



## **AGENDA**

**PLANNING COMMISSION MEETING  
CITY OF MERRIAM, KANSAS  
Online Meeting due to COVID-19  
June 2, 2021  
7:00 P.M.**

In response to COVID-19 the Planning Commission meeting will be held on line.  
The Planning Commission meeting can be viewed via the Zoom meeting link below.

<https://us02web.zoom.us/j/89655033471>

- I. **CALL TO ORDER-**
- II. **ROLL CALL**
- III. **CONSIDER SUSPENDING PLANNING COMMISSION MEETING BYLAWS**
- IV. **APPROVAL OF MINUTES – MAY 5, 2021**
- V. **BUSINESS TO BE CONDUCTED**
  1. PUD21-000006 Final Development Plan and Sign Package for an automobile dealership in a PUD-G (Planned Unit Development-General) District located at 7050 W. Frontage Road.
- VI. **BUSINESS FROM THE FLOOR**
- VII. **UNFINISHED BUSINESS**
- VIII. **OLD BUSINESS**
- IX. **ADJOURNMENT**

Respectfully submitted,

**Bryan P. Dyer, AICP  
Community Development Director**

**REGULAR PLANNING COMMISSION MEETING  
CITY OF MERRIAM, KANSAS  
9001 W. 62<sup>nd</sup> St.  
COUNCIL CHAMBERS  
MINUTES**

**May 5, 2021  
7:00 P.M.**

**This was a virtual meeting via Zoom**

The Regular Planning Commission meeting for the City of Merriam, Kansas was called to order at 7:00 p.m. by Community Development Director Bryan Dyer on Wednesday, May 5, 2021.

Bryan Dyer welcomed Shawn McConnell as the new Planning Commission, and Nancy Yoakum, Notary Public, swore in Shawn McConnell at 7:05p.m.

**I. ROLL CALL**

The following Planning Commissioners were present via Zoom meeting:

Reuben Cozmyer  
Brian Dailey, Chair  
Judy Devereay  
Mitchell Fowler  
Russ Harmon  
Shawn McConnell  
Leah Ann McCormick, Vice Chair  
Cole Stephens

Members Absent: Bill Bailey, Secretary

Also Present via Zoom meeting: Bryan Dyer, Community Development Director, Andrea Fair, City Planner and Nancy Yoakum, Recording Secretary.

**II. CONSIDER SUSPENDING PLANNING COMMISSION BYLAWS**

Community Development Director Bryan Dyer stated that since the Planning Commission was meeting via Zoom the commissioners should consider suspending the Planning Commission Bylaws. Mr. Dyer asked if there were any questions and entertained a motion.

**LEAH ANN MCCORMICK MOVED THAT DUE TO COVID-19 RESTRICTIONS ON GATHERINGS THE PLANNING COMMISSION SUSPEND THE BYLAWS FOR THE MAY 5, 2021 MEETING. MITCHELL FOWLER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

**III. APPROVAL OF MINUTES OF APRIL 7, 2021**

Community Development Director Bryan Dyer stated that the Planning Commission members had received a copy of the April 7, 2021 meeting minutes and asked if there were any corrections or additions.

Hearing no comments, Mr. Dyer entertained a motion.

**LEAH ANN MCCORMICK MOVED THAT THE MINUTES OF THE PLANNING COMMISSION MEETING OF APRIL 7, 2021 BE APPROVED. JUDY DEVERY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

#### IV. ITEMS OF BUSINESS

**1. PUD21-000003 Sign Scheme Package for an automobile dealership in a PUD-G (Planned Unit Development-General) District located at 6960 W. Frontage Road.**

Community Development Director Bryan Dyer stated that the applicant, Elevated Automotive, is requesting approval for a sign scheme package PUD21-000003.

Mr. Dyer stated that the Infiniti automobile dealership recently purchased the local Nissan automobile dealership.

Mr. Dyer reviewed the surrounding zoning and land uses.

Mr. Dyer stated that the applicant has requested to replace the existing façade sign on the north façade, adding to an existing pylon sign, and replacing the freeway monument sign at the same location.

Mr. Dyer stated that the wall sign fits within the 5% sign requirement. Mr. Dyer stated that the interior signage, way finding signage and pylon sign will be updated, but do not require a waiver from the Planning Commission.

