

CITY OF MISSION PLANNING COMMISSION

AGENDA

May 20, 2019

7:00 PM

Mission City Hall - 6090 Woodson

Council Chambers

1. Call to Order
2. Approval of Minutes from the April 22, 2018 Meeting
3. New Business
 - A. Appointment of Audrey McClanahan As Planning Commission Secretary
The Commission will be asked to approve the appointment of Audrey McClanahan as the Planning Commission Secretary.
 - B. Case # 19-02 Non-Conforming Situation Permit, 6591 Johnson Drive
The Commission will be asked to consider an application for a Non-Conforming Situation Permit for renovation of the building at 6591 Johnson Drive.
 - a. Staff Report
 - b. Letter of Intent from Slim Chickens
 - c. Colored Elevations
 - d. Site Survey (Site As Is)
 - e. Site Plan (Proposed Site Improvements)
 - f. Landscape Plans
 - g. Trash Enclosure Detail
4. Old Business
5. PC Comments/CIP Committee Update
6. Staff Updates

*Questions concerning this meeting may be addressed to staff contact,
Brian Scott, Assistant City Administrator at (913) 676-8353 or bscott@missionks.org.*

MINUTES OF THE PLANNING COMMISSION MEETING

April 22, 2019

DRAFT

The regular meeting of the Mission Planning Commission was called to order by Chairman Mike Lee at 7:00 PM Monday, April 22, 2019. Members also present: Pete Christiansen, Jami Casper, Robin Dukelow, Stuart Braden, Burton Taylor, Charlie Troppito and Frank Bruce. Brad Davidson was absent. Also in attendance: Brian Scott, Assistant City Administrator; Martha Sumrall, City Clerk; and Jim Brown, Building Official.

Approval of Minutes from the December 17, 2018 Meeting

Comm. Troppito moved and Comm. Dukelow seconded a motion to approve the minutes of the December 17, 2018, Planning Commission meeting.

The vote was taken (8-0). The **motion carried**.

Election of New Officers

Comm. Braden moved and Comm. Troppito seconded a motion to nominate Comm. Lee as Planning Commission Chair.

The vote was taken (7-0, with Comm. Lee abstaining). The **motion carried**.

Comm. Dukelow moved and Comm. Lee seconded a motion to nominate Comm. Braden as Planning Commission Vice Chair.

The vote was taken (7-0, with Comm. Braden abstaining). The **motion carried**.

Public Hearing - Case # 19-01, Lot Split 5539 Reeds Road

Mr. Scott: This is Lot 119 of Missionhill Acres. The applicant is Lon V. Silber Trust No. 1. This was published on April 22, 2019, in The Legal Record, for a public hearing at tonight's meeting. This all should look familiar. The property directly behind this, to the immediate east on Maple and 56th Street, was before us about this time last year, requesting a lot split, which was subsequently recommended for approval by the Planning Commission to the City Council. The lot split has been recorded Johnson County Recorded of Deeds, and if you've driven by there lately, you'll notice that a tree has been cut down, making room for a new home on that lot. We are in the process of reviewing plans for that new home. And then, directly across the street, Mr. Steve Clayton was here in December with a request to split the lot. This was approved by City Council as well. He has submitted plans to construct a new home on one of the lots. He is submitting plans for a second home in the near future.

This is a single-family two-story home that was built in 1940. The home is currently located on the southern portion of the subject property. If the lot split is approved, the home on the southern lot would remain standing. The applicant intends to sell the northern lot, the portion that is unimproved, to Mr. Steve Clayton of Clayton Homes for the construction of a new single-family home to be sold at market rate. The analysis we talked about in the past is applicable here as well. Lot 119 is currently 120 feet wide and 140 feet deep. If it is split, each lot would be 60 feet wide and 140 deep. City Code Section 410.010 (I) states any single-family dwelling constructed, reconstructed or altered shall require a lot having a width of not less than seventy (70) feet and an average depth of one hundred ten (110) feet, with the following exception: Any lot may be split to a minimum width of sixty (60)

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feet and depth of one hundred ten (110) feet if it complements the overall character of the adjacent neighborhood. In considering applications for a lot split to a width of less than seventy (70) feet, the lot width of any newly created lot may not be less than seventy-five percent (75%) of the average front lot width of lots within the subject property's block.

So, we looked at the subject block, which is bounded by Reeds Road on the west, 55th Street on the north, Maple Street on the east, and 56th Street on the south. This is shown as a table on page 3 of the staff report with the width of various lots in that block. Most of them are about 62.5 feet; a couple are a little larger than that. When we do the math on that, the average is 68.31, and 75 percent of that would be 51.23 feet. So, the proposed lots are obviously not as low as that. These lots would be 60 feet wide. So, this would meet the definition provided in the code. Staff recommends approval. I believe the applicant is here tonight. Mr. Clayton is also here if you have questions of him.

Chair Lee: Would the applicant like to speak?

[No comments from the applicant.]

Steve Clayton, appeared before the Planning Commission and made the following comments:

Mr. Clayton: I'd like to say a few words. You've already approved the one on Maple, one's already under construction and has the foundation in. I plan next week to turn in plans on the other lot. This lot, I have a contract to purchase from them. My intent originally was to put the same house that I'm putting on one of the lots on Maple, but now I have another lady who lives in Mission who wants to downsize, and what I intended to put there was bigger than she wants. So, her and I are meeting after the approval and stuff, and I think what she wants is comparable. You're probably talking about, that's a walk-out lot, you're probably looking at a 1,300 to 1,400 square foot ranch with a walk-out basement. It's actually the same house that I was planning to do, but the one I was planning to do was closer to 1,600 square feet. So, it would be a little bit smaller, but I think it would fit into the neighborhood great. I've gotten to know all of the neighbors. I mean, for some odd reason, I think they all love me. Because they all know what I'm doing to their property values. I'm over there quite often, talking to people who live right across the street, and other times talking to people who live to the north of me. Adele, she's getting ready to fix her place up and sell it. Her and I are working on cleaning up some trees. So, I do better the whole area, is what it comes down to. I just wanted you to know that, again. I think you all know I've done five or six here in Mission already. I intend to do more as long as you allow lot splits. Or reasonable tear-downs. I can't tear down something that costs too much. That's all I have. I would appreciate the approval.

Comm. Troppito: Where are you planning on putting ingress/egress on this split lot? Which streets?

Mr. Clayton: This lot split would be on Reeds. It's the next block west of where I am doing presently.

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Comm. Troppito: Well, I realize that, but... Let me ask another way. Where do you anticipate the driveways to be?

Mr. Clayton: The driveway would be on Reeds. Because that's an interior lot. The split that we're looking for is the northern portion of that corner lot.

Comm. Troppito: Thank you.

Mr. Bruce: A question for staff. After the lot split, the existing house will still be in compliance with all of the required offsets?

Mr. Scott: That's correct, yes.

Comm. Dukelow: Mr. Chairman, if there are no other comments or questions, I'd like to move that the Planning Commission recommend approval of Case No. 19-01, Lot Split of Lot 119 of Missionhill Acres.

Comm. Braden: Second

Chair Lee: Call the roll, please. [*Started roll call.*] I just realized that we didn't open the public hearing. Let's stop and go back.

[*The Chairman opened the public hearing; there being no one to be heard, the Chairman closed the public hearing.*]

The vote was taken (8-0). The **motion carried.**

Old Business

Trinity Lutheran Electronic Message Board Sign

Mr. Scott: I wanted to close the loop with you all. This is an item that came to you back in October. I talked with the administrator of the church again, and he agreed to follow your suggestion that you'll allow for a sign that was identical to the sign that was there before. So, I drafted a Memorandum of Understanding. I signed it, Mr. Conrad signed it representing the church, and we issued them a permit back in January. I'm surprised they haven't put it up already. I expect they will probably do it this summer, once the weather breaks. So, I just wanted to close that loop with you all, let you know if you drive by and see the sign, that's what's going on.

PC Comments/CIP Committee Update

National Planning Conference 2019

Comm. Christiansen: This was my first time there. It was a good experience. San Francisco is a neat town, but it is very expensive to live there. Everything that I went to was affordable housing. By their standards, everything in Mission, and possibly even the Kansas City area, is considered "affordable." Average apartment, for a single studio, 400 to 500 square feet, is around \$3,000 a month. When I told people what I pay for my mortgage, they freak out a little bit. And then, there was a whole bunch of other things that I sat in on, but the overall theme that I got from San Francisco is that affordable housing, and how they're trying to tackle it. And they just released a naval base for

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development, and I think they're in their 10th year of dealing with the Navy, and everybody wants a piece of this couple thousand acre property in an undeveloped area that's in the last area of undeveloped area in the Bay area. So, they're at 10 years and they haven't even released the property yet. So, when I talked about projects here that have been going on for years, they kind of laughed at us.

Comm. Dukelow: Yeah, affordable housing is a big issue. One of the first things that I did was one of the things that I repeatedly enjoyed, is the orientation tour. This was basically a bus ride around the city. It seemed like it was about four hours. And the people who were narrating it are planners. They have a huge planning department. I don't remember how many, I want to say it was, like, 13 or 14. I mean, you ask them a question, and they're like, "Oh, yeah, we regulate everything." However, I did ask about 5G, and they have not addressed that. At least the person there didn't know the answer. They said, "Well, surely we're thinking about it, or planning for it, but we don't have... I don't know the answer."

They have an incentive, and I'm not sure exactly the details of it, but it's for rent control. I think it's an incentive they offer to developers, if so many of the properties in their development are rent controlled, then they get, you know, maybe they'll get an additional story, or expedited permitting, or something like that. Again, affordable housing is a really, really big issue there. It's very, very dense, and I don't know the square footage, but they did tell me that in 2015, they had 850,000 people. And it's not a very big... It's a peninsula. San Francisco proper is...

Comm. Christiansen: I think it's 7 by 7 miles.

Comm. Dukelow: Yeah, that's pretty dense. The other thing they talked about a lot was, they called it POPOS. These are privately-owned public open spaces that are in, for example, an office building, or any kind of a development. And I'm not sure what the threshold is for which the developer is required to provide that, but it may be a rooftop space, or a garden space, an outdoor courtyard - something in the property that is accessible and useable by the public. Thinking about that, and all the homeless population there, it makes me wonder how... I'm curious how that works, in reality, if it ever becomes a problem. But, yeah, it's a very busy place. I mean, the main street, you can't even drive a car, a private car isn't supposed to drive on that road. Public transit is very pervasive, very busy. You hear all languages. When you do the bus tour, you know, please sit down, be quiet, don't do this, don't do that. You get it in, like, five languages. So, it's a very dense and very busy place. I had a great time, but honestly, it's exhausting.

Comm. Christiansen: One thing to add to that. They have a mandatory 20 percent of any development for residential use has to be affordable housing. So, of 100 units, they're required by law to have 20 that are affordable. Of course, (inaudible) determine the market value of housing. And they determine the property values. And they don't have to do the 20 percent, but then they have to donate that equivalent of square footage within a mile of their development.

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Mr. Bruce: What would be the market rate on those 20 percent? You said the city (inaudible) is 3,000?

Comm. Christiansen: Yeah, so, it just depends on the development, you know, condos are in the multi-million-dollar range. But they will provide that affordable one, maybe 2,000 to 3,000 a month for a two- or one-bedroom. It varies on what the property is and what they're trying to sell.

Mr. Taylor: They weren't calculating based on the percentage of market rate? Any idea what "affordable" is?

Comm. Christiansen: San Francisco government determines what "affordable" is, and you have to provide 20 percent before development. And also, you're not allowed to build more than one floor and/or area.

Comm. Dukelow: Another thing that I enjoyed was a tour of the Net Zero Energy training center. It's a place where electricians - primarily - can do an apprenticeship, and they're learning about synchronizing Smart building controls for natural ventilation. And lighting, of course, which is not anything new. But, they're also learning about installation and operation of affordable tanks and solar water heating systems and different renewable energy features on buildings, and how to manage all of them. I thought that was interesting.

