1, 2012 and recommended adoption to the Governing Body who adopted the amendment on May 21, 2012.

The recommendations of the Plan Amendment included two sections as follows:

**1. Encourage developers to obtain community input.**

The proposed developer held a number of meetings with area neighbors on the proposed plan and has reached consensus on most issues. The applicant has obtained input from the neighbors, made plan revisions; reducing the number of units, reducing the height of the building, and moving the ILF/ALF building further north on the site, eliminating the Skilled Nursing/Memory Care facility and reached a formal Settlement Agreement with the neighbors. The use proposed is a senior housing development which is one of the uses identified in the plan.

**2. Limit the uses to those allowed in the R-1A Single-Family District.**

The plan restricted the uses to those listed in the R-1A district plus those included as Conditional Use Permits and Special Use Permits. The proposal is for a senior living development which is allowed if approved as a Special Use Permit.

One of the issues the Plan listed was density. The proposed project has 270 units on 18.4 acres of land for a density of 14.7 units per acre which is less than the apartments and condominiums on the northwest, but much greater than the single-family dwellings to the east, south and southwest. The applicant has proposed a row of Twin Villas along the south and southwest property lines to provide a distance buffer for the adjacent single-family residences.

The proposed developer has met with the surrounding neighbors and has discussed density, access, traffic, and stormwater runoff. A Settlement Agreement has been reached between the parties, and it appears that the applicant has addressed the issues and proposed a use that is in conformance with the Comprehensive Plan Amendment, Chapter 8 Potential Redevelopment D. Mission Valley Middle School.

Village Vision also has pointed out in several areas of the plan that more housing choices should be available to the residents, particularly in the area of senior living.

Village Vision also addresses the fiscal condition of the City and pointed out that redevelopment needs to stabilize if not enhance the economic base of the community. The applicant has stated that this will be a multi-million dollar development. Some residents have suggested that the development will significantly increase municipal service demands to the site. City Staff has examined other similar facilities and their service demands and has determined that the project will not significantly increase City service demands nor require the hiring of additional staff and the purchase of additional equipment.

### **RECOMMENDATION:**

The Planning Commission may deny the Preliminary Plat as submitted, approve the Preliminary Plat as submitted, or approve the Preliminary Plat as submitted subject to conditions. Approval of the Preliminary Plat, either as submitted or conditionally, merely authorizes the preparation of the Final Plat. The Final Plat would then be submitted to the Planning Commission and, upon its approval, it would be forwarded to the Governing Body for its acceptance of rights-of-way and easements.

It is the recommendation of Staff that the approval of the Preliminary Plat be deferred until such time as the Governing Body acts on the Special Use Permit and the Preliminary Plat be revised accordingly and be resubmitted subject to the following conditions:

1. That the applicant provide a 5-foot sidewalk on the west side of Mission Road.
2. That the applicant work with Public Works on the final design of the storm drainage system.
3. That the 25-foot platted rear setback line be dimensional on the northwest property line of Lot 1.
4. That the applicant prepare covenants to guarantee the maintenance of the common areas and utilities and submit it with the Final Plat.
5. That the applicant dedicate a pedestrian easement on the west side of Lot 2 to provide access to Somerset Drive and construct the sidewalk.
6. That the applicant protect and preserve as much existing vegetation as possible along the property lines.
7. That access control to two locations on Mission Road be indicated on the plat.
8. That the driveways be constructed to City standards.