Mr. Dyer stated that the current highway sign is 52 feet tall, and the proposed sign is 49 feet tall. Mr. Dyer stated that the total square footage of the sign using both the Infiniti and Nissan logo totals 260 sq. feet, and 250 sq. feet is allowable by code, so the applicant is requesting a waiver for the additional 10 sq. feet.

Mr. Dyer reviewed the sizes of neighboring freeway automobile dealerships signs, and states that the proposed sign is in line with other automobile dealerships in the area and staff recommends approval.

Mr. Dyer stated he would any questions of the Planning Commissioners. Hearing none, he entertained a motion.

Commissioner Shawn McConnell inquired if the deviation of heights of the freeway sign is due to the existing elevation of the lots in relation to the interstate that the signs were allowed to go above the height requirement.

Mr. Dyer stated that is correct as the dealership's pylon signs are generally 35 ft. above the freeway.

Commissioner Reuben Cozmyer inquired if the old freeway sign was just a single brand.

Mr. Dyer stated that the applicant is installing a new sign likely due to increased wind load caused by the larger sign face.

Commissioner Reuben Cozmyer inquired what the current square footage of the existing freeway sign.

Mr. Dyer stated approximately half the size of the proposed sign.

**SHAWN MCCONNELL MOVED THAT THE PLANNING COMMISSION APPROVE APPLICATION PUD21-000003 SIGN SCHEME PACKAGE LOCATED AT 6960 W. FRONTAGE ROAD IN A PUD-G (PLANNED UNIT DEVELOPMENT-GENERAL) DISTRICT. MITCHELL FOWLER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED.**

**BUSINESS FROM THE FLOOR**

- The DS Busline application for a preliminary development plan and re-zoning was recently approved by the City Council.
- The old K-Mart building has a developer who will be on the City Council agenda.
- Downtown Merriam Planning Sustainable Places will focus on Johnson Dr. to Waterfall park. Topics to include streetscapes, land uses, trails and bike lanes. Administration would like to have a Planning Commissioner on the committee. After some discussion, Chair Brian Dailey stated he would volunteer to be on the committee.
- Staff discussed with the Planning Commissioners returning to in person Planning Commission meetings. There was a positive consensus for resuming the meetings, with a date to be determined.

**V. UNFINISHED BUSINESS**  
None

**VI. OLD BUSINESS**  
None

**VII. ADJOURNMENT**

With no further business for discussion, Community Development Director Bryan Dyer asked for a motion for adjournment.

**REUBEN COZMYER MOVED FOR ADJOURNMENT. The meeting was adjourned 7:31 p.m.**

**Respectfully Submitted,**

**Nancy B. Yoakum  
Recording Secretary**

Approved:



**Community Development Staff Report  
Planning Commission – June 2, 2021**

**PUD21-000006 – Final Development Plan and Sign Scheme Package – Reed Hyundai**

<b><u>Application:</u></b>	PUD21-000006 – Final Development Plan and Sign Scheme Package– Reed Hyundai
<b><u>Request:</u></b>	Approval of a Final Development Plan and Sign Package Scheme
<b><u>Property Address:</u></b>	7050 W. Frontage Road
<b><u>Applicant:</u></b>	Austin Lage, BHC, Owner’s Representative

<b>Current Zoning and Land Use</b>	PUD – G (Planned Use Development – General) District; developed with a car dealership.
<b>Surrounding Zoning and Land Use</b>	<p>PUD – G (Planned Use Development – General) District to the north; developed with a car dealership.</p> <p>I-1 (Light Industrial) District to the south, developed with a storage facility.</p> <p>Interstate I-35 to the east.</p> <p>Parks, Schools, &amp; City Facilities District to the west; developed with City Public Works Facility.</p>
<b>Legal Description</b>	Merriam Pointe Seventh Plat, Lot 2
<b>Property Area</b>	±4.19 Acres (±182,712 sq. ft.)



**Vicinity Map  
PUD21-000006 – Reed Hyundai  
Final Development Plan**



Aerial Map



General Location Map

**Staff Comments:**

The property owner, Reed Family Properties, is requesting approval of a final development plan and sign scheme package for exterior façade changes to the Reed Hyundai automobile dealership and a new freeway monument sign. In addition to Reed Hyundai, Reed Family Properties owns the adjacent automotive dealership - Reed Jeep Chrysler Dodge Ram that is north of the subject property. The final development plan is for Merriam Pointe Seventh Plat, Lot 2.

The subject property is zoned PUD-G (Planned Unit Development – General) District. The proposed exterior façade changes consist of refinishing the building exterior by updating the existing Exterior Insulation Finish System (EFIS) color, existing concrete masonry unit (CMU) block, and adding new aluminum composite panels. The applicant is also proposing a 170 square foot concrete pad and a canopy to the northwest side of the entrance. This proposed area will act as a new car delivery area.

The new freeway monument sign will have the same color scheme and utilize the same building materials as the new exterior façade. The sign face will have the Hyundai logo with “Reed” below it.

The new freeway monument sign will be relocating to the northeast corner of the property. Directly behind the new freeway monument sign is a proposed concrete car display pad with additional landscaping.

**Development Plan Requirements** (Chapter 74, Article XV Merriam Code)

Staff has reviewed the proposed final development plan and finds that the plan meets the overall requirements of the PUD-G District designation.

**Stormwater Management**

There is little or no increase in impervious surface area as a result of the proposed project. Therefore, a stormwater management plan is not required.

**Access Vehicular and Pedestrian**

The subject property’s existing vehicular access will remain as presently constructed.

**Lighting Plan**

The final development plan shows new exterior lighting associated with the reconfigured parking area and display pad at the building entrance. The applicant will need to provide a photometric plan that meets city requirements and the light fixtures must be the same or similar to the existing exterior lights.

**Elevation Drawings**

The applicant has provided elevation drawings of the proposed changes. The elevations show the specific changes being made to the building façade and specifies materials. The existing CMU block will be refinished with an acrylic coating in three different neutral tones. The parapet will be sheathed in aluminum composite wall panels with varying designs and neutral colors.

The final development plan shows the addition of a canopy over the new car delivery area. The canopy will also be sheathed in the aluminum composite wall panels.

### **Sign Scheme**

The final development plan shows a new 43-foot freeway frontage monument sign that will replace the existing sign. The new freeway frontage monument sign will be located on the northeast portion of the property. The existing sign is located on the southeast portion of the property. The sign face will be approximately 62.5 square feet, with a total sign face area of 125 square feet. The proposed sign is consistent in size, color, and location to existing façade signs in the area.

### **Relevant Sign Code Provisions**

Section 53-93(g)(1). Freeway Frontage Monument Signs

- (1) **Height.** Maximum height shall be 25 feet above the centerline height of the nearest through traffic lanes, with a maximum sign height of 35 feet. Where signs are located more than 15 feet above the centerline, maximum height shall be ten feet.

### **Deviations from the Sign Code**

Per Sec. 53-93(g)(1), freeway frontage monument signs are to have a maximum height of 35 feet. The proposed freeway monument sign is approximately 43 feet. The existing freeway monument sign is 35 feet. The proposed sign will be eight feet taller than the existing sign and taller than the maximum height allowed by the city's sign code. The proposed sign's height is consistent with surrounding freeway monument signs. To the north of Reed Hyundai is the Reed Jeep Chrysler Dodge Ram freeway frontage sign that is 46 feet in height and the Elevated Infiniti Nissan Automotive freeway sign that is 49 feet in height.

The deviation from the sign code is consistent with the surrounding properties. The proposed sign is consistent in size, color, and location to existing freeway monument signs in the area. Since the freeway frontage monument sign does not comply with Sec. 53-93(g)(1), the Planning Commission must consider granting a deviation from the sign code.

### **Sec. 53-67. – Sign Schemes**

- (b) **Purpose, Format And Criteria For Review:** *The general purpose of the sign scheme is to ensure proper business identification while enhancing the quality, harmony and consistency of a project by aesthetically integrating signage into the architecture of each building as well as the development as a whole. The sign scheme must comply with the basic requirements for signs established for the project's uses by this Article. The sign scheme shall address the following topics and demonstrate the following characteristics:*

1. **Identification Signs:** *Designation of the size and location of identification signage proposed for individual tenants. Specifications should anticipate letter style, minimum and maximum letter height, the use of logos, and need for use of double line copy. Sign locations should anticipate impact of pad buildings and landscaping, as well as the provision of adequate spacing between facade signs for effective readability.*
2. **Appearance:** *Signs shall be durable, attractive and be designed to complement and reinforce the design themes of the project buildings. Free-standing signage should relate to the building, through the use of similar materials and colors. Facade signage should relate to the design of the building, utilize compatible but contrasting colors, and incorporate high quality materials and illumination.*
3. **Consistency:** *Sign design within a development should be generally consistent between tenants and buildings so that the design continuity of the project is maintained. However, it is not necessary for every sign within a particular development to be identical. Differences between major and minor tenants may be appropriate as well as differences between signs on peripheral sites versus signs on a main building. A sign scheme shall generally include at least 2 of the following characteristics: uniform letter and background color(s), uniform letter styles or uniform letter height. In general, as the signs become a smaller portion of the facade, or the architecture becomes more textured or ornate, the need for greater uniformity is lessened.*

#### **Sec. 53-4 – Deviations**

*The Planning Commission may grant deviations to this Article, based on unique architectural treatments, special project conditions, or specific hardship. Deviations should be considered at the time of Planning Commission review of the sign scheme for the development, but may be heard subsequent to project review when necessary. The Planning Commission shall consider the following criteria in acting upon a request for deviation:*

- (1) **Purpose And Intent Of Code:** *Is granting of the deviation in compliance with the general purpose and intent of the City's signage regulations? (Ord. No. 1366, §2, 9-27-99)*
- (2) **Impacts On Adjacent Properties:** *Will granting of the deviation adversely affect neighboring property owners or residents? Is the image presented by the sign or attention-attracting device consistent or compatible with that in the area as a whole? (Ord. No. 1366, §2, 9-27-99)*
- (3) **Safety:** *Will granting of the deviation adversely affect safety? For free-standing signs, a safe sight-distance setback is required, and the sign location must not encroach upon potential future right-of-way needs. The use of signs or attention-*

*attracting devices should not significantly distract traffic on adjacent streets. (Ord. No. 1366, §2, 9-27-99)*

- (4) **Visual Clutter:** *Will granting of the proposed deviation significantly clutter the visual landscape of the area? The proposed deviation, in addition to all existing or potential future signs on nearby tracts, should be reviewed for their impact on cluttering the visual landscape. Reductions in the total number of signs or their size may be needed, or setbacks increased, to compensate for other signs and attention-attracting devices in the area. (Ord. No. 1366, §2, 9-27-99)*
- (5) **Site Constraints:** *In some situations, topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant's existing or proposed signs from multiple directions. While visibility of a sign or attention-attracting device is not to be guaranteed from all directions, deviations may be appropriate to provide reasonable visibility of a business's main sign. (Ord. No. 1366, §2, 9-27-99)*
- (6) **Lighting:** *Sign or attention-attracting device lighting should not disturb residents of nearby residential land uses or adversely affect traffic on adjacent streets. (Ord. No. 1366, §2, 9-27-99)*
- (7) **Promotion Of High Quality - Unique Design:** *The proposed sign(s) should be of high quality and must be compatible and integrate aesthetically with daytime/nighttime color, lighting and signs of the development and adjacent buildings. Facade signs may include unique copy design including painting of walls or integration into canopies/awnings, shapes, materials, lighting and other design features compatible with the architecture of the development of surrounding area. Attention-attracting devices should be of a unique, high quality design which accentuates the architecture of the building(s) served, versus functioning solely to draw attention to itself. (Ord. No. 1366, §2, 9-27-99)*

The Planning Commission should discuss the merits of the proposed application and determine whether it meets the intent/purpose and weigh the criteria as contained in Sec. 53-4 in granting deviations from the sign code.

#### **Parking Requirements** (Chapter 74, Article XII Merriam Code)

The number of parking spaces and the design of the parking lot meet city requirements.

#### **Landscaping** (Chapter 74, Article XII Merriam Code)

The landscape plan is consistent with the landscaping for the previously redeveloped area and meets city landscaping requirements. As a result of the proposed addition, minor changes to existing landscaping is proposed. Those changes are being made to offset the relocation of the freeway frontage monument sign and the new car display pad. The new plantings will be located around the new freeway monument sign and the concrete car display pad. Additional landscaping will also be added along the east side of the property.

**Staff Recommendation:**

The Community Development staff recommends approval of the Reed Hyundai Final Development Plan and Sign Scheme Package (PUD21-000006) subject to the following conditions:

1. A materials palette must be submitted to the Community Development Director prior to issuance of a building permit.
2. Prior to issuing a building permit, the applicant will provide a photometric plan that meets city standards.
3. Prior to issuing a building permit, the applicant will provide “cut sheets” showing the details of the new exterior light fixtures. The new fixtures shall be the same or similar to the existing exterior light fixtures.
4. Add a note to the face of the plan that there will be no exterior PA or loudspeaker system.

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Bryan P. Dyer, AICP  
Community Development Director  
June 2, 2021



# REED HYUNDAI FINAL DEVELOPMENT PLANS

7050 W. FRONTAGE ROAD  
**MERRIAM, KANSAS 66203**

### SHEET INDEX

CVR	COVER SHEET
C1.0	SITE PLAN
A-101	FIRST FLOOR PLAN
A-201	EXTERIOR ELEVATIONS



LOCATION MAP  
 NOT TO SCALE

### UTILITY CONTACTS

**Kansas Gas Service**  
 Dale Diddle  
 11401 W. 89th Street  
 Overland Park, Kansas 66214  
 Office (913) 599-8982  
 E-Mail: dale.diddle@onegas.com

**Evergy**  
 Virginia Pennington  
 19950 Newton Street  
 Stilwell, Kansas 66085  
 Office (913) 681-7334  
 Fax (913) 894-3086  
 E-Mail: virginia.pennington@evergy.com

**Spectrum/Charter**  
 Melody DaMour  
 5221 W. 119th St.  
 Overland Park, Kansas 66213  
 Office (913) 643-1930  
 Fax (913) 312-0014  
 E-Mail: melody.damour@charter.com

**Water District No. 1**  
 Chris Anderson  
 10747 Renner Blvd.  
 Lenexa, Kansas 66219  
 Office (913) 895-5754  
 Fax (913) 895-5607  
 E-Mail: canderson@waterone.org

**Johnson County Wastewater**  
 Jennifer Harder, P.E., Engineering  
 11811 S. Sunset Dr., Suite 2500  
 Olathe, KS. 66061-7061  
 Office (913) 715-8500  
 Fax (913) 715-8501  
 E-Mail: jennifer.harder@jcw.org  
 Lonnie Ponder, Field Inspection  
 Phone (913) 207-5232

**AT&T**  
 Richard Pearl (New facilities)  
 9444 Nall, 1st Floor  
 Overland Park, Kansas 66207-2516  
 Office (913) 383-6948  
 E-Mail: richard.l.pearl@att.com

**Bryan Babcock (Relocation of facilities for private development)**  
 9444 Nall, 1st Floor  
 Overland Park, Kansas 66207-2516  
 E-Mail: bb8757@att.com

**Consolidated Communications**  
 Clarence Griffin  
 9701 Lackman Road  
 Lenexa, Kansas 66219  
 Office (913) 322-9619  
 Fax (913) 541-8716  
 Email: cgriffin@consolidated.com

All existing utility locations shown are approximate only and are not guaranteed to be accurate or all inclusive. Contractor shall be responsible for contacting all utility companies and verifying the actual field locations of all utilities prior to any construction activity. Contractor shall keep all utility locations current. Utilities damaged through the negligence of the contractor to obtain the proper field locations shall be the responsibility of the contractor to repair or replace at their expense and at the direction of the utility company. The contractor shall pothole and survey all utility crossings prior to construction of any portion of storm sewer, sanitary sewer laterals, underdrains, conduit and any other subsurface element of the project. The survey information shall be forwarded to the project engineer for review. The contractor shall not begin construction on any subsurface element on the project without the approval of the project engineer. Utility coordination, potholing/surveying shall be subsidiary to other bid items.

### BENCHMARKS (DATUM: NAVD88)

**SURVEY CONTROL POINT BENCHMARK**  
 BENCHMARK NUMBER: 1  
 ELEVATION= 988.23

CHISELED SQUARE CUT ON TOP OF LIGHT POLE BASE, LOCATED IN AN ASPHALT PARKING LOT, 26.5 FEET SOUTH OF THE NORTH EDGE OF THE ASPHALT PARKING LOT AND 85.8 FEET WEST OF THE WEST EDGE OF WEST FRONTAGE ROAD.

**JOHNSON COUNTY VERTICAL CONTROL POINT BENCHMARK**  
 BENCHMARK NUMBER