



Planning and Urban Design

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To: Board of Zoning Appeals
From: Planning and Urban Design Staff
Date: August 9, 2021
Re: **BZA2021-017**

GENERAL INFORMATION

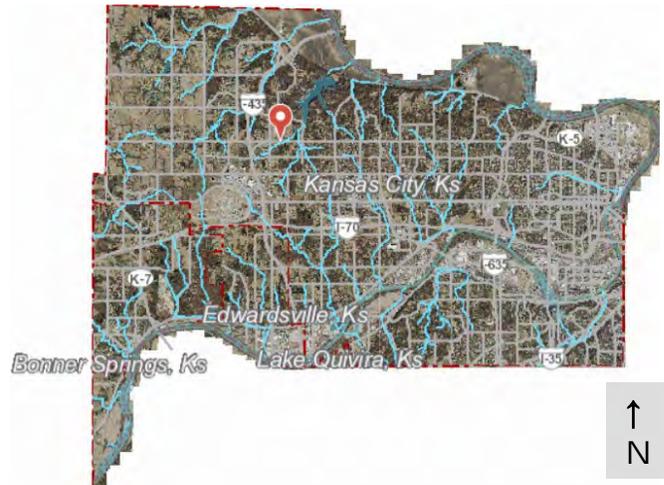
Applicant:
Rebecca Joy Gardiner

Status of Applicant:
Property Owner
9625 Leavenworth Road
Kansas City, Kansas 66109

Requested Actions:
Approval of a variance request.

Date of Application:
June 2, 2021

Purpose:
Variance 1: This appeal has been filed to grant a variance from the maximum fence height in the front yard. Section 8-223(a) states that an open fence no more than four (4) feet in height is permitted anywhere on the owner's property except within the sight distance triangle. The appellant is requesting a fence eight (8) feet in height, a violation of four (4) feet.



Variance 2: This appeal has been filed to grant a variance from the minimum percentage of openings in a fence. Section 8-223(a) states that an open fence (defined by Section 8-191 as “a fence in which openings between the materials of which the fence is constructed represent not less than 40 percent of the total surface of the fence when viewed perpendicular to the face of the fence”) no more than four (4) feet in height is permitted anywhere on the owner's property except within the sight distance triangle. The appellant is requesting a solid fence in which the materials of which the fence is constructed represent 100 percent of the total surface of the fence when viewed perpendicular to the face of the fence, a violation of 60 percent material.

Property Location: 9625 Leavenworth Road, Kansas City, Kansas 66109

Commission District: Commissioner At Large: Melissa Bynum
District #5 Commissioner: Mike Kane

Existing Zoning: A-G Agriculture District

Adjacent Zoning: **North:** MP-2 Planned General Industrial District
South: A-G Agriculture District
East: A-G Agriculture District
West: A-G Agriculture District

Adjacent Uses: **North:** Redeveloped property
South: Undeveloped property;
Single-family homestead
East: Undeveloped property
West: Single-family homestead

Code Enforcement History: There are no outstanding Notices of Violation attached to this property. The subject property has been previously cited by Code Enforcement:
May 10, 2007 – Exposed Wires/Small Fire
April 27, 2007 – Fire Damage
October 22, 2004 – Other Multiple Violations

Neighborhood Characteristics: The subject property is within the I-435 West Statistical Neighborhood and is not within any Neighborhood Group boundary. The neighborhood is a mix of large residential lots and industrial properties. The large lots, mostly zoned agricultural and featuring single-family residences, are found south of Leavenworth Road. The industrially zoned properties are found north of Leavenworth Road.

Total Tract Size: 5.04 Acres

Master Area Plan: The subject property is within the Prairie-Delaware-Piper Master Plan.

Master Plan Designation:	The Prairie-Delaware-Piper Master Plan designates this property as Suburban Residential. Suburban Residential allows for detached single-family residences on one-quarter (1/4)-acre lots. Suburban Residential should be located between Leavenworth Road and Parallel Parkway; the subject property is located within this boundary.
Major Street Plan:	The Major Street Plan classifies Leavenworth Road as a Class B Thoroughfare.
Required Parking:	Section 27-452(e) requires two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. The property has at least two (2) parking spaces in a detached garage and at least two (2) parking spaces available on the driveway.
Advertisement:	<u>The Wyandotte Echo</u> – July 15, 2021 Letters to Property Owners – July 16, 2021
Public Hearing:	August 9, 2021
Public Support:	None to date.
Public Opposition:	None to date.

STATUTORY REQUIREMENTS/FACTORS TO BE CONSIDERED

- 1. The variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zone or district; and which is not created by an action or actions of the property owner or the applicant.***

Variance 1: The applicant is requesting a variance from the fence height maximum for front yards used for residential purposes. The subject property is directly across the road from a large-scale development, which is industrially zoned. The subject property is unique in the fact that screening its primary residence from lights and noise across Leavenworth Road was a condition of approval of PR202-034, a Preliminary Plan Review for the development of the former Woodlands property.

Variance 2: The applicant is requesting a variance from the fence openness requirement in front yards of parcels used for residential purposes. The subject property is directly across the road from an ongoing large-scale development, which is industrially zoned. The subject property is unique in the fact that screening its primary residence from lights and noise across Leavenworth Road was a condition of approval of PR202-034, a Preliminary Plan Review for the development of the former Woodlands property.

2. *The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.*

Variance 1: The location of the eight (8)-foot fence (or the portion of the fence that reaches eight (8) feet in height) is unclear. An eight (8)-foot fence that runs parallel to the public right-of-way may not interfere with the rights of an adjacent property owner, while an eight (8)-foot fence that borders an adjacent property may have an adverse effect on that property, the property owner, and/or the resident.

Variance 2: The location of the solid fence (or the portion of the fence that is less than 40 percent open) is unclear. A solid fence that runs parallel to the public right-of-way may not interfere with the rights of an adjacent property owner, while a solid fence that borders an adjacent property may have an adverse effect on that property, the property owner, and/or the resident.

3. *The strict application of the provisions of the zoning ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

Variance 1: Strict application of the provisions of the zoning ordinance would limit the height of the front yard fence to four (4) feet, which is half of the proposed height. At four (4) feet the fence will not be tall enough to effectively block light produced by the development across the road, whether it be from the headlights of trucks, on-site lights during construction, or permanent lights from the future buildings. The applicant does, however, have other screening options, however. These options that would not require a variance, such as landscaping and installing berms, could be utilized instead of or in conjunction with a fence. For example, a berm with a peak four (4) feet higher than the surrounding front yard that then has a four (4)-foot fence on top of it would be as effective as the proposed fence and would have the additional characteristics appearing more natural and not requiring a variance. Therefore, a strict application of the provisions of the Zoning Code would not necessarily constitute an unnecessary hardship for the property owner.

Variance 2: Strict application of the provisions of the zoning ordinance would limit the amount of materials used for the fence to 60 percent of the fence's face, which is only 60 percent of the material proposed by the applicant. If the fence is not solid (100 percent closed) or nearly solid, then any sort of light and noise produced by the development across the road could reach the subject property. A solid fence is the only mitigation measure that can effectively reduce noise from the industrial uses across the road. Therefore, a strict application of the provisions of the Zoning Code would constitute an unnecessary hardship for the property owner.

4. *The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

Variance 1: The proposed fence is not within a sight distance triangle, as the subject property is not at the corner of an intersection, which eliminates a major concern for front-yard fences—especially for a fence that will exceed the four (4)-foot maximum. The applicant must produce a site plan demonstrating the location of the fence, in order to determine that the fence will not be built in the right-of-way and not bordering an adjacent property. Additionally, landscaping must be incorporated into the fencing plan in order to soften the visual impact of the fence, as seen from the public right-of-way.