Comm. Troppito: Just a comment. I wonder if the Sustainability Commission would be interested in hearing that part of your report.

Comm. Dukelow: I will share my brochure with Josh.

Staff Updates

Mr. Scott introduced Jim Brown, the new building official, who has worked in this area for 30 years in various cities. He now lives in Overland Park and looks forward to serving the City of Mission.

Mr. Scott then stated that Audrey McClanahan has been hired as an office assistant and will be starting later this month. Also, a new code enforcement officer has been hired and will start the first week in May.

Comm. Troppito asked about the status of hiring a City Planner. Mr. Scott said that funding for a city planner has been proposed for the 2020 Budget.

Mr. Scott then updated the commissioners in terms of 5G communications and the status of where the City is at in terms of regulation. He has talked with Attorney Pete Heaven, and Mr. Heaven drafted an email outlining the definition of 5G and how it may affect the city. That email has been provided to commissioners.

Comm. Troppito thanked Mr. Scott for looking into this issue and noted that there is substantial opposition to this by citizen groups. There are claims on social media that it could have adverse health effects. He stated Council should consider adoption of a policy in support of HR530, which would restore local zoning control regarding this issue. He

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asked that a copy of HR530 be made a part of these minutes (attached). Comm. Troppito stated that in addition to contacting our Senators and Representatives, Council should contact our representatives at the State level to encourage their support of similar state legislation.

ADJOURNMENT

With no other agenda items, **Comm. Dukelow moved and Comm. Taylor seconded a motion to adjourn.** (Vote was unanimous). The **motion carried.** The meeting adjourned at 7:30 P.M.

Mike Lee, Chair

ATTEST:

Martha Sumrall, City Clerk



MEMORANDUM

Date: May 17, 2019

To: Chairman Lee and Members of the Planning Commission

From: Brian Scott, Assistant City Administrator

RE: Appointment of Ms. Audrey McClanahan As Planning Commission Secretary

It is my pleasure to offer the appointment of Ms. Audrey McClannahan as Planning Commission Secretary.

Ms. McClanahan was recently hired to serve as the Office Assistant for the Community Development Department. In this role she will answer the phone and greet citizens and other parties that may have inquiries with the department. She will also be responsible for processing land use and building permit applications and general coordination of office processes and functions.

Ms. McClanahan will also serve as the Planning Commission Secretary preparing agendas for the meetings, publishing notices of public hearings, and taking minutes.

Prior to joining our staff Ms. McClanahan was a school teacher in the Olathe School District, and an office assistant for the University of Missouri School of Law, Johnson County Sheriff's Office, and the McConwell Law Offices here in Mission. Ms. Clanahan is a graduate of the University of Missouri - Kansas City with a Bachelor of Arts in Criminal Justice.

Proposed Motion: Mr. Chair, I move to appointment Ms. Audrey McClanahan as Planning Commission Secretary for the City of Mission, Kansas, effectively immediately.

STAFF REPORT
Planning Commission Meeting May 20, 2019

AGENDA ITEM NO.: 2.

PROJECT # / TITLE: Case # 19-02

REQUEST: Non-Conforming Situation Permit

LOCATION: 6591 Johnson Drive
Mission, Kansas 66202

**PROPERTY OWNER/
APPLICANT:** Rick Weiser,
Executive Vice President
Block and Company
605 West 47th St. Suite 200
Kansas City, MO 64112

PUBLIC HEARING: **None**

STAFF CONTACT: Brian Scott, Assistant City Administrator



Property Information:

Zoning of the Subject Property

The subject property is currently zoned “C-2B” - Retail and Service District.

Surrounding properties are zoned and developed as follows:

- West: “CP-2B” Retail and Service District - Former Runza restaurant
- South: “C-2A” Pedestrian Oriented Business District - Mission West Shopping Center
- East: “CP-2B” Retail and Service District - Proposed Tidal Wave Auto Spa
- North: “C-1” Restricted Business District - Pizza Hut
- “C-0” Office Building Districts - Mission Chiropractic and Wellness

Comprehensive Plan Future Land Use Recommendation for this area:

The Comprehensive Plan indicates this area as mixed-use, with medium density appropriate for residential, office, and retail uses.

Background:

The structure on this property is a single, one-story, fast-food restaurant built in 2001 as a Taco Bell restaurant. The structure has a facade that is primarily EIFS with a block brick wainscot around the base. There is a multi-color band that goes around the top of the building serving as the parapet wall, and a faux belfry above each entrance. The general appearance is in keeping with the corporate look of Taco Bell restaurants.

The Taco Bell restaurant closed in the winter of 2018. The owner of the property, Block and Company, has a lease pending with the franchisee of a Slim Chickens restaurant. As such, the two parties wish to renovate the structure to be compatible with the corporate prototype for a Slim Chickens restaurant.

Zoning:

As previously stated, the property is zoned C-2B. Section 410.100 of the Mission Municipal Code provides the purpose and intent of this zoning district as;

This business district is for the purpose of permitting, regulating and encouraging retail and service establishments which serve a broad section of the general public. Products and services offered are of the type where the consumer enters one (1) or more places of business to accomplish his/her purpose or where he/she may remain in an automobile while conducting business. Customer and employee parking is commonly on the premises. The sale and servicing of motor vehicles may be permitted including auto parts, gasoline service stations, car washes and quick-lube shops. In addition, this district is suitable for such non-pedestrian oriented businesses as plumbing and heating shops, repair shops and supermarkets.

The existing use is permitted within this zoning district, and the structure and overall property comply with the stipulations of the zoning district in terms of height, setbacks and parking.

This property is also located in the West Gateway overlay district, which stipulates the application of the Form Base Code. The subject property is located within Block Y of the West Gateway overlay district plan, which stipulates mid-rise structures (2 to 4 stories in height) and high-rise structures (5 to 16 stories in height) with parking structures behind.

Section 410.340 (C)(1) of Mission Municipal Code provides for the following:

- C. There is hereby incorporated herein by this reference the "Form Based Code for the West Gateway Study Area" ("Form Based Code"), copies of which are on file in the City offices. The Form Based Code shall be applicable to the West Gateway District.
 - 1. Designs and uses set forth in the Form Based Code shall govern all facets of the development or redevelopment in the West Gateway Study Area, *except as indicated in Sections 420.130 through 420.230 (emphasis added)*.

Section 420.190 - Non-Conforming Site Improvements states:

- A. On lots with non-conforming site improvements, no additions to or repairs or renovations of any structure or site improvement may be made without first either bringing the non-conforming site improvements into complete conformity with the regulations applicable to the zoning district in which the lot is located or obtaining a non-conforming situation permit pursuant to this Section. Provided however, that this Section shall not apply to the following circumstances:
 - 1. Repairs or restoration of a structure pursuant to Subsection (B) of Section 420.170; or
 - 2. Minor repairs or renovation of a structure or site improvement.
- B. For purposes of this Section, "*minor repairs or renovation*" shall mean repairs or renovation costs which do not exceed ten percent (10%) of the structural value of a structure or site improvement.
- C. When an addition to or repairs or renovation of any structure or site improvement is proposed on a lot with a non-conforming site improvement(s), the Board of Zoning Appeals (in the case of a conventional zoning district) or the Planning Commission (in the case of a planned zoning district) may approve a non-conforming situation permit allowing such addition or repairs or renovation if it finds that:
 - 1. The non-conforming site improvement(s) is the only non-conforming situation pertaining to the property.
 - 2. Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible.
 - 3. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety.
- D. For purposes of Subsection (C), mere financial hardship does not constitute grounds for finding that compliance with the site improvement requirements is not reasonably possible.

Analysis:

While the existing structure conforms to the C-2B base zoning, it does not conform to the Form Based Code in terms of height and setbacks. Any improvements to the structure would need to comply with the Form Based Code except for those improvements that fall within Section 420.130 through Section 420.230 of the Code pertaining to non-conformity. Section 420.190, in particular, pertains to non conforming site improvements, which would be the case with the subject property.

Section 420.190 states;

(N)o additions to or repairs or renovations of any structure or site improvement may be made without first either bringing the non-conforming site improvements into complete conformity with the regulations applicable to the zoning district in which the lot is located or obtaining a non-conforming situation permit (emphasis added) pursuant to this Section. Provided however, that this Section shall not apply to the following circumstances:

1. Repairs or restoration of a structure pursuant to Subsection (B) of Section 420.170; or
2. Minor repairs or renovation of a structure or site improvement.

Section 420.170 - Repair, Maintenance and Restoration - pertains to the routine repair and restoration of non-conforming structures, or repair and restoration resulting from a fire or some other type of damage to a structure. This would not be applicable to the situation at hand with the subject property.

Minor repairs or renovation of a structure is defined as anything less than 10% of the value of the structure. The Johnson County Appraiser indicates the value of the structure to be \$129,450. Ten percent of this amount would be \$12,945. The applicant has indicated that the exterior improvements will be valued at \$150,000.

Thus, subsection "C" of Section 420.190 becomes applicable.

When an addition to or repairs or renovation of any structure or site improvement is proposed on a lot with a non-conforming site improvement(s), the Board of Zoning Appeals (in the case of a conventional zoning district) or the Planning Commission (in the case of a planned zoning district) may approve a non-conforming situation permit allowing such addition or repairs or renovation if it finds that:

1. The non-conforming site improvement(s) is the only non-conforming situation pertaining to the property.
2. Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible.
3. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety.

Suggested Findings of Fact - Section 420.190 Non-conforming Site Improvements.

The Planning Commission makes the following findings of fact in granting a non conforming situation permit to the applicant for the property located at 6591 Johnson Drive:

1. The non-conforming site improvement(s) is the only non-conforming situation pertaining to the property.

The structure itself is the primary non-conforming situation on the property. The Form Based Code stipulates a mid-rise structure with a minimum height of two stories and a setback of no more than ten feet. The current structure is only one story and is approximately 55 feet from the front property line. The proposed improvements to the structure are cosmetic in nature and will not add to or increase the non-conformity of the structure. The structure, and property as a whole, complies with all aspects of the base zoning district.

2. Compliance with the site improvement requirements applicable to the zoning district in which the property is located is not reasonably possible.

The Form Based Code stipulates a mid-rise structure with a minimum height of two stories and a setback of no more than ten feet. The current structure is only one story and sits further back from the property than 10 feet. To comply with the Form Based Code would mean that the structure needs to be substantially renovated, or demolished and rebuilt altogether, which is not reasonable possible.

3. The property can be developed as proposed without any significant adverse impact on surrounding properties or the public health or safety.

The property has existed as is for nearly 20 years without an adverse impact to surrounding properties. The proposed improvements are cosmetic in nature and will not substantially change the structure, and thus will not have any impact on the surrounding properties. In fact, as presented, the improvements will provide a fresh look to the structure that is more in keeping with other recent developments and facade improvements along the Johnson Drive corridor. Elements of the proposed design including materials, signage and landscaping do comply with the Form Based Code as well as the Johnson Drive Design Guidelines.

Additional Comments

The proposed renovation of the structure will entail covering the existing EIFS with fiber cement board lap siding that will be a dark grey in color. The existing brick block wainscot will be repainted a light grey to compliment the new siding. Metal awnings will be added above the windows and entrance along with exterior light fixtures that provide downward directional lighting on to the awnings.

A small covered area will be added to the front of the building. Though this area will not be large enough to accommodate outdoor dining, it will provide the appearance of a “front porch” offering a more human element and interplay to the street activity along the Johnson Drive corridor. Elevations of the proposed renovation are attached.

