

**Planning Commission
City of Basehor, Kansas**

Tuesday, November 8, 2011



City Hall Council Chambers

Regular Meeting – 7:00 p.m.

AGENDA
BASEHOR PLANNING COMMISSION
November 8, 2011
7:00 P.M.
Basehor City Hall

A. Call to Order

B. Roll Call

C. Approval of Minutes of the Preceding Meeting

1. Minutes of the October 4, 2011 Planning Commission meeting.

D. Unfinished Business

E. New Business

1. Consider deviations to the Architectural Design Standards for the proposed Country Place Living building to be located on Lot C-1 within Pinehurst North Third Plat.

F. Open Agenda

G. Reports from Special Committees

H. City Engineer's Report

I. Adjournment

**Minutes of the October 4, 2011
Planning Commission Meeting**

**MINUTES
BASEHOR PLANNING COMMISSION
October 4, 2011
BASEHOR CITY HALL**

**PLANNING COMMISSION MEETING
7:00 P.M.**

A. Call to Order

Ed Bush, Chair, called the meeting to order at 7:00 p.m.

Pledge of Allegiance

B. Roll Call

Members Present: Commissioners Russell Jacobson, John Matthews, Ed Bush, Jon Gallion, and Kevin Istas. *Absent: Brian Healy and Vernon Fields.*

Staff Present: Mitch Pleak, City Engineer, and Kathy Renn, Assistant City Clerk.
Mayor Hill attended only to listen at the meeting.

C. Approval of Minutes

A motion was made by Commissioner Gallion and seconded by Commissioner Istas to approve the September 13, 2011 minutes. Chair Bush asked for a vote. Motion passed 3-0. *Commissioner Jacobson and Matthews abstained since absent from previous meeting.*

D. Unfinished Business – None

E. New Business –

1. Consider a final plat for Pinehurst North Third Plat, submitted by Community National Bank located on Pinehurst Drive.

Mr. Pleak summarized the staff report. Mr. Pleak recommended approval with three conditions:

1. City Council approves the rezoning of property from “CP-2” to “R-3”.
2. City Council approves the preliminary plat.
3. Title Insurance certification shall be submitted by the applicant and verified by the City Clerk.

Commissioner Istas motioned to approve final plat for Pinehurst North Third Plat submitted by Community National Bank located on Pinehurst Drive with the staff recommendations and his recommendation of a fourth condition:

4. Construction exits limited to the best management practice during the construction process.

Commissioner Gallion seconded. Chair Bush called for vote. Motion passed 5-0.

F. Open Agenda – None

G. Reports from Special Committees – None

H. City Engineer's Report – None

I. Adjournment -

Commissioner Gallion made the motion to adjourn and Commissioner Matthews seconded. Chair Bush called for vote. Motion passed 5-0. There being no further discussion, the meeting was adjourned at 7:28 p.m. from Chair Bush.

Submitted for approval with/**without** additions or corrections this 8th day of November, 2011.

Ed Bush, Chairperson

Katherine M. Renn, Planning Secretary

Unfinished Business

New Business

**Agenda Item No. E1
Planning Commission – November 8, 2011**

**Consider deviations to the Architectural Design Standards for the proposed Country Place
Living building to be located on Lot C-1 within Pinehurst North Third Plat.**

Narrative

October 21, 2011, Staff reviewed the proposed building concerning the Architectural Design Standards Commercial. The property is zoned R-3 and will include an assisted living facility. The review found two items that were not conforming to the standards. The items are:

1. Section 5.6.5 Building Materials: At least 40% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. **The side and back building elevations do not meet section 5.6.5.**
2. Section 5.9.2 Building Modulation: Plain, monolithic structures with long, monotonous, unbroken wall surfaces of 50 feet or more are prohibited. At least every 50 linear feet, wall planes shall be offset at least four (4) feet; this offset should penetrate the roofline. **The side building elevations do not meet section 5.9.2. The side elevations does contain a 5-foot offset located near the front and back elevations. The side elevations contain a 97-foot long wall surface.**

Per the Architectural Design Standards, the Planning Commission or City Council may grant deviations from the standards.

Attached is a request from the applicant for the deviations to section 5.6.5 and section 5.9.2.

Surrounding Area

Vacant commercial property and a church on the backside surround the property. The front entrance, which meets section 5.6.5 requirements, faces Pinehurst Drive. The sides of the proposed building face vacant commercial property. The subject building is not located on a corner lot.

Staff Recommendation

Staff recommends the Planning Commission to consider the letter of request.

Country Place
LIVING

Do Well While Doing Good.™

The Planning Commission
City of Basehor
Basehor, Kansas 66007

Re: Country Place Senior Living Project
Basehor, Kansas

Dear Sirs:

The purpose of this letter is to request a deviation from the City's requirements under Sections 5.6 and 5.9 of the Architectural Design Standards which require that (a) "at least 40% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials" and (b) "plain, monolithic structures with long, monotonous, unbroken wall surfaces of 50 feet or more are prohibited. At least every 50 linear feet, wall planes shall be offset at least four (4) feet; this offset should penetrate the roofline."

In keeping with the current design of our Country Place Senior Living assisted living residence proposed for Basehor, the current percentage of our heavy material per building elevation, in this case brick, is as follows:

1. Front Elevation – 77%
2. Both Side Elevations – 26.5% each
3. Back Elevation – 10%

The remaining material, in addition to the masonry, is concrete board siding as opposed to a lighter weight, less substantial vinyl siding. A modification to the architectural design of our building to stay in keeping with Basehor's 40% requirement of brick on each of the 4 elevations of the building would result in an additional project cost of approximately \$50,000.

3100 Monticello Avenue
Suite 770
Dallas, TX 75205
p. 214.520.1122
f. 214.520.7711
www.CountryPlaceLiving.com

Country Place
SENIOR LIVING
Life as you want it. Care as you need it.

Country Place
HOME PLUS
Life as you want it. Care as you need it.

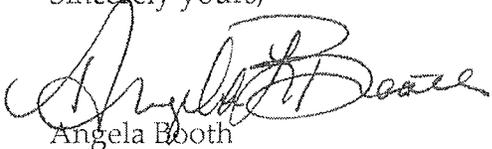
Country Place
ADULT DAY SERVICES
Life as you want it. Care as you need it.

We have designed the building to be esthetically pleasing from the front elevation with a percentage of brick that is almost double the 40% requirement to show our intention to stay in keeping with Section 5.6. We are respectfully requesting that we be allowed to deviate from the required percentage on the remaining 3 elevations of the building for the purpose of staying within the project's budget.

In addition, with regard to the requirements stipulated under Section 5.9, the building is designed with careful attention to detail to meet the licensing requirements to operate as an assisted living residence in the state of Kansas. Our building design allows for a maximum amount of square footage per resident suite. Altering the sides of the building to meet the requirements under Section 5.9 would result in reduced square footage in a portion of the suites and, therefore, result in non-compliance with the square footage regulations per resident required by the Kansas Department On Aging for licensing. The wall planes on the side of the building are not visually monotonous as they are enhanced with shutters flanking each large window as well as the climate control units for each individual suite.

Attached please find copies of the building's elevations for further clarity on the design. Thank you in advance for your consideration of this request.

Sincerely yours,



Angela Booth

Director of Development Finance



SPANGENBERG PHILLIPS TICE
 ARCHITECTURE
 121 N. Mead, Ste. 201, Wichita, KS 67202
 T 316.267.4002 F 316.267.1509
 www.sptaarchitecture.com

BASEHOR
 KANSAS

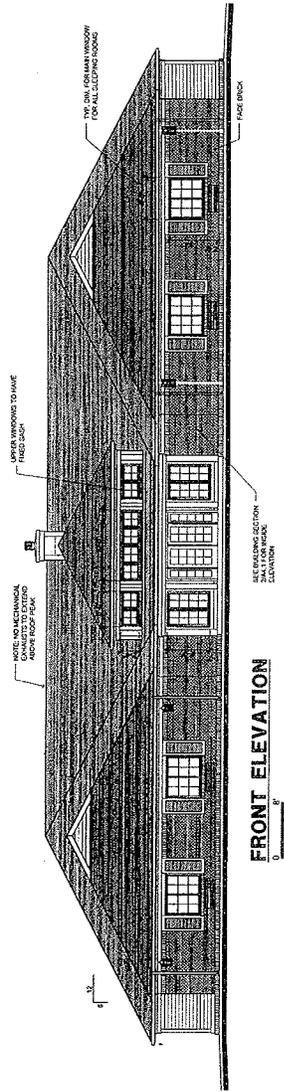
Country Place
 SENIOR LIVING

Copyright © 2011
 Country Place Living,
 a division of the executive
 Living, LLC. All rights reserved.
 No reproduction or copying
 is permitted in any form,
 without the written consent
 of the architect.

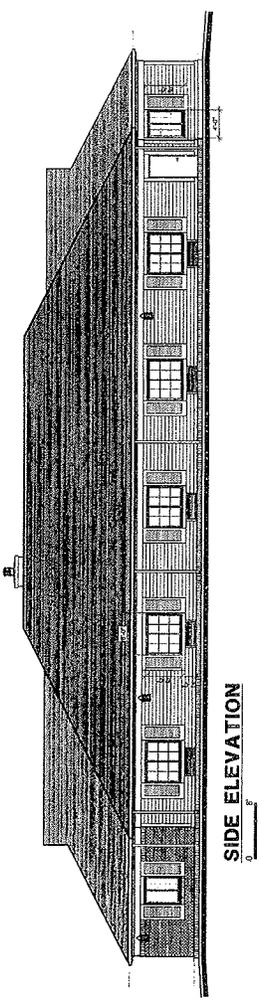


PERMIT SET
 1400711
 EXTERIOR
 ELEVATIONS

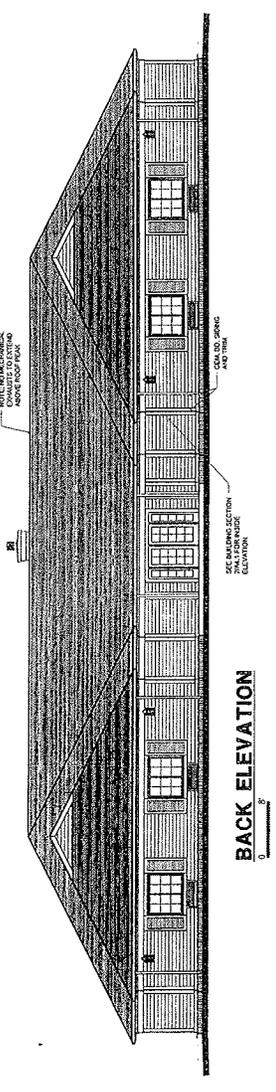
A2.1



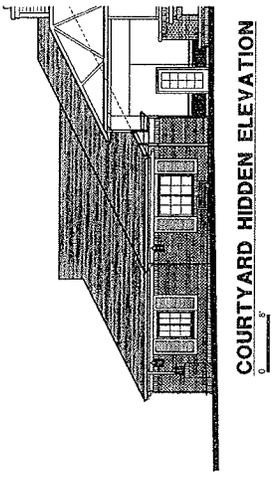
FRONT ELEVATION



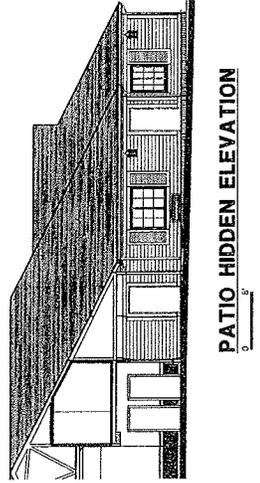
SIDE ELEVATION



BACK ELEVATION



COURTYARD HIDDEN ELEVATION



PATIO HIDDEN ELEVATION

Open Agenda

Reports from Special Committees

City Engineer's Report

Adjournment