Variance 2: The proposed fence is not within a sight distance triangle, as the subject property is not at the corner of an intersection, which eliminates a major concern for front-yard fences—especially for a fence that will not meet the 40 percent openness requirement. The applicant must produce a site plan demonstrating the location of the fence, in order to determine that the fence will not be built in the right-of-way and not bordering an adjacent property.

5. *The granting of the variance desired will not be opposed to the general spirit and intent of the zoning ordinance.*

Variance 1: The spirit of Section 8-223(a) is to establish community aesthetics by maintaining a visual connection between the private residence and the public right-of-way. Limiting a front yard fence to four (4) feet allows for this aesthetic by not greatly obstructing the view from the house to the street and vice versa. In this situation, however, the issue is not maintaining a visual connection between the subject property and the public right-of-way, but rather preventing externalities from another private property from negatively affecting the subject property. An eight (8)-foot tall fence, while not ideal, is appropriate in specific, limited circumstances such as the circumstance at hand to address the wide differences in uses between the two (2) properties.

Variance 2: The spirit of Section 8-223(a) is to establish community aesthetics by maintaining a visual connection between the private residence and the public right-of-way. Keeping the front yard fence to 40 percent open allows for this aesthetic by not greatly obstructing the view from the house to the street and vice versa. In this situation, however, the issue is not maintaining a visual connection between the subject property and the public right-of-way, but rather preventing externalities from another private property from negatively affecting the subject property. A solid fence, while not ideal, is appropriate in specific, limited circumstances such as the circumstance at hand to address the wide differences in uses between the two (2) properties.

PREVIOUS ACTIONS

- PR2020-034 (a Preliminary Plan Review for 9700 Leavenworth Road, which had a condition of approval for screening of the subject property).

NEIGHBORHOOD MEETING

The applicant allowed comments and questions from neighbors until July 26, 2021, via email and phone. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant (see the “Attachments” section of this report).

KEY ISSUES

Fence Gate
Landscaping
Location of the Fence
Materiality
Site Plan
Landscaping Plan
Visual Impact

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

- 1) Board of Zoning Appeals case BOZA2021-017 is a request for two (2) variances related to a fence, the construction of which on the subject property was a condition of approval for PR2020-034, which states:

“Ms. Joy Gardiner, property owner at 9625 Leavenworth Road has contacted staff throughout this process about the impacts of this development on her home, as she is directly across the street from the main entrance on Leavenworth Road. A mitigation measure that has been proposed and staff believe will be a benefit to both parties. The applicant shall fully screen her front yard along Leavenworth Road from vehicle headlights exiting the property. The screening shall be a combination of berming, fencing, landscaping and/or retaining walls, if necessary. The zoning district only permits a four (4) foot open fence in the front yard, so a variance is required if the proposed fence is taller than four (4) feet or is solid or opaque”.

- 2) Provide a revised scaled site plan demonstrating the following:
 - a. An expansion of the plan that expands the scope of the map to incorporate a greater view of the driveway at 9700 Leavenworth Road;

Applicant Response: Acknowledged, the revised sheet C1 has an expanded view to show the driveway at 9700 Leavenworth Road.

- b. The location and extent of the proposed fence;

Applicant Response: Acknowledged, the location of the proposed fence is shown on sheet C1.

- c. The dimensions and location of the pedestrian crosswalk serving access across Leavenworth Road; and,

Applicant Response: Acknowledged, the pedestrian crossing serving access across Leavenworth Road are now shown and dimensioned on sheet C1.

- d. The location of future bus stops along and in close proximity to Leavenworth Road, especially those planned to serve the Woodlands development.

Applicant Response: Acknowledged, bus stops serving the Woodlands development are shown on sheet C1.

Staff Response: A revised site plan meeting the additional requests of Staff Comments 2.a-d has been provided and can be found in the Attachments section of this report.

- 3) Provide a landscaping plan demonstrating an incorporation of trees and vegetation into the fencing plan in order to soften the visual impact of the fence, as seen from the public right-of-way.

Applicant Response: The screen wall/ fence is set back 2 feet from the Leavenworth Road right of way which does not allow for trees to be added. Ornamental grasses have been added in clusters along the fence to help soften the fence.

Staff Response: A landscaping plan has been provided and can be found in the Attachments section of this report. Staff understands the limitations of the wall, and so requests that the little bluestem grass proposed to be planted along sections of the screening wall be planted along the frontage of the entirety of the two (2) separate screening walls in order to soften the harsh visual aesthetics of the masonry screening.

- 4) Provide a revised landscaping (sodding) plan demonstrates an expanding scope that includes a view of the driveway at 9700 Leavenworth Road.

Applicant Response: Acknowledged, see revised sheet C2 for updated sodding plan.

Staff Response: A revised landscaping (sodding) plan has been provided and can be found in the Attachments section of this report.

- 5) Provide a material palette demonstrating the masonry that will be used in the proposed fence.

Applicant Response: Acknowledged, images of the proposed fence have been included with the resubmittal.

Staff Response: A material palette has been provided and can be found in the Attachments section of this report.

- 6) Provide photographs of the property, with particular emphasis on the location of the proposed fence and the development site as viewed from the primary residence.

Applicant Response: Acknowledged, images have been provided with the resubmittal.

Staff Response: Photographs of the subject property and adjacent have been provided and can be found in the Attachments section of this report.

- 7) Fencing Gate
 - a. Is there a gate spanning the driveway?
 - b. If so, what material(s) is it made from?
 - c. Provide additional documentation regarding the gate, including elevations and a material palette.

Applicant Response: No, a gate is not spanning the driveway.

Standard Conditions:

- 1) A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process.
- 2) Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process.
- 3) Driveways must be constructed and/or updated to comply with Section 27-575(a). If the Change of Zone to A-G Agriculture District is not granted, all new or updated driveways must be paved with two (2) inches of asphalt over six (6) inches of gravel, four (4) inches of concrete, or another alternative as approved by the UG Engineer.
- 4) The applicant, contractors, subcontractors, and related third parties shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets and Retaining Walls, as applicable.
- 5) Site improvements that include land disturbance activity on greater than 1 (one) acre of surface area of land shall require a land disturbance permit

issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 – 8-618). Land disturbance fees shall be processed by UG Public Works during the land disturbance/site development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Room 712, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION

Staff recommends that the Board of Zoning Appeals **APPROVE** Case **BOZA2021-017** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

- 1) Board of Zoning Appeals case BOZA2021-017 is a request for two (2) variances related to a fence, the construction of which on the subject property was a condition of approval for PR2020-034;**
- 2) Construction of the screening wall must conform with the site plan and elevations provided by the applicant and found in this report;**
- 3) In order to soften the harsh visual aesthetics of the screening wall, little bluestem grass must be planted along the entire frontage of all sections of the screening walls. Landscaping must otherwise conform with the landscaping (sodding) plan provided by the applicant and found in this report;**
- 4) A building permit is required for a permanent structure greater than 120 square feet. Please contact the Building Inspection Department to begin that process;**
- 5) Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this**

division shall be granted a sign permit. Contact the Department of Planning and Urban Design to begin this process;

- 6) Driveways must be constructed and/or updated to comply with Section 27-575(a). If the Change of Zone to A-G Agriculture District is not granted, all new or updated driveways must be paved with two (2) inches of asphalt over six (6) inches of gravel, four (4) inches of concrete, or another alternative as approved by the UG Engineer;
- 7) The applicant, contractors, subcontractors, and related third parties shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets and Retaining Walls, as applicable; and,
- 8) Site improvements that include land disturbance activity on greater than one (1) acre of surface area of land shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 – 8-618). Land disturbance fees shall be processed by UG Public Works during the land disturbance/site development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Room 712, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Department, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620.

ATTACHMENTS

Land Use Map
Aerial Map
Zoning Map
Five Statutory Requirements Submitted by the Applicant
Photographs of the Property Provided by Staff, Dated July 12, 2021
Photographs of the Property Submitted by the Applicant
Site Plan Submitted by the Applicant
Landscaping Plan Submitted by the Applicant
Elevations Submitted by the Applicant
Wall Color Palette Submitted by the Applicant
Neighborhood Meeting Materials, Dated July 20, 2021

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Board of Zoning Appeals</u>
Public Hearing	
Variance	August 9, 2021

STAFF CONTACT: Michael Farley
mfarley@wycokck.org

MOTIONS

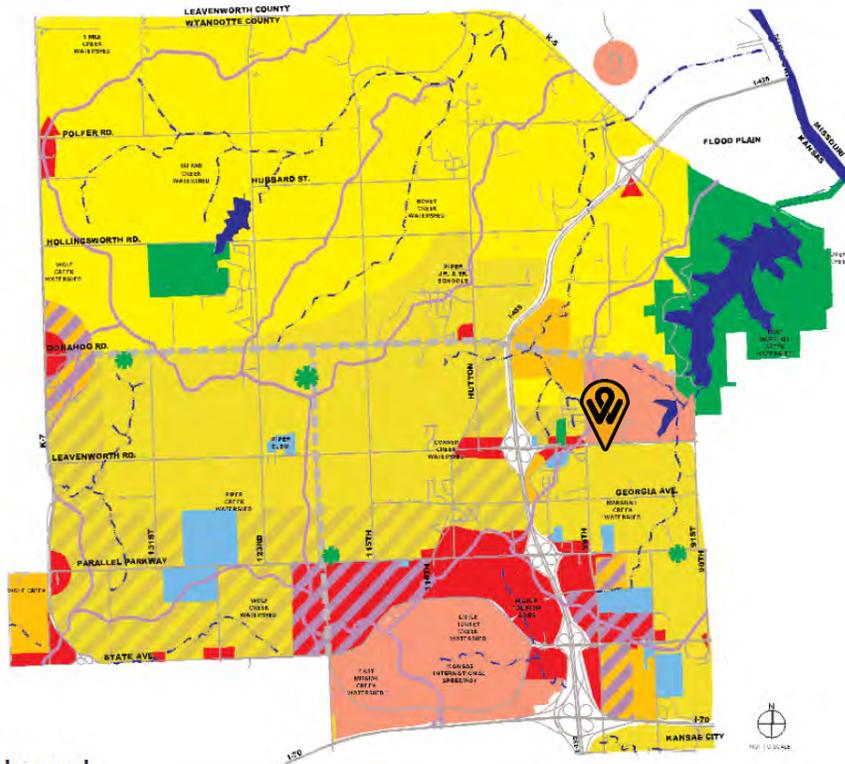
I move the Board of Zoning Appeals **APPROVE** Case **BOZA2021-017** as meeting all the requirements of the City code and being in the interest of the public health, safety and general welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; AND
3. _____;

OR

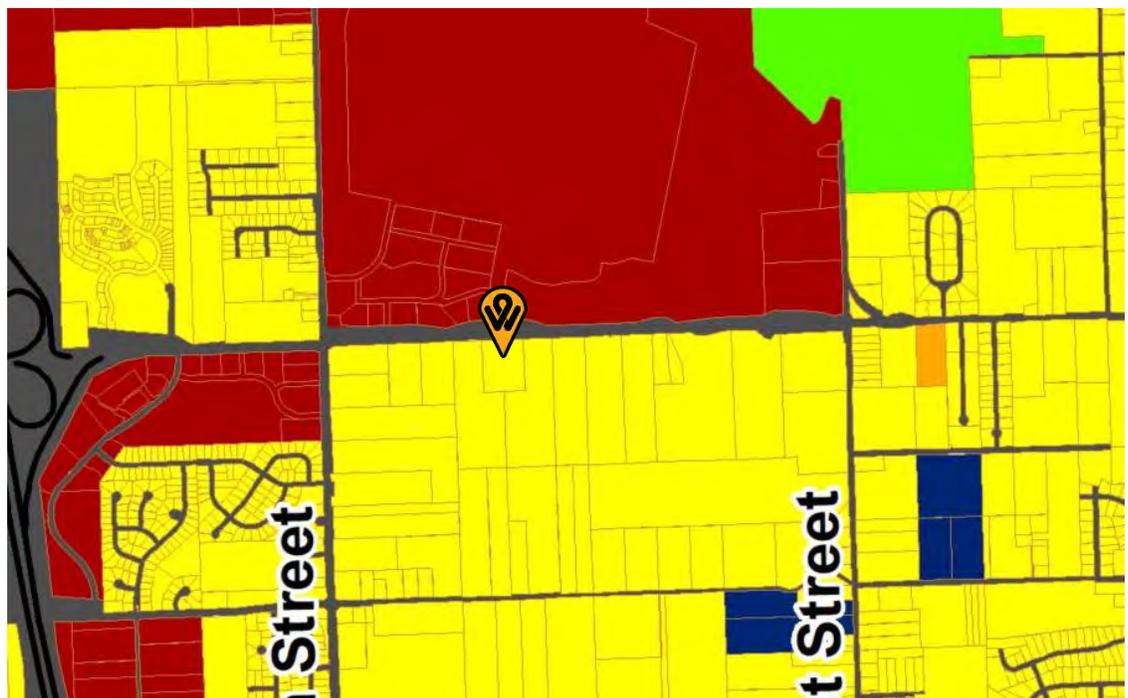
I move the Board of Zoning Appeals **DENY** Case **BOZA2021-017**, as it is not in compliance with the City Ordinances as it will not promote the public health, safety and general welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

LAND USE MAP

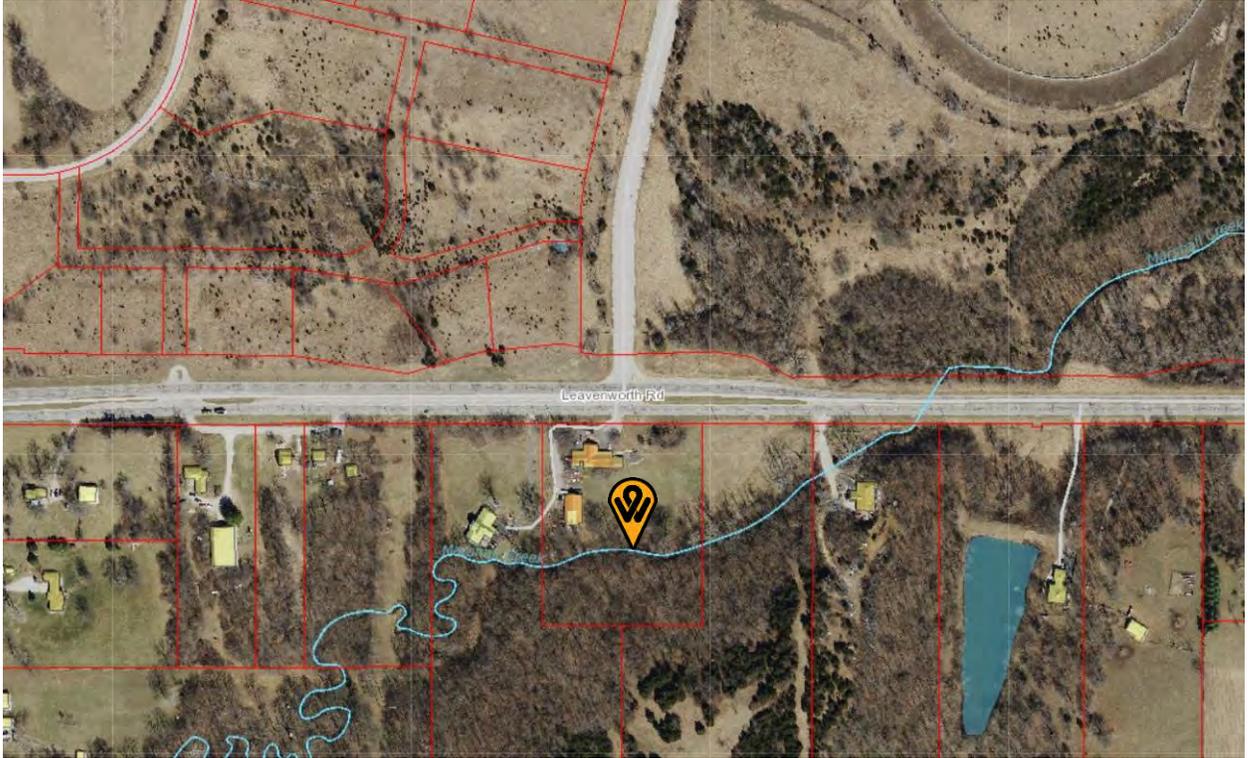


Legend

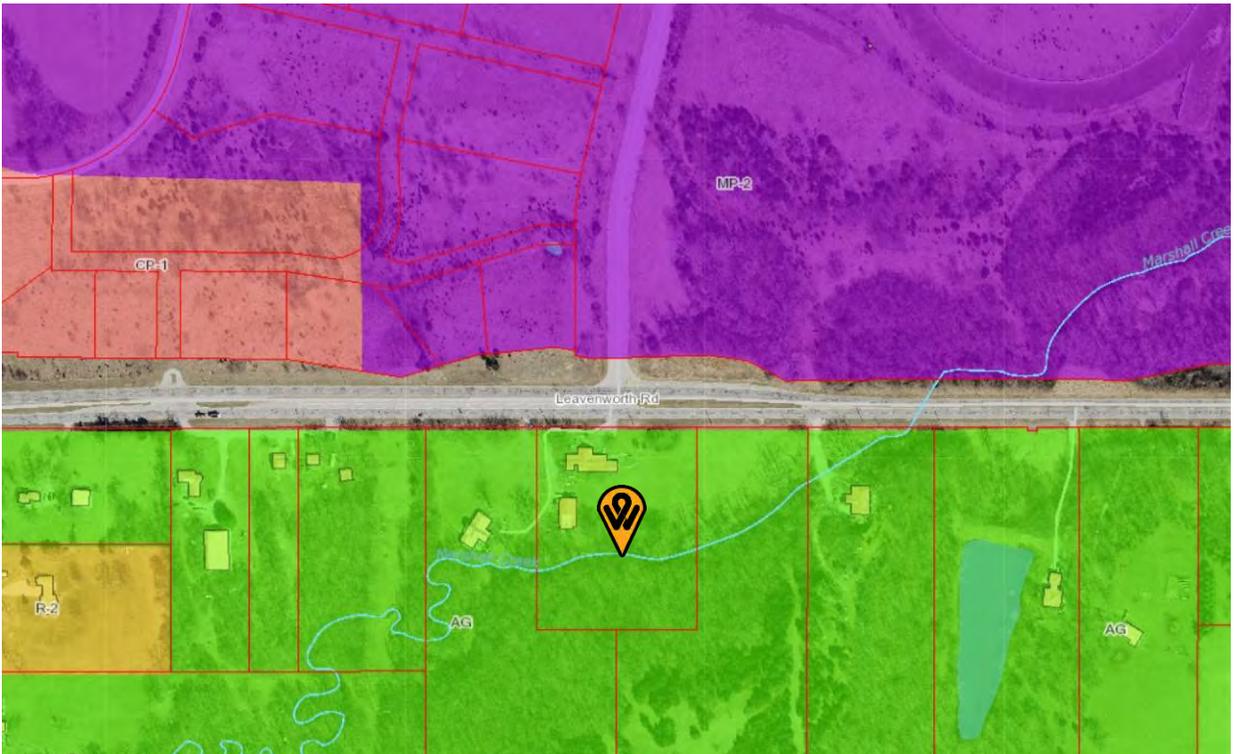
- | | |
|---|--|
| LOW DENSITY RESIDENTIAL | OPEN SPACE |
| SUBURBAN RESIDENTIAL | ENTERTAINMENT |
| MIXED RESIDENTIAL | ▲ SMALL COMMERCIAL |
| OFFICE | ✻ POTENTIAL OPEN SPACE |
| BUSINESS PARK | PARKWAY |
| PLANNED COMMERCIAL | CREEK |
| PUBLIC / SEMI-PUBLIC | WATERSHED |



AERIAL MAP



ZONING MAP



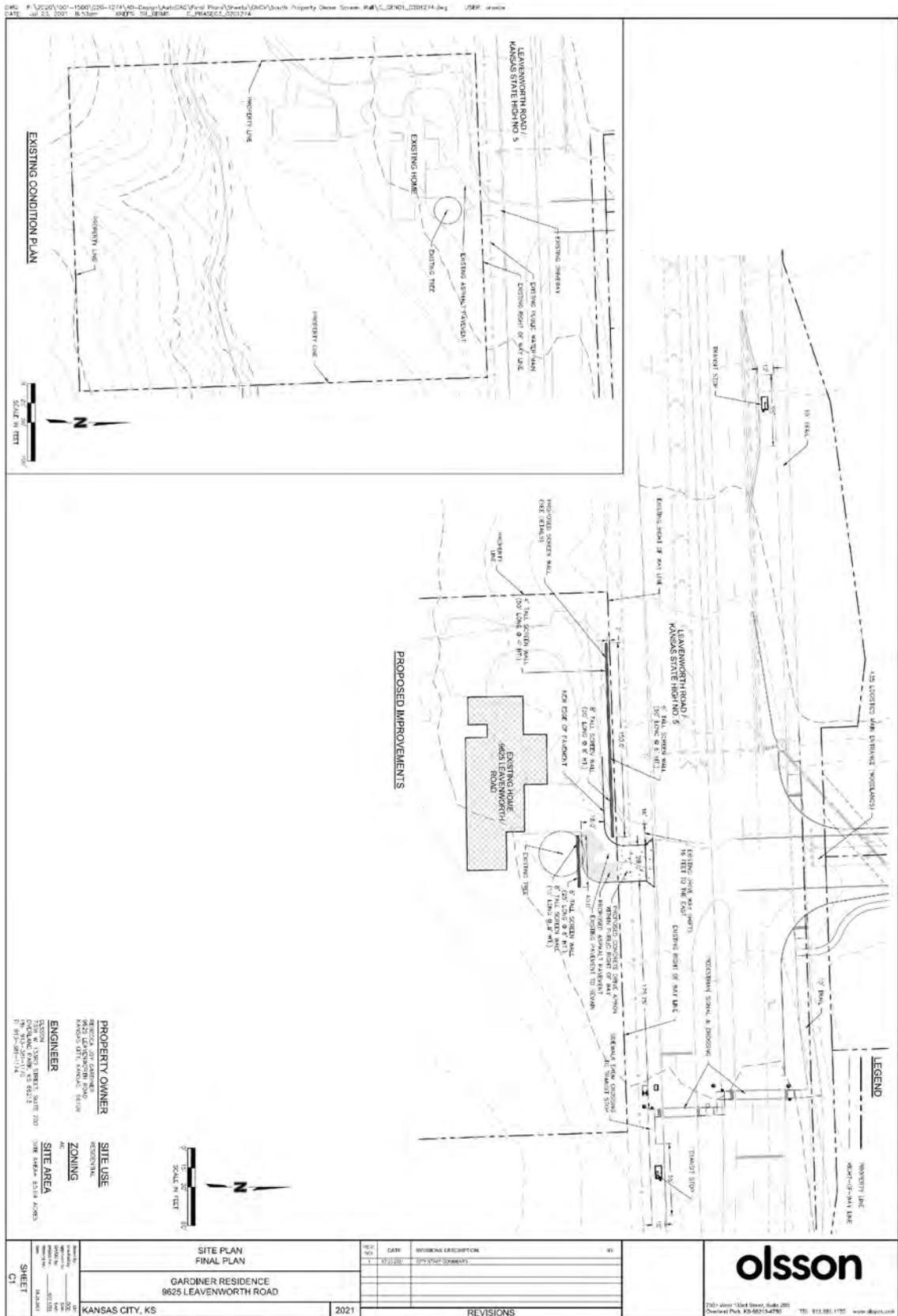
PHOTOGRAPHS OF THE PROPERTY PROVIDED BY STAFF, DATED JULY 13, 2021



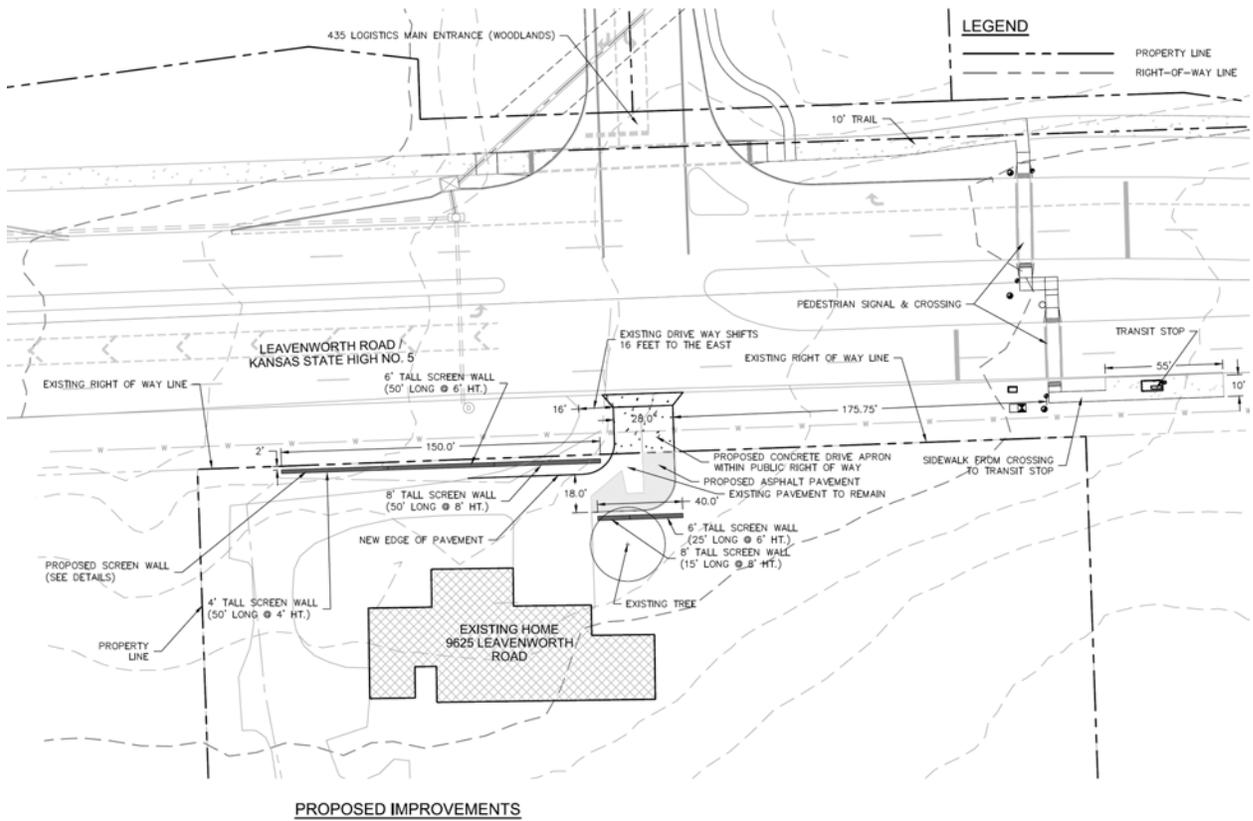
PHOTOGRAPHS OF THE PROPERTY SUBMITTED BY THE APPLICANT



SITE PLAN SUBMITTED BY THE APPLICANT

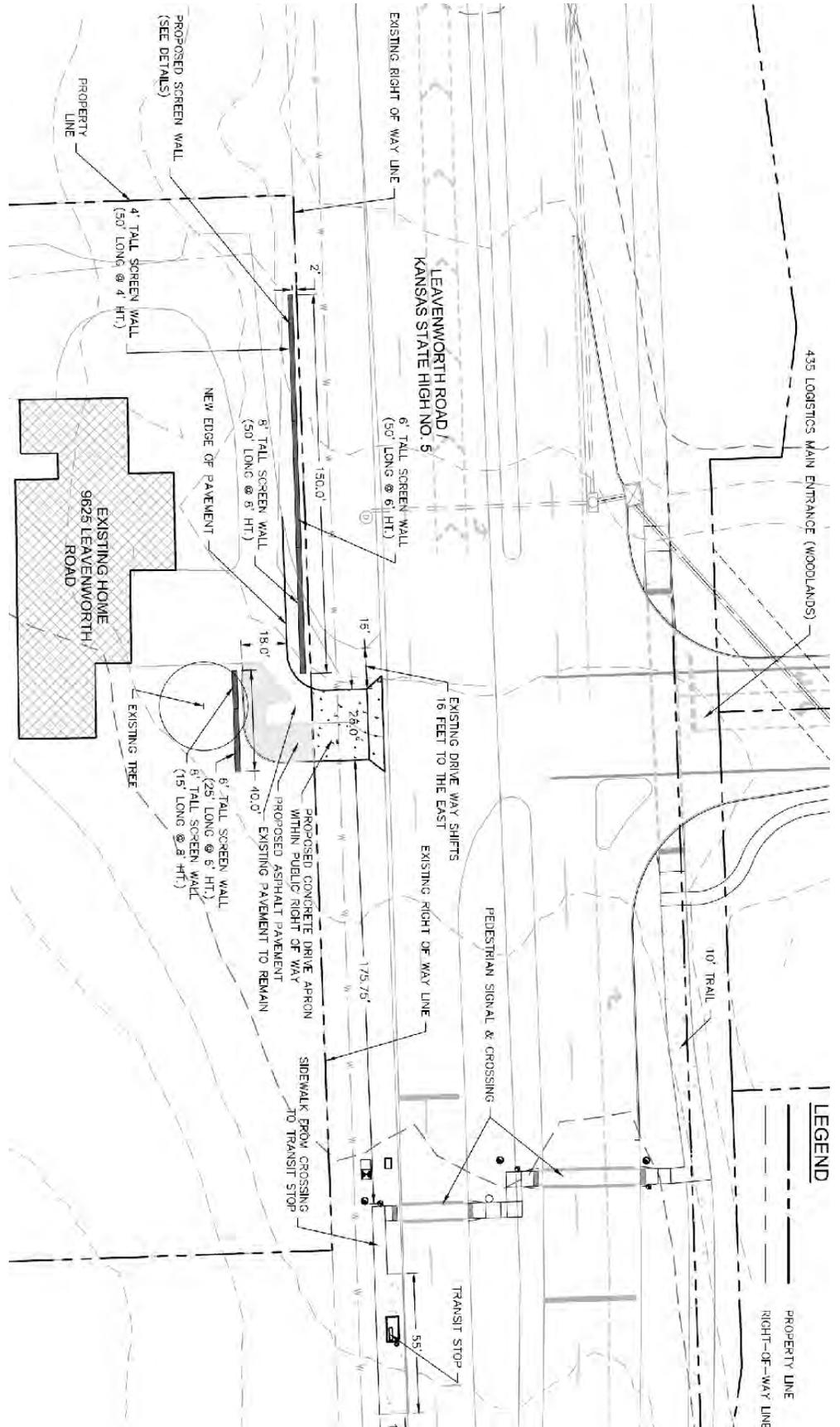


SITE PLAN SUBMITTED BY THE APPLICANT, CONT.



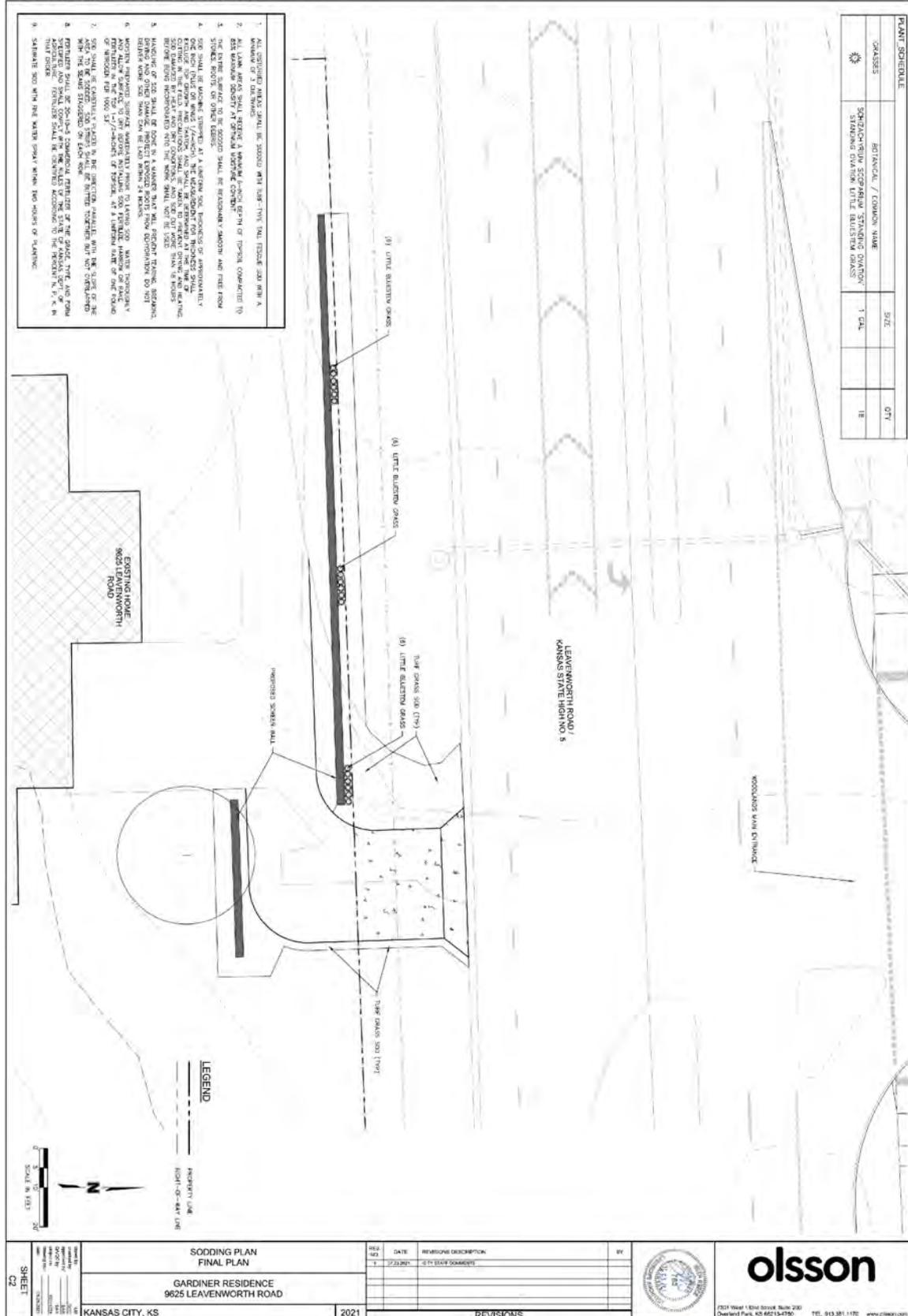
<u>PROPERTY OWNER</u> REBECCA JOY GARDNER 9625 LEAVENWORTH ROAD KANSAS CITY, KANSAS 66109	<u>SITE USE</u> RESIDENTIAL
<u>ENGINEER</u> OLSSON 7301 W. 133RD STREET, SUITE 200 OVERLAND PARK, KS 66213 PH: 913-381-1170 F: 913-381-1174	<u>ZONING</u> AG
	<u>SITE AREA</u> SITE AREA= ±5.04 ACRES

SITE PLAN SUBMITTED BY THE APPLICANT, CONT.



LANDSCAPING PLAN SUBMITTED BY THE APPLICANT

DWG: F:\2021\1001-1500\02-1274\40-Civil\Plan\Sheets\DWG\South Property Owner Screen Wall\C_DRAWING_0201274.dwg USER: swpaw
 DATE: Jul 23, 2021 8:43am XREFS: SHEET05_C_PBASE03_0701274



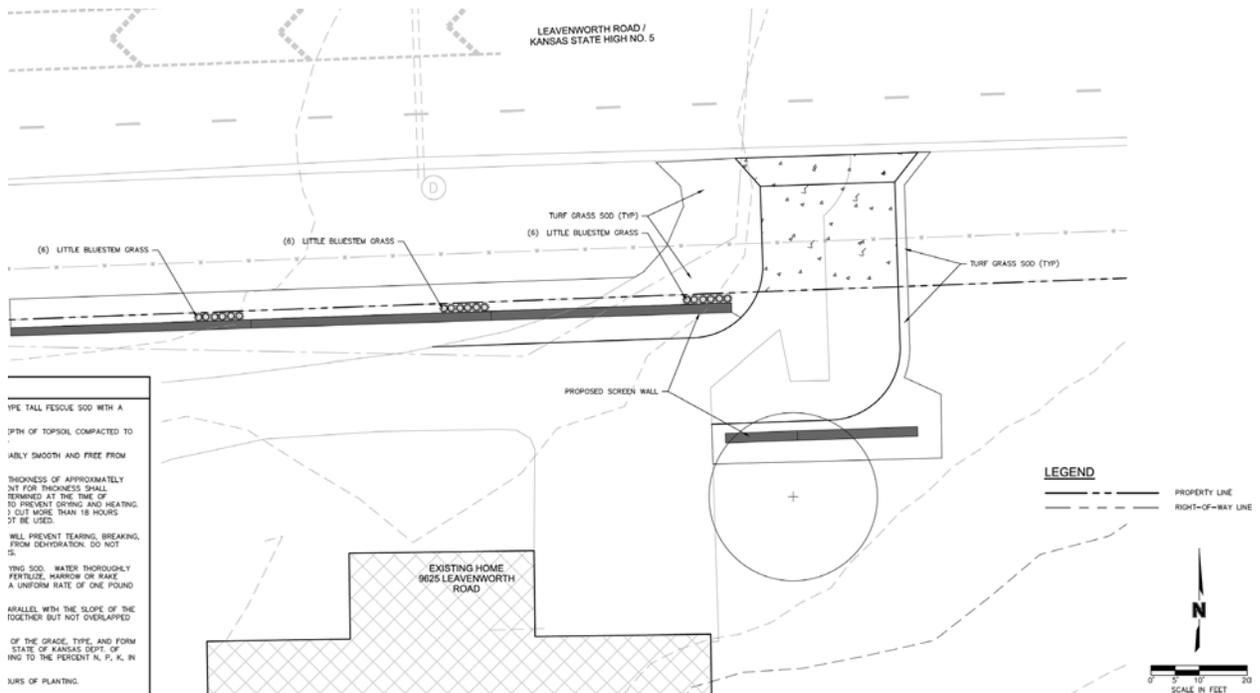
LANDSCAPING PLAN SUBMITTED BY THE APPLICANT, CONT.

PLANT SCHEDULE				
GRASSES	BOTANICAL / COMMON NAME	SIZE		QTY
☼	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM GRASS	1 GAL		18

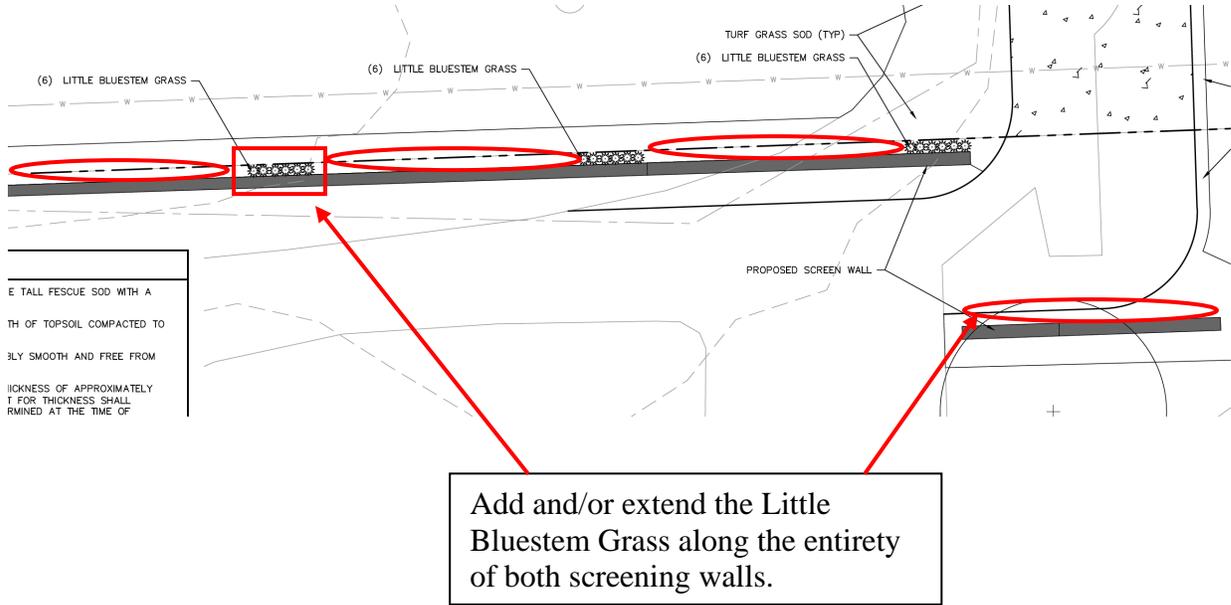
1. ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
2. ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
3. THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
4. SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
5. HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
6. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 S.F.
7. SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
8. FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF KANSAS DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
9. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING.

Above: Plant schedule and landscaping stipulations.

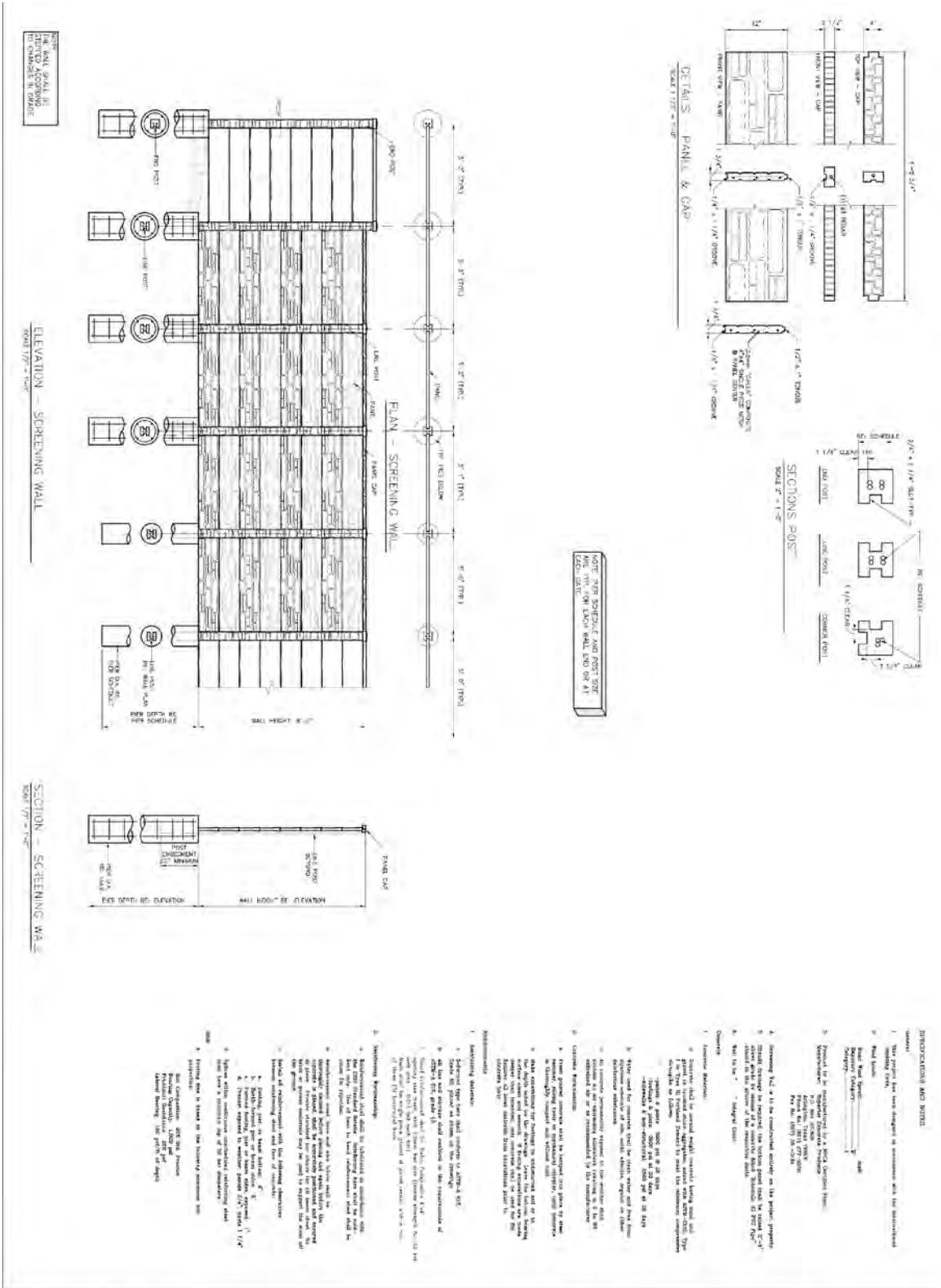
Below: Close up view of the landscaping plan for the subject property.



LANDSCAPING PLAN SUBMITTED BY THE APPLICANT, CONT.

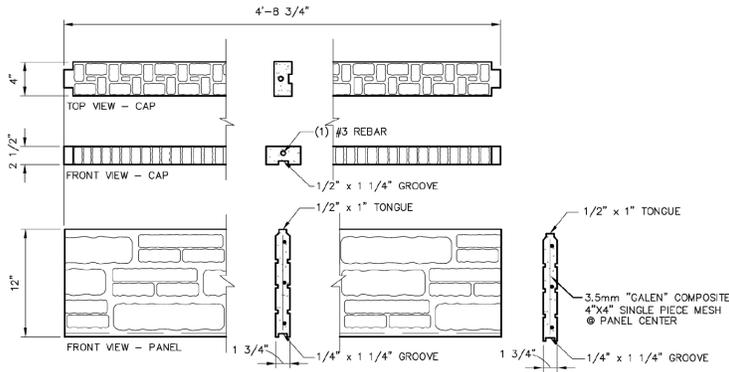


ELEVATIONS SUBMITTED BY THE APPLICANT

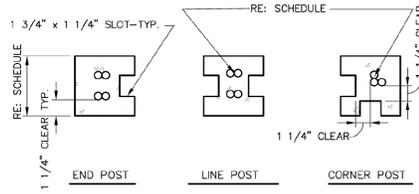


<p>DATE: _____ DRAWN: _____ SHEET: 1 OF: _____ SHEETS</p>	<p>SUPERIOR COBBLESTONE Manufactured By SUPERIOR CONCRETE PRODUCTS 1203 BAIDER DRIVE EULESS TX 76040 1 (800) 942-8255 (M7) 277-8255</p>	<p>PRECAST SCREENING WALL LIFT STATION #14 1404 E. HWY 377 GRANBURY, TEXAS 76048</p>
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ELEVATIONS SUBMITTED BY THE APPLICANT, CONT.



DETAILS - PANEL & CAP
SCALE 1 1/2" = 1'-0"

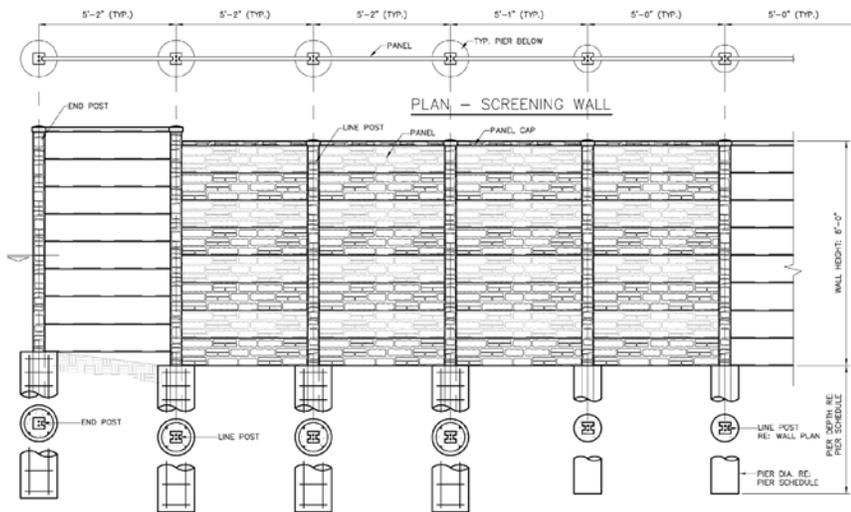


SECTIONS POST
SCALE 2" = 1'-0"

NOTE: PIER SCHEDULE AND POST SIZE ARE TYP. FOR EACH WALL END OR AT EACH GATE.

Above: Details of the wall screen panels and cap.

Below: Elevation segment of the screening wall.



NOTE:
THE WALL SHALL BE
STEPPED ACCORDING
TO CHANGES IN GRADE

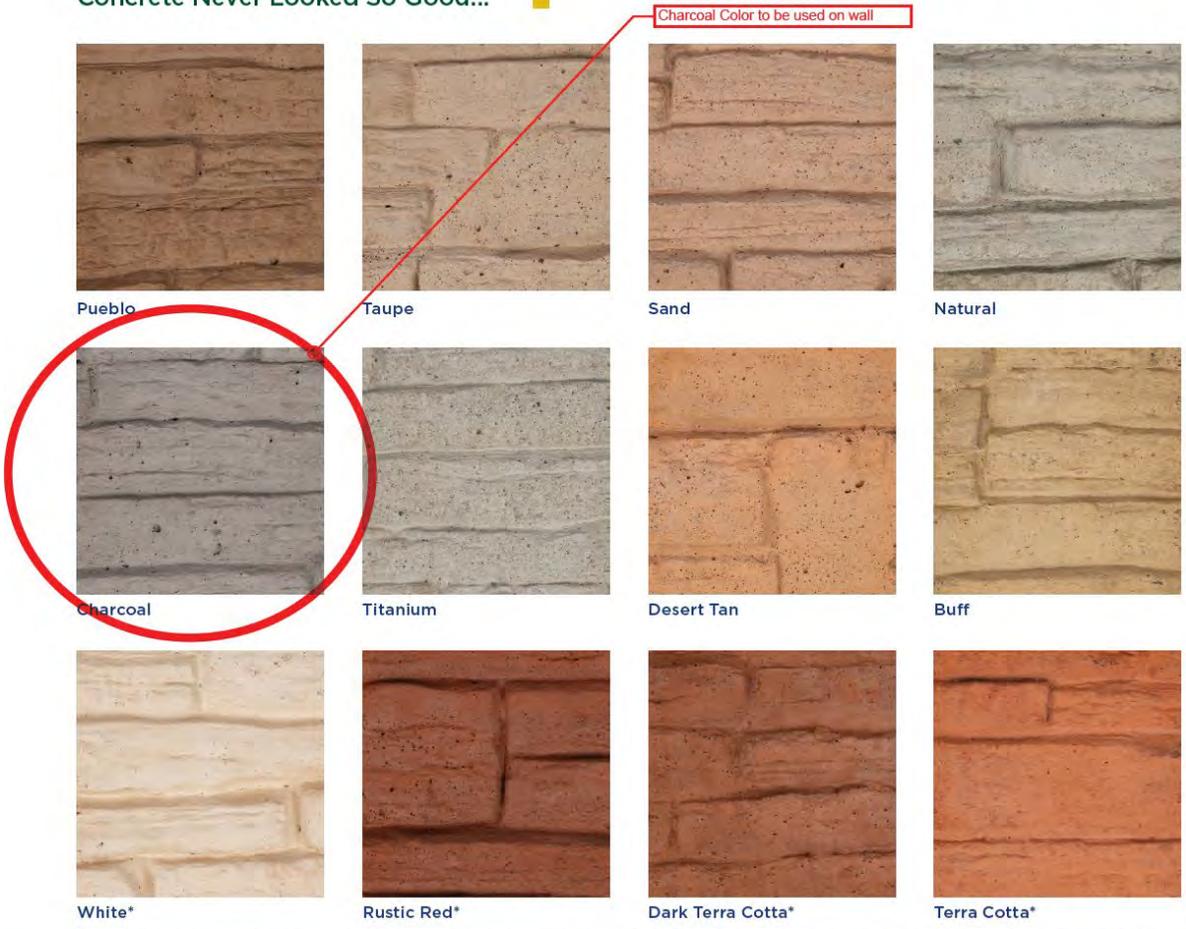
ELEVATION - SCREENING WALL
SCALE 1/2" = 1'-0"

SECTION - SCREENING WALL
SCALE 1/2" = 1'-0"

WALL COLOR PALETTE SUBMITTED BY THE APPLICANT



Integral Color Selections



All colors shown are a representation to show the approximate color of the finish and may vary from the chart. Superior Concrete Products reserves the right to change colors without notice.*White, Rustic Red, Dark Terra Cotta, and Terra Cotta are available at an additional cost.

Superior Concrete Products Fences and Walls

- Superior Board-on-Board™
- Superior Brick™
- Superior Cobblestone™
- Superior Fence™
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The purpose of this sales aid is to show the color choices and ranges available. Colors are offered for any product and texture. The color can be affected by texture, lighting conditions, heat and age. Final color selection should be made from an actual physical sample.

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NEIGHBORHOOD MEETING MATERIALS, DATED JULY 20, 2021

The applicant has stated that no party “reached out to us regarding the project”.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

Comes now Seth Reece, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # BOZA2021-017.
2. That the neighborhood meeting requirement was completed via mailing on July 14, 2021 per the Urban Planning and Land Use Department’s direction to inform property owners within 200 feet of the subject property to submit comments/questions to Ms. Joy Gardiner or myself, Seth Reece, via email or phone.
3. Attached is a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.



Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20th day of July, 2021. My commission expires the 12th day of October, 2022.



Notary Public