The parking lot will be altered to provide for additional parking on the west, south and east side. This will not only meet the requirements of the Slim Chickens, but will help alleviate some of the current parking issues at the Mission West Shopping Center. In doing this, a dedicated drive-thru lane will be created. The existing trees will be removed, but new trees (maples, honeylocust, and crabapple) will be added in the grassy area in front and in the islands. Junipers and ornamental grass will also be incorporated in the landscaping in front and drive-thru area. Site plan and landscape plan are attached.

Proposed signage is within the stipulations of the City's sign code.

Staff Recommendation

Staff recommends the Planning Commission adopt the findings of fact contained in this staff report and grant a non-conforming situation permit for Case # 19-02 - 6591 Johnson Drive.

Planning Commission Recommendation

Planning Commission will meet on Monday, May 20, 2019 to consider this application.

City Council Action - No City Council action is needed.



April 29, 2019

Slim Chickens
1088 E. Milsap Rd.
Fayetteville, AR 72701

To whom it may concern,

Slim Chickens intends to use the property located at 6591 Johnson Drive, formerly Taco Bell, as a dine-in and drive-thru restaurant. Slim Chickens serves fried and grilled chicken, salads, wraps, sandwiches and side dishes in a family-friendly, blues music-themed setting. Slim Chickens will re-face the exterior of the building to match our standard trade dress like other locations in the Kansas City Metro area. We will also be refurbishing the interior of the building and updating the landscaping per City requirements.

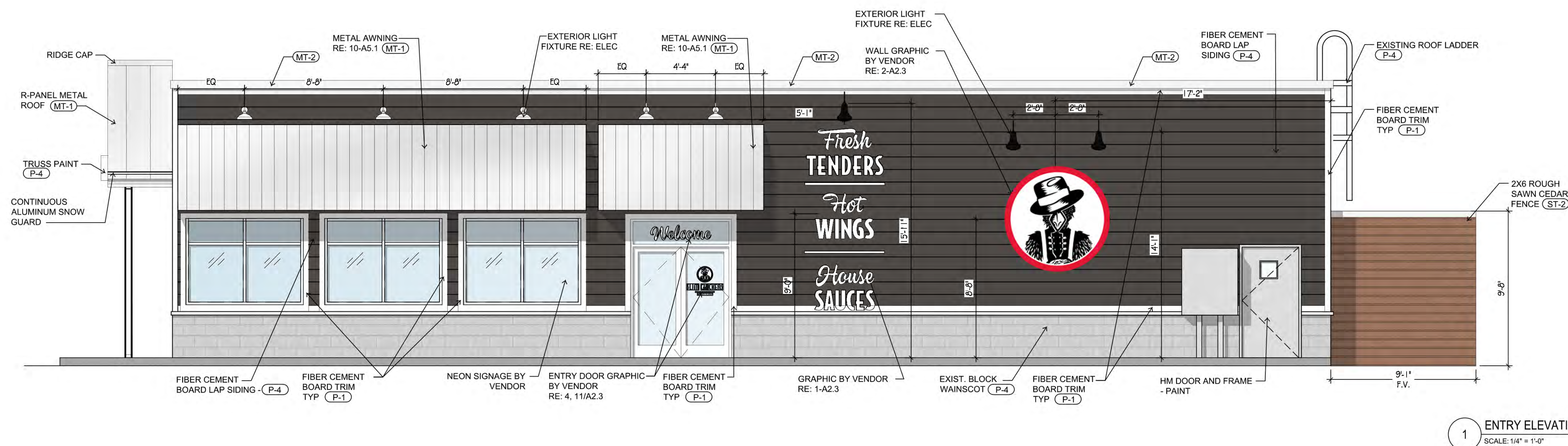
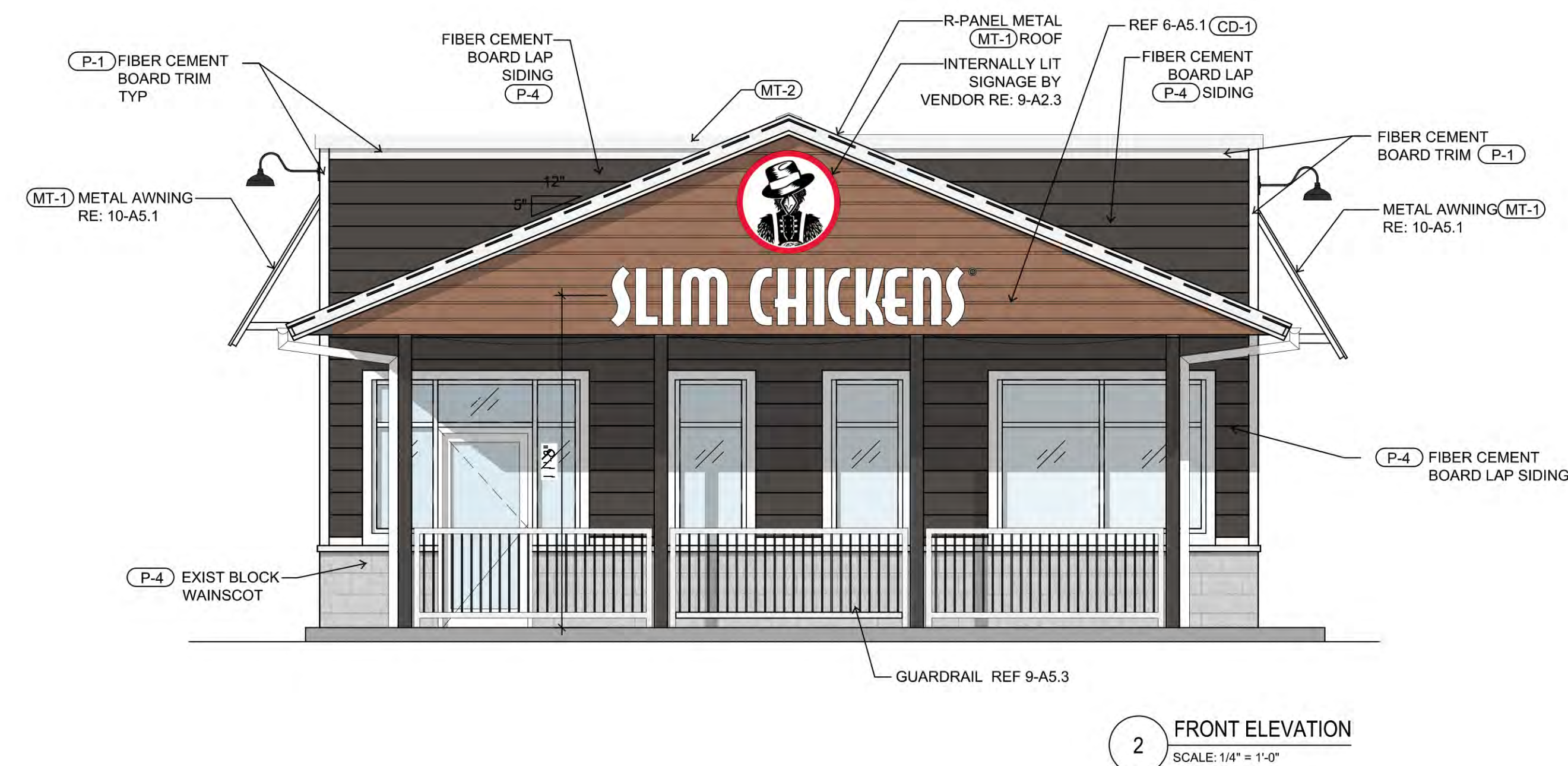
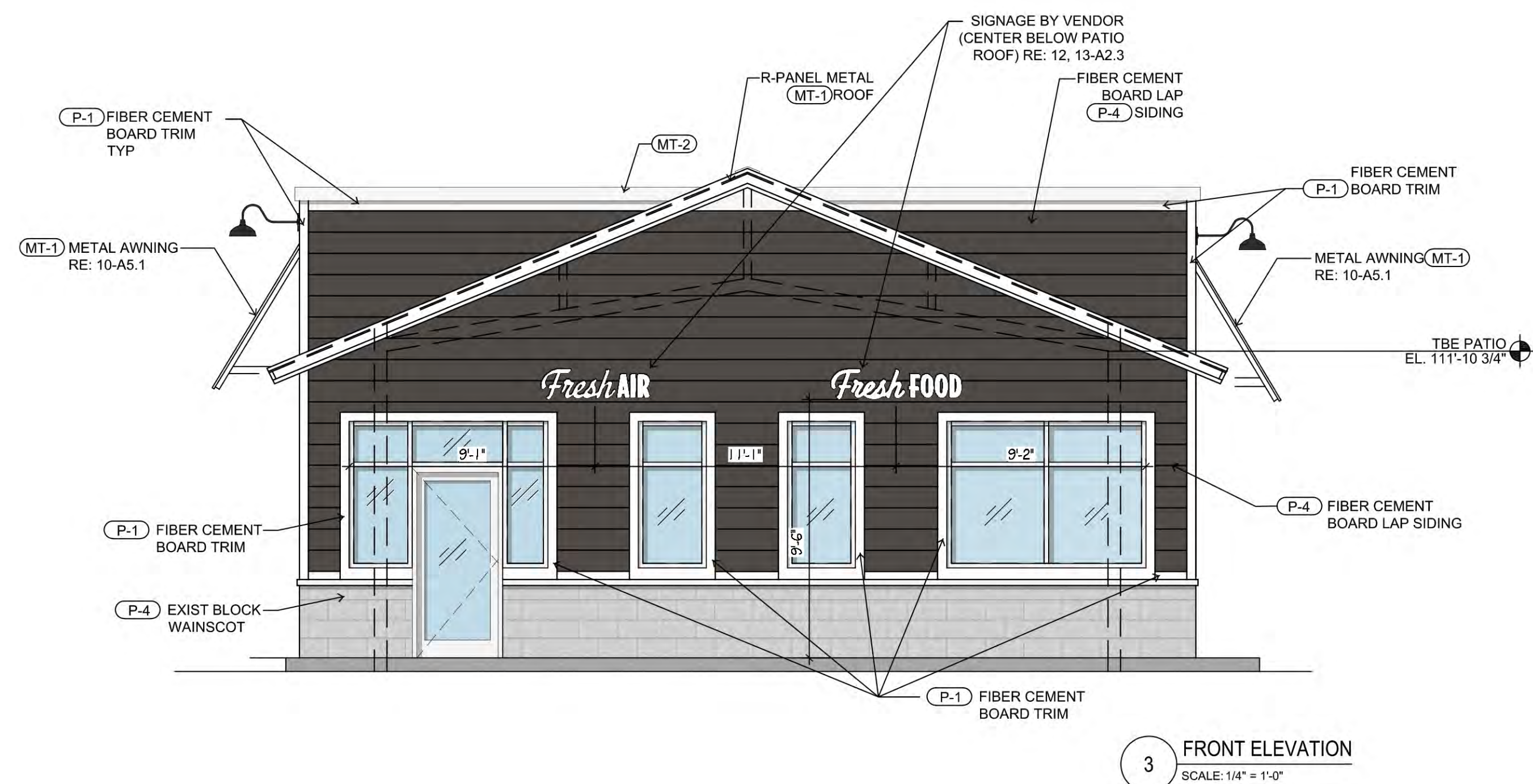
If you have any additional questions concerning the intent for the building or Slim Chickens operating standards, please contact me directly.

Sincerely,

Kendra Payne
Director of Design and Project Management
Slim Chickens
kendra@slimchickens.com
479.799.7427

SHEET NOTES

1. REF A5.4 FOR FINISH LEGEND.
2. SIGNAGE COMPANY TO PERMIT THE LARGEST POSSIBLE SIGNAGE. COORDINATE WITH AHJ.
3. SIGNAGE COMPANY TO PROVIDE A MONUMENT SIGN TO THE MAXIMUM EXTENTS ALLOWED BY THE AHJ.



THIS DOCUMENT IS THE PROPERTY OF KFC. NEITHER THE DOCUMENT NOR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE EXPRESS WRITTEN PERMISSION OF KFC.



18320.19001

REVISION:	Mark	Date	By

PROJECT TITLE
SLIM CHICKENS

6591 JOHNSON DRIVE
MISSION, KS

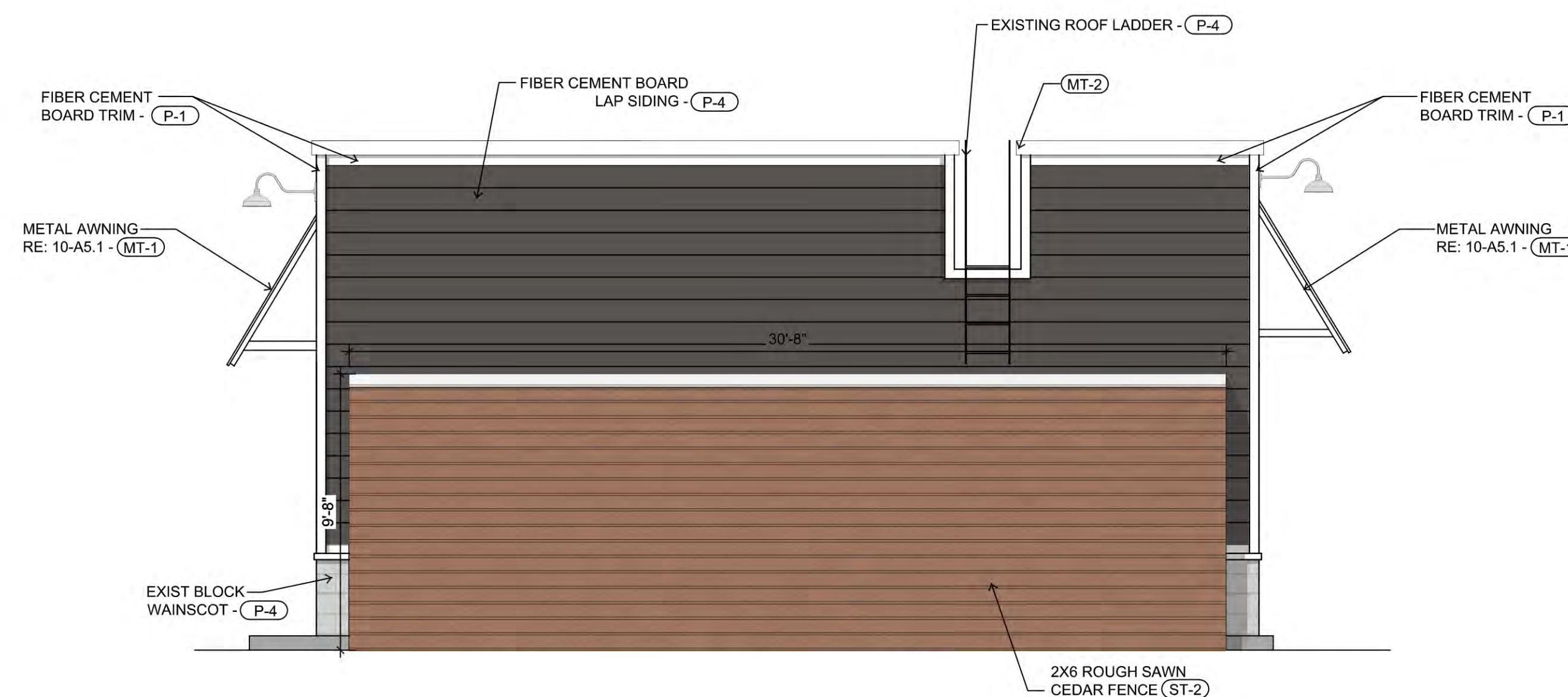
COMMISSION NO.
ISSUE DATE **05.13.19**
SHEET TITLE

EXTERIOR ELEVATIONS

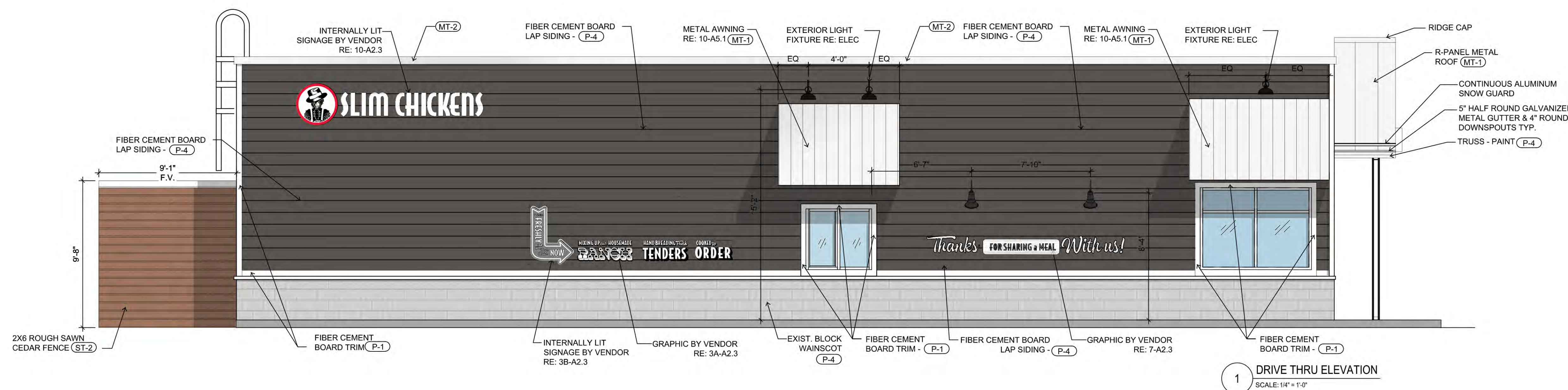
SHEET NO.
A2.1

SHEET NOTES

1. REF A5.4 FOR FINISH LEGEND.
2. SIGNAGE COMPANY TO PERMIT THE LARGEST POSSIBLE SIGNAGE. COORDINATE WITH AHJ.
3. SIGNAGE COMPANY TO PROVIDE A MONUMENT SIGN TO THE MAXIMUM EXTENTS ALLOWED BY THE AHJ.



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



18320.19001

REVISION:	Mark	Date	By

PROJECT TITLE
SLIM CHICKENS

6591 JOHNSON DRIVE
MISSION, KS

COMMISSION NO.
ISSUE DATE 05.13.19
SHEET TITLE

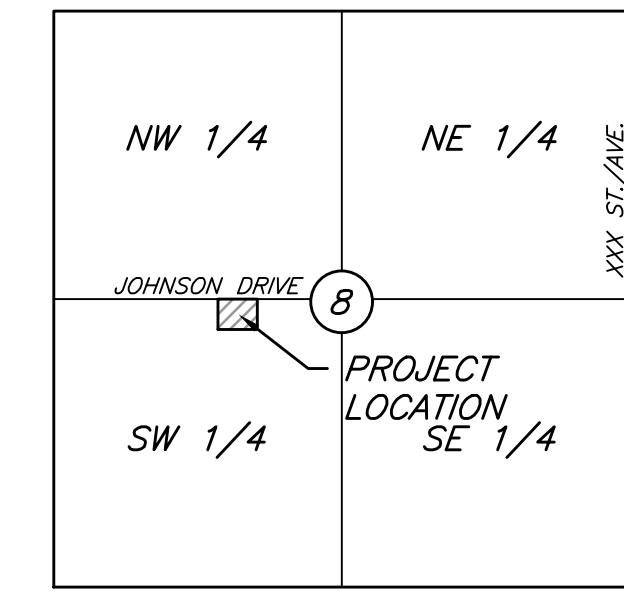
EXTERIOR ELEVATIONS

SHEET NO.
A2.2

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 PLOT FILE: 20190519_18320.19001.dwg
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BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 6 & 7, BLOCK 1, WEST MISSION
SW 1/4, SEC. 8, T. 12 S., R. 25 E.
MISSION, JOHNSON COUNTY, KANSAS

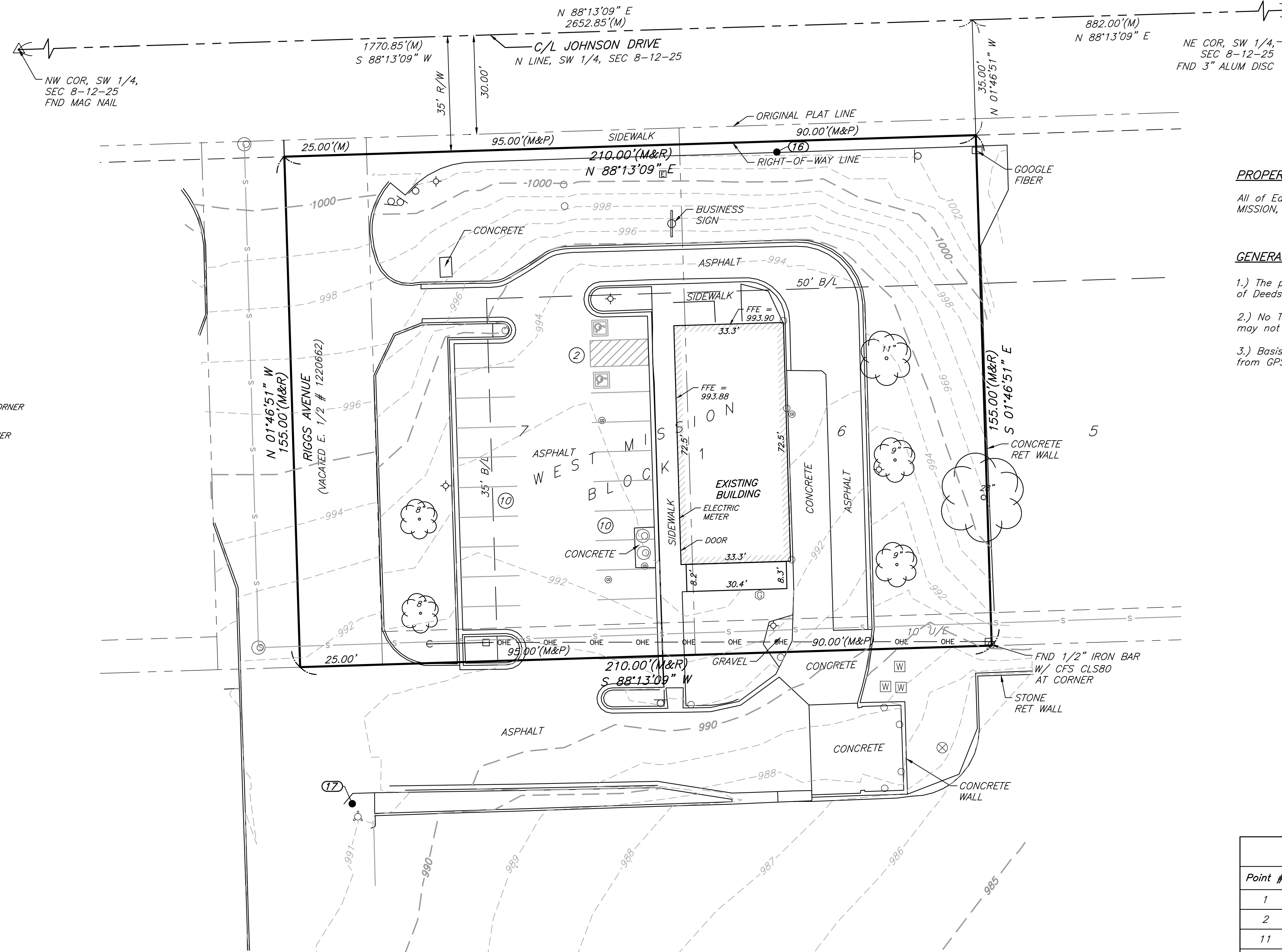


VICINITY MAP
SEC. 8-12-25
N.T.S.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 28th day of February, 2019 and that said survey meets or exceeds the current Kansas Minimum Standards for Boundary Surveys, as established by the Kansas State Board for Technical Professions.

John E. Young LS-1298

3-5-19
Date



PROPERTY DESCRIPTION:

All of East half of vacated Riggs Avenue and all of Lots 6 and 7 Block 1, WEST MISSION, except the North 5 feet now in Johnson Drive Right-of-Way.

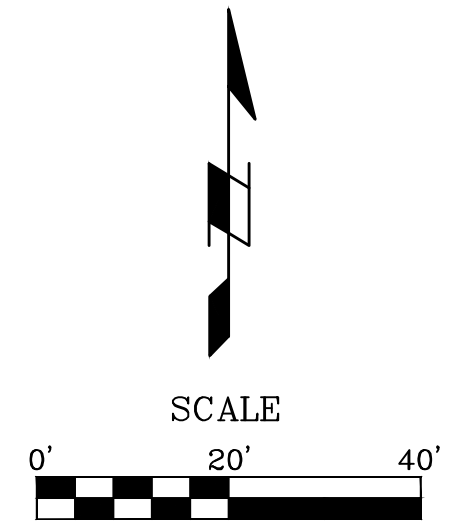
GENERAL SURVEY NOTES:

- 1.) The plat of WEST MISSION is recorded in Plat Book 13 at Page 66 in the Register of Deeds Office in Johnson County, Kansas.
- 2.) No Title Report was provided at the time of this survey therefore all easements may not be shown.
- 3.) Basis of Bearings were established by the Kansas State Plane Coordinate System from GPS Observation.

SURVEY CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
1	268252.45	2258872.90	1053.75	BM 264
2	268405.24	2261504.44	993.70	SC JIN ALUM DISK
11	268322.80	2258852.88	1034.67	SC MAG NAIL
16	268337.70	2260563.60	1002.27	MS L CUT
17	268139.94	2260434.70	991.37	MS L CUT

BENCHMARK:

BM 264: 2" Alum Disk set in the top of east hubguard at the centerline of south abutment bridge over Johnson Drive.
ELEVATION = 1053.75



LEGEND

- ⊕ - BENCHMARK
- ⬠ - MONUMENT FOUND AS NOTED
- ⬠ - SET MONUMENT AS NOTED
- - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (P) - PLATTED DISTANCE
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- B/L - BUILDING SETBACK LINE
- U/E - UTILITY EASEMENT
- ⊙ - EXISTING TREE
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - WATER VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - CLEAN OUT
- ⊙ - POWER POLE
- ⊙ - LIGHT POLE
- ⊙ - GUY WIRE
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - ELECTRIC PEDESTAL
- ⊙ - BOLLARD
- ⊙ - PARKING COUNT
- ⊙ - ADA STALL
- S - SANITARY SEWER LINE
- OHE - OVERHEAD ELECTRIC

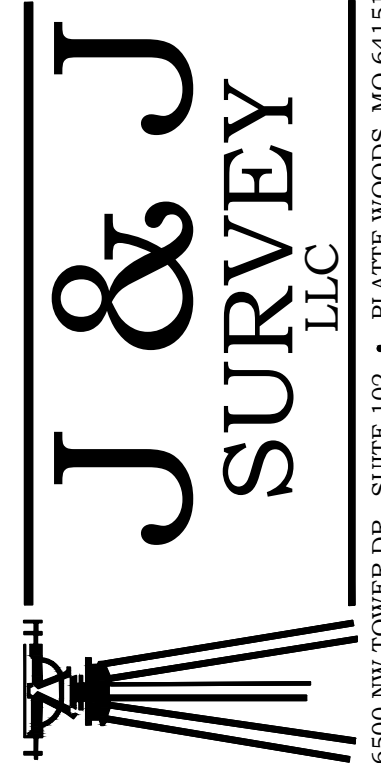
CLIENT:
Sam Malinowsky

PROPERTY LOCATION:
6591 Johnson Drive
Mission, Kansas

UTILITY NOTE:

The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, locking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Location: S:\19.037 - 6591 Johnson Drive\DRAWINGS\6591 johnson dr.dwg



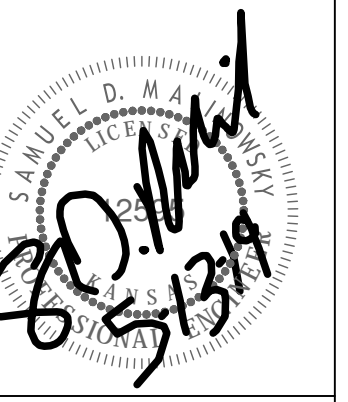
6500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 41-1017 • FAX (816) 41-1018

03/05/19

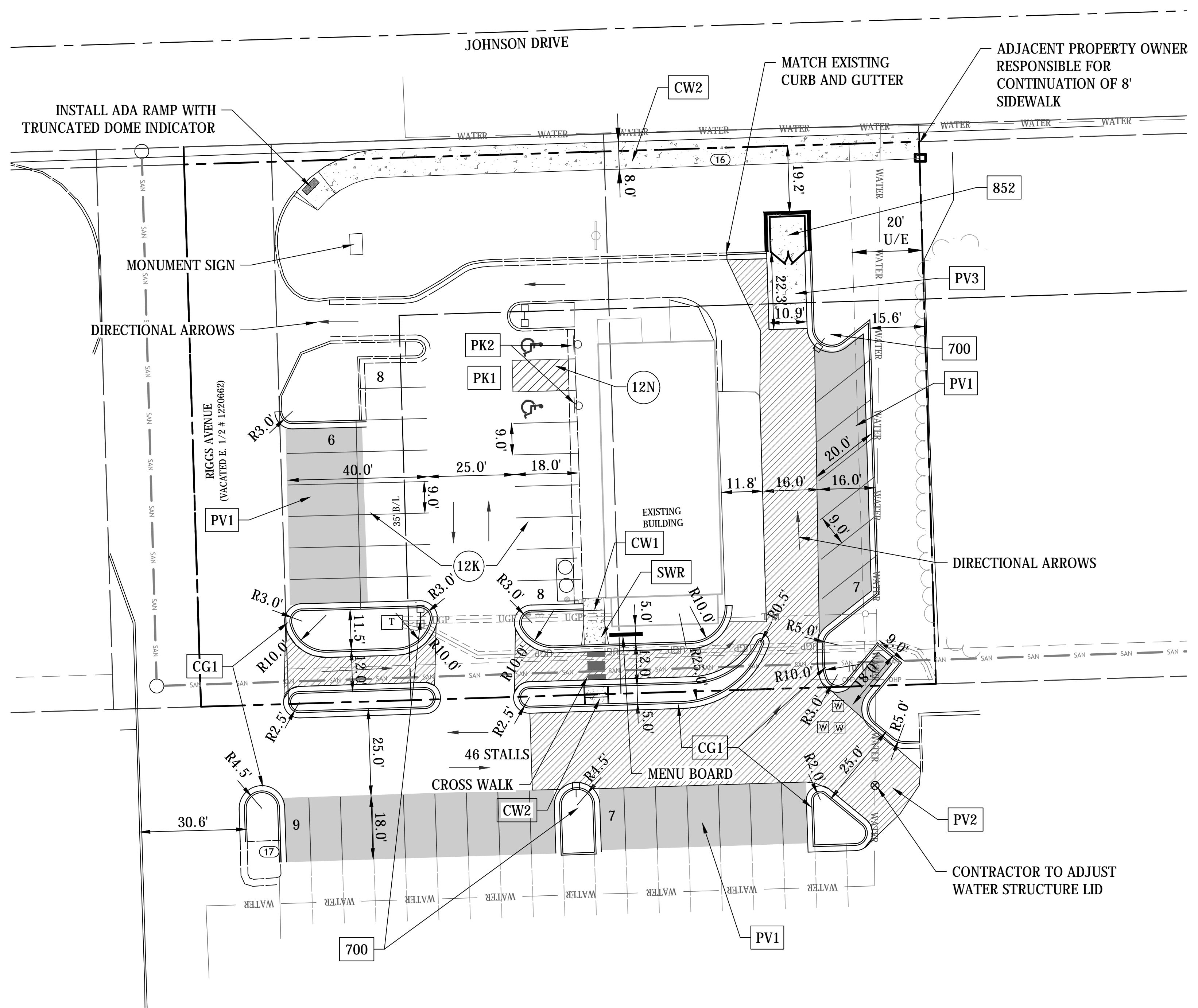
INITIAL SUBMITTAL

1

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Revisions
 5-13-19 CITY COMMENTS



CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE ALDI STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL 102.

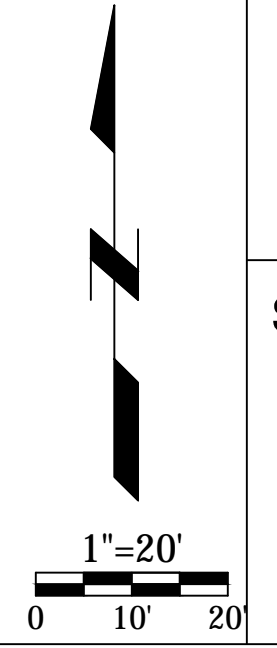
NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
4. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

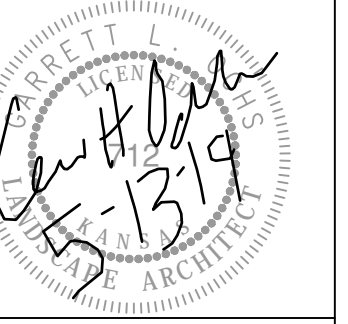
- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 ACCESSIBLE SIGN
 - CG-1 TYPE B CURB AND GUTTER
 - CW1 CURB WALK AT BUILDING
 - CW2 CONCRETE SIDEWALK
 - SWR SIDEWALK ADA RAMP
 - PV1 LIGHT DUTY ASPHALT
 - PV2 HEAVY DUTY ASPHALT
 - PV3 CONCRETE PAVEMENT
 - 700 LIGHT POLE BASE
 - 852 SERVICE YARD

- NOTES:
- 12K WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.

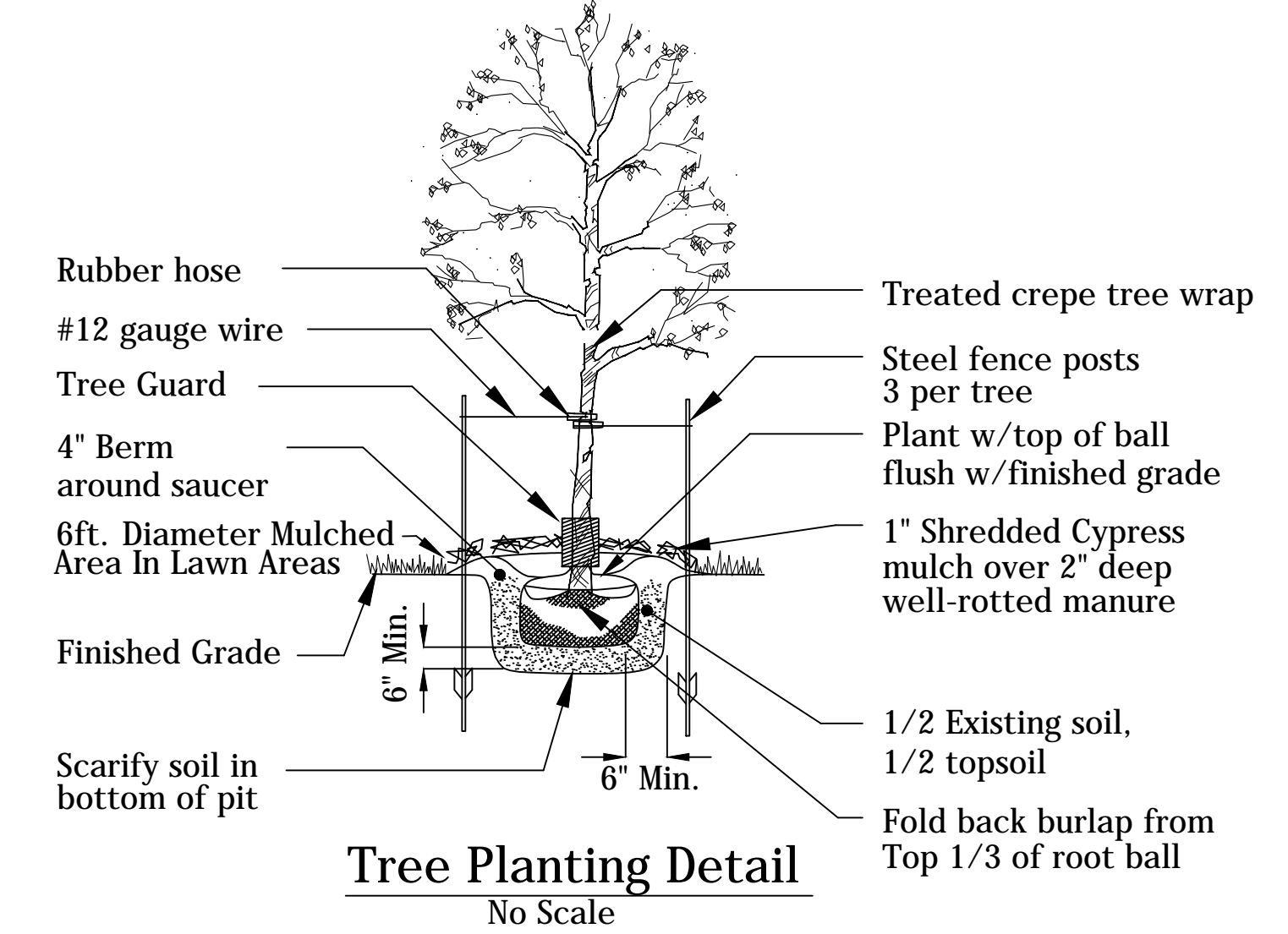
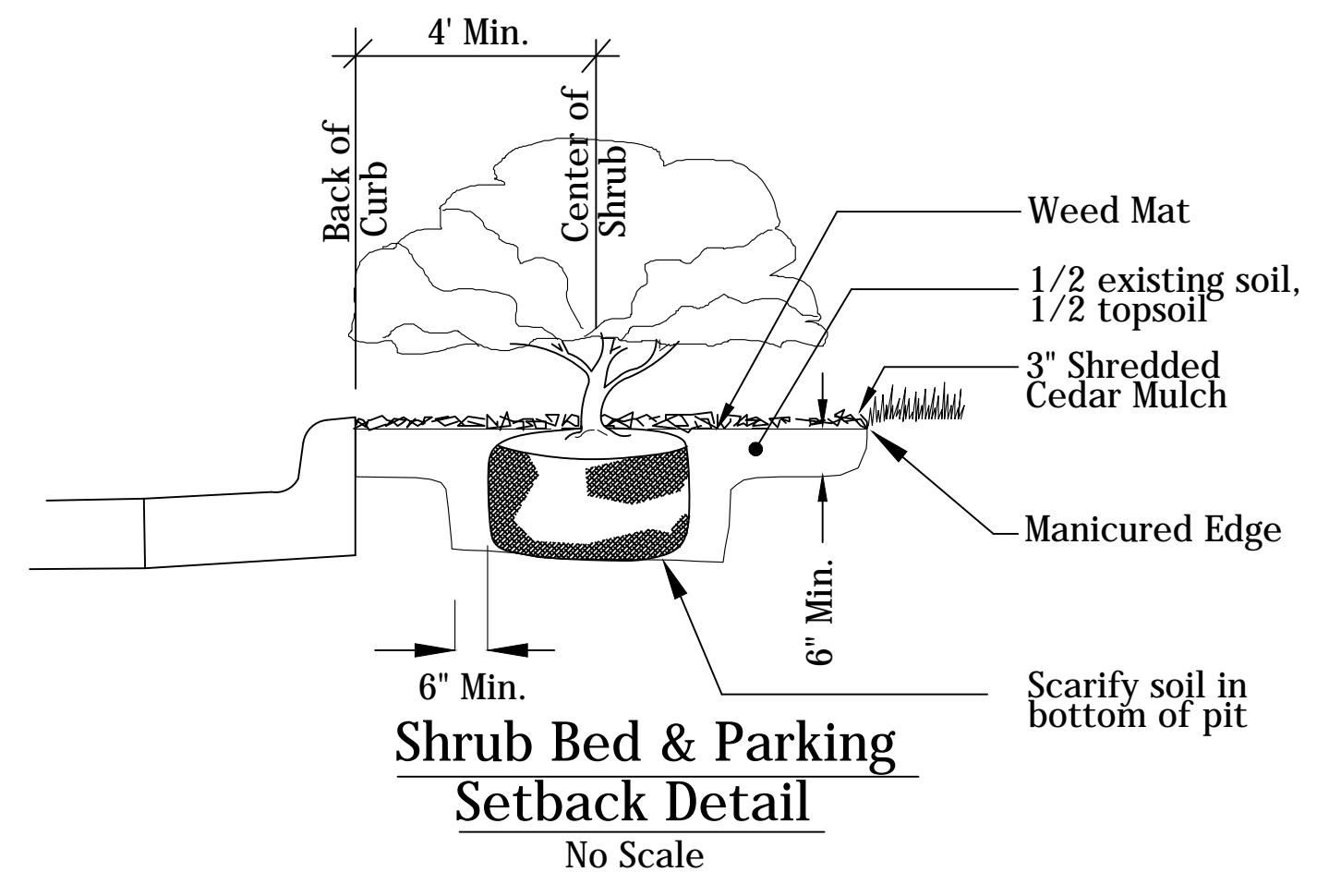
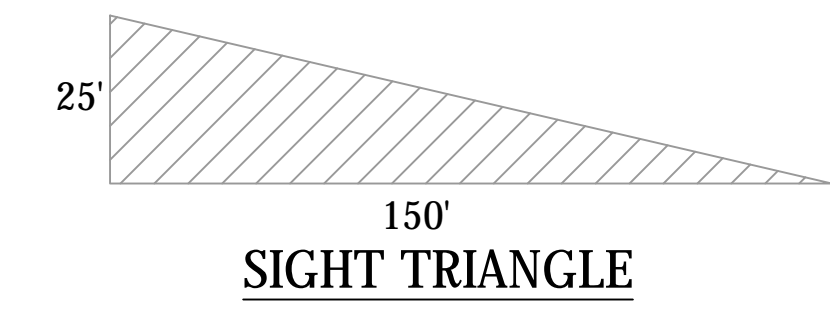
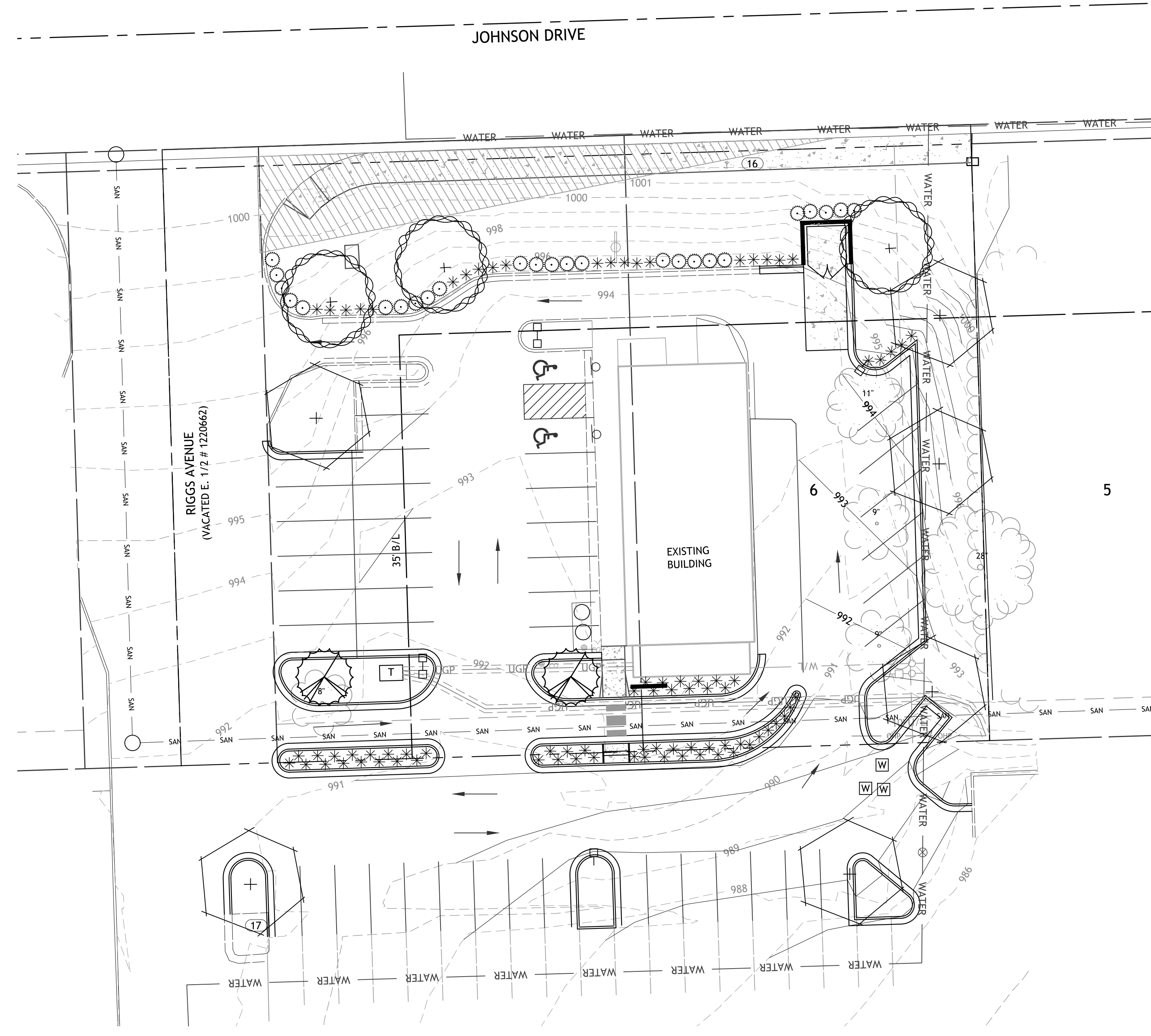
SLIM CHICKENS
 MISSION, KANSAS



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Revisions
 5-13-19 CITY COMMENTS



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All disturbed areas shall be sodded and fertilized with a Turf-Type-Tall Fescue seed blend, unless otherwise noted.

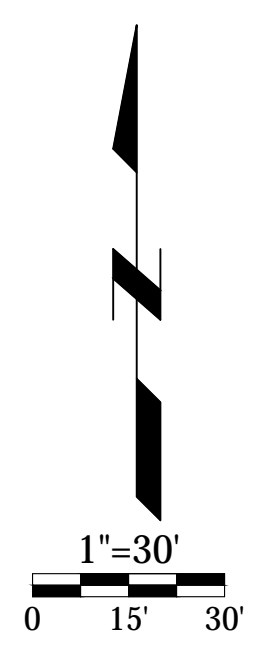
Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	3	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	6	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	2	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	1.5" cal	BB	As Shown

Shrub List

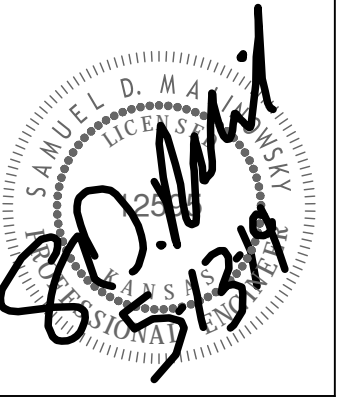
Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	25	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'
	59	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	18"-24"sp.	Cont.	4'

INTERIOR LANDSCAPE PARKING DATA
 REQUIRED
 44 STALLS X 270 = 713sf OF LANDSCAPING
 PROVIDED
 1,478sf

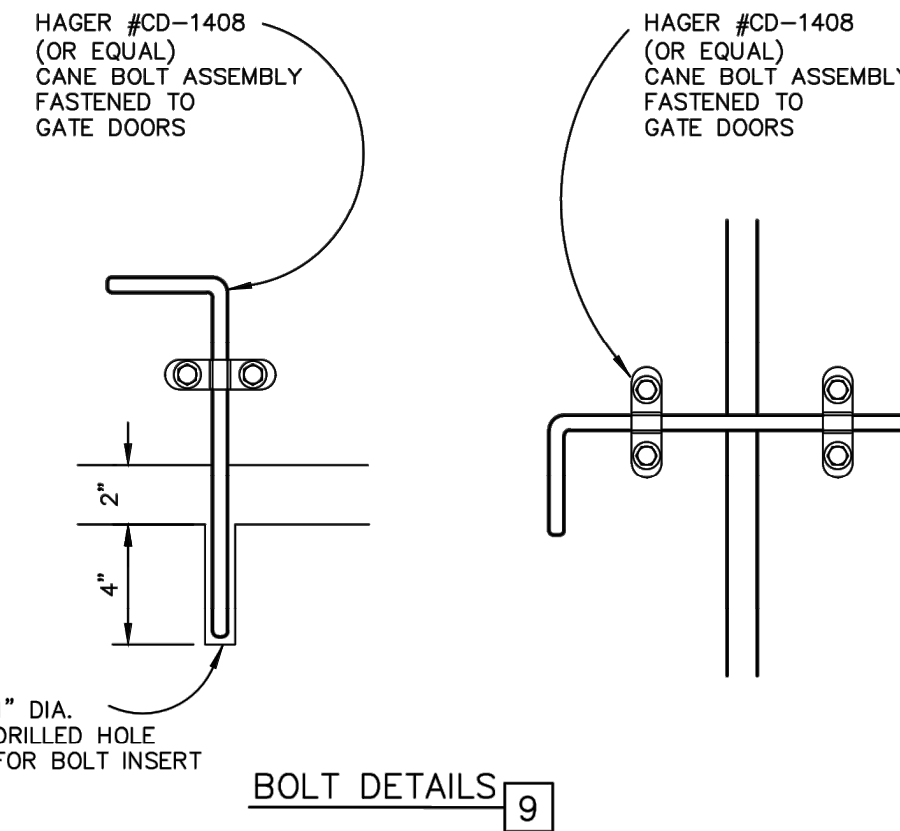
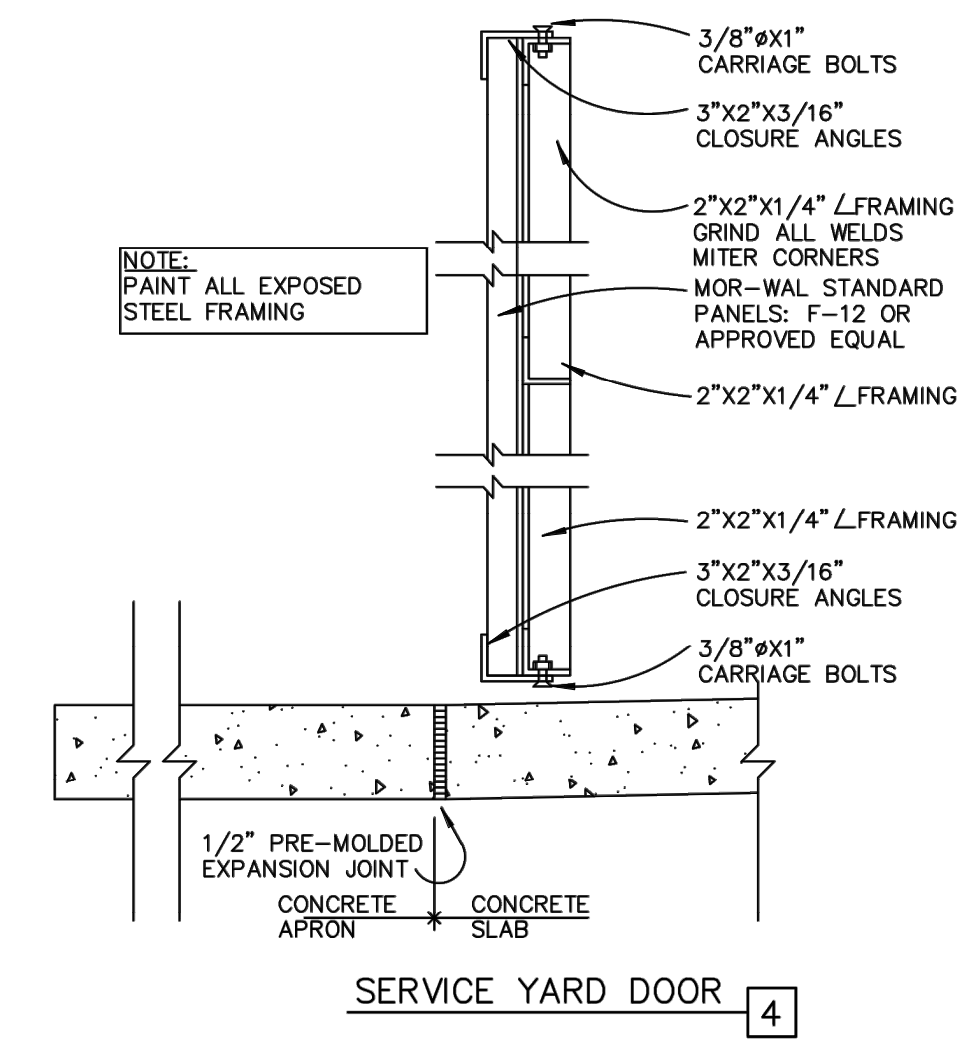
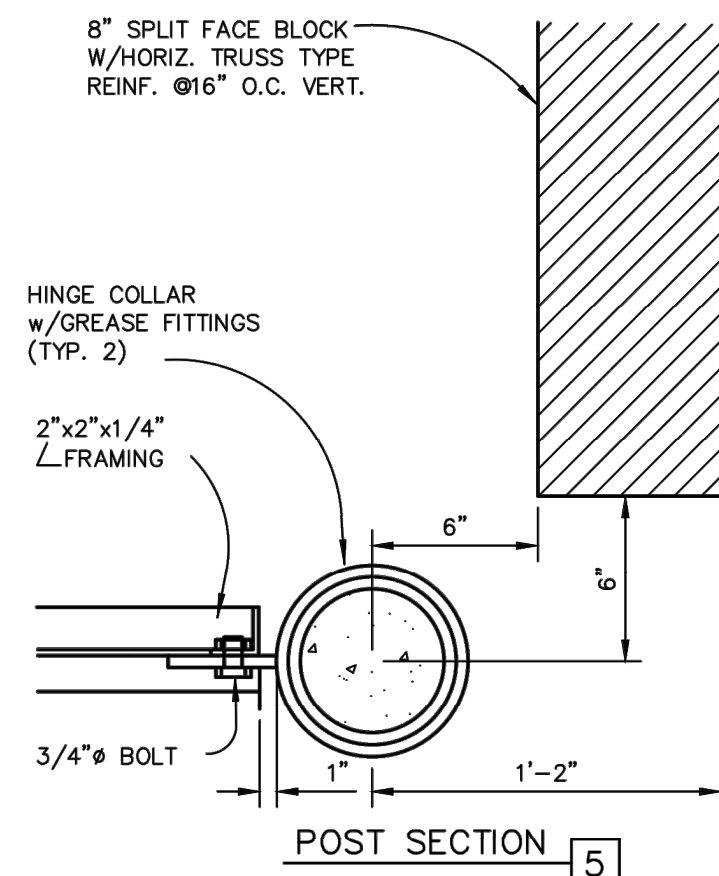
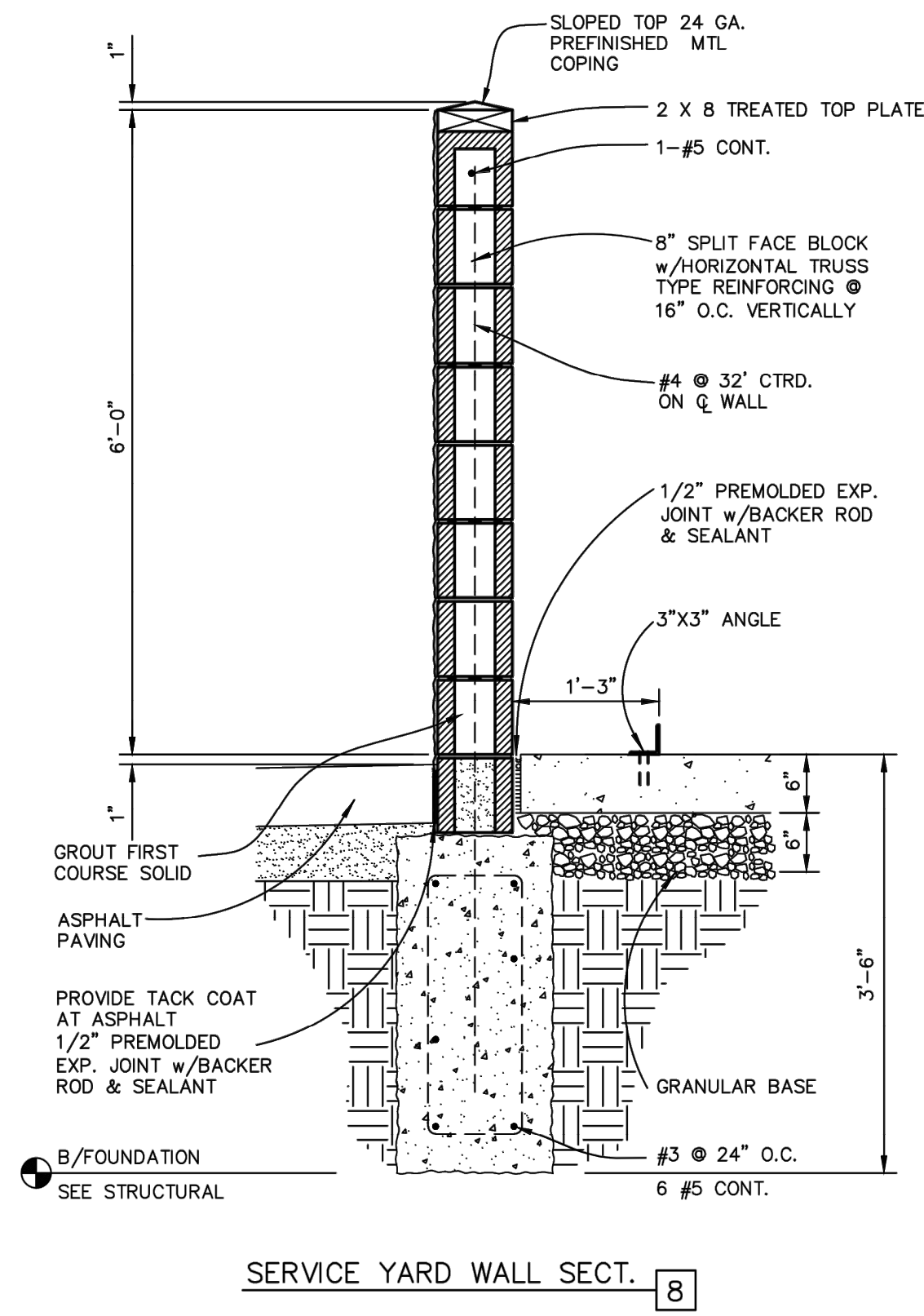
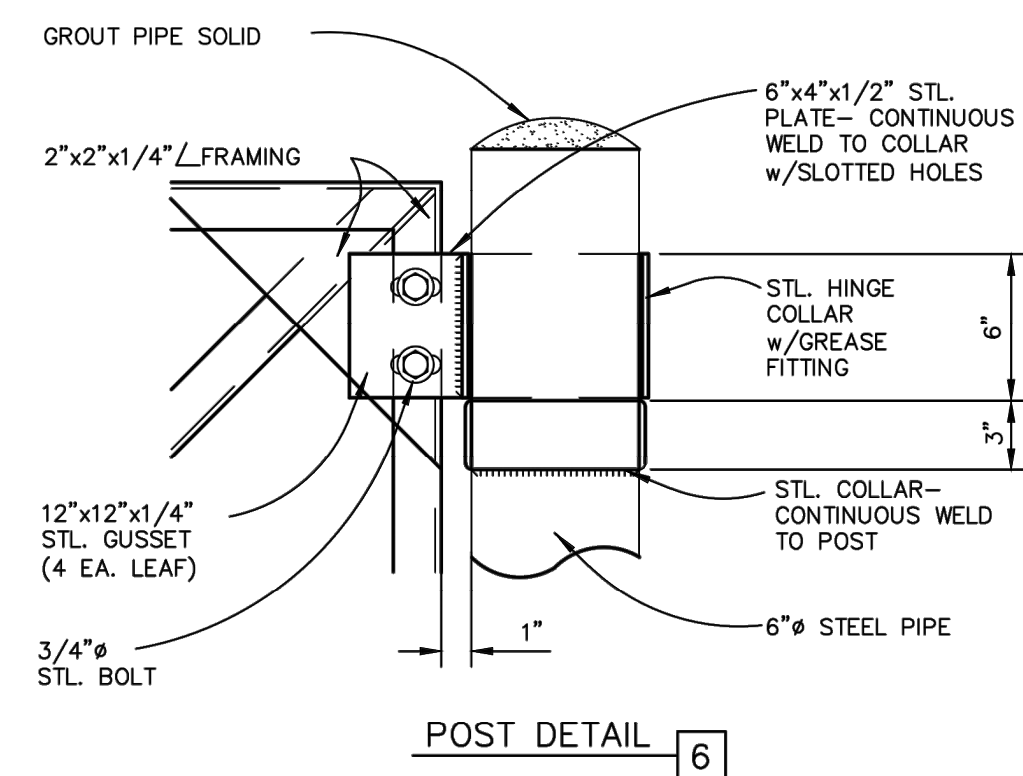
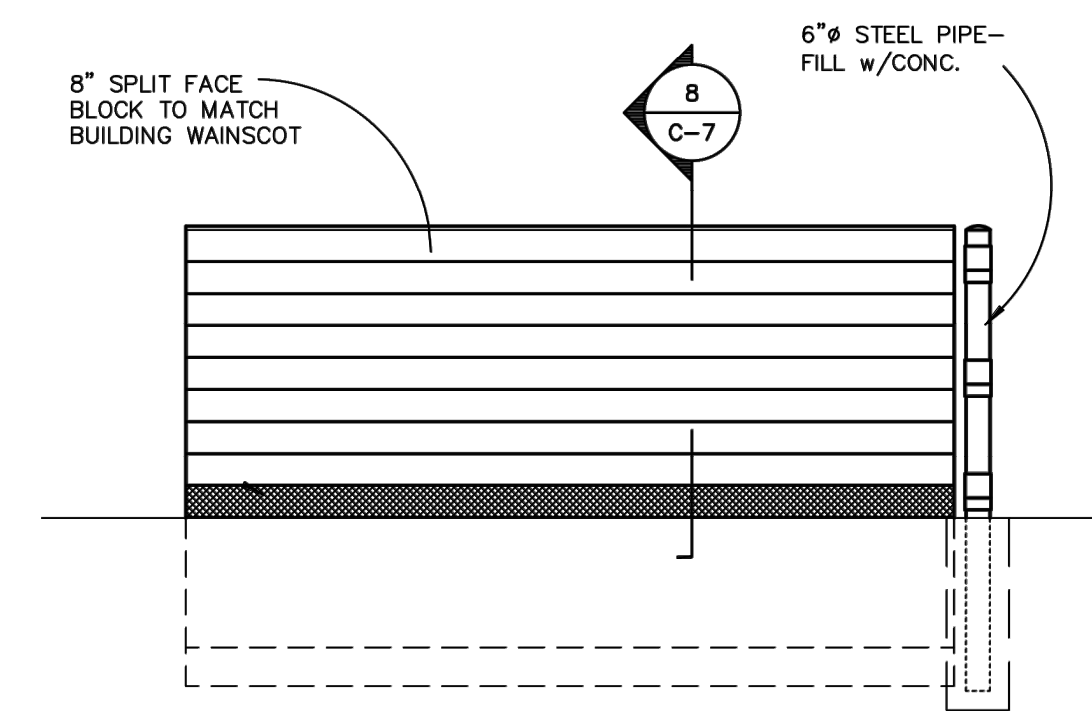
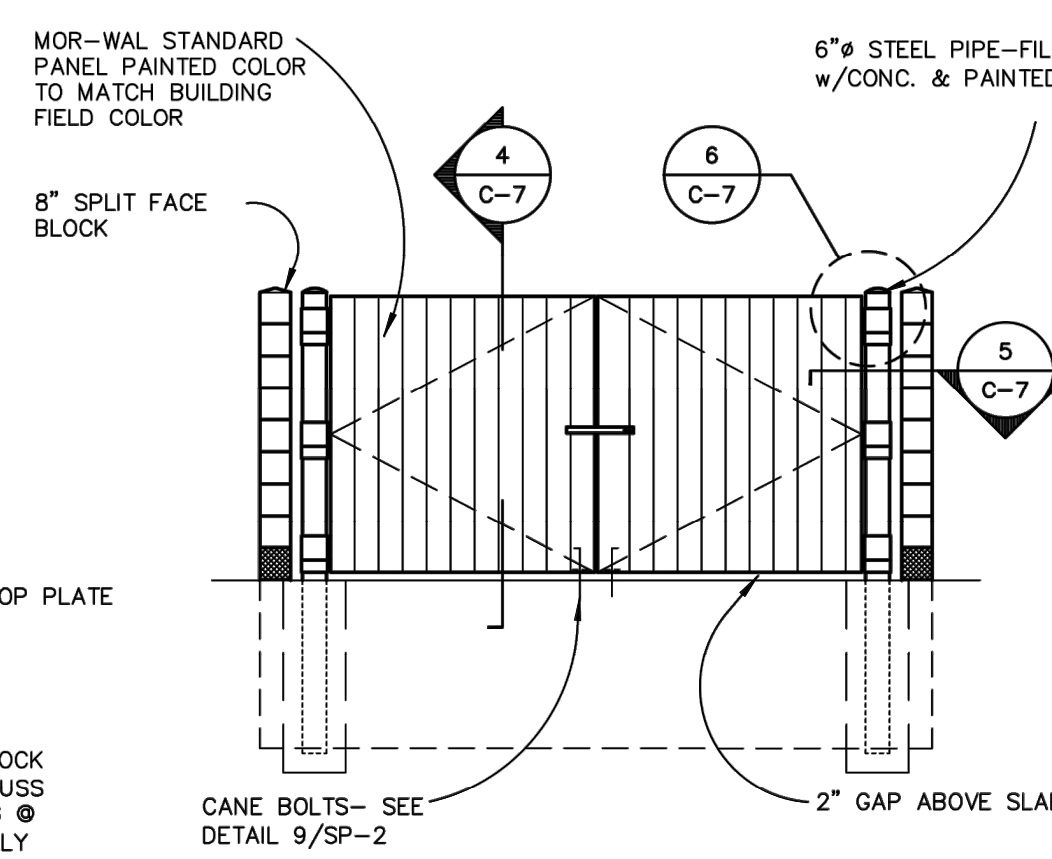
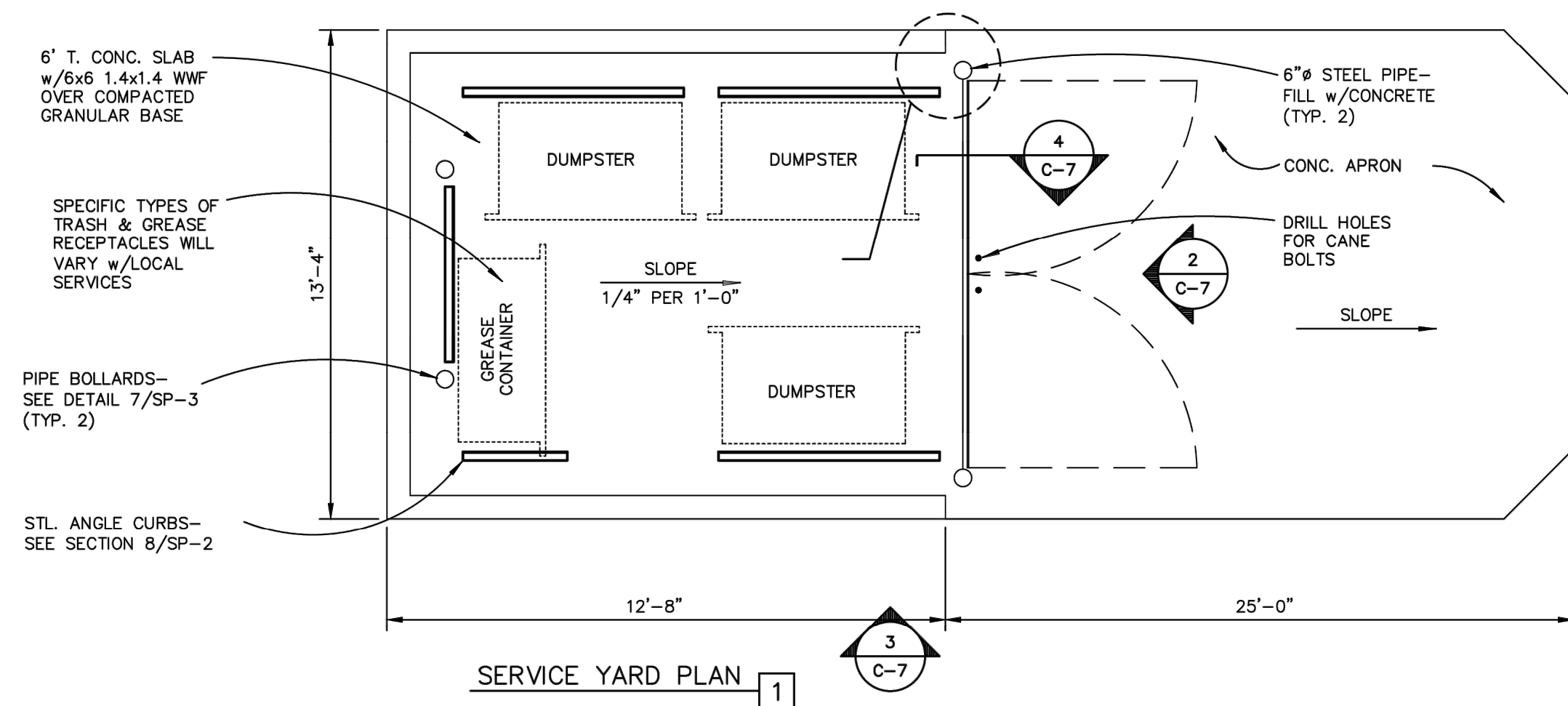


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Revisions
5-13-19 CITY COMMENTS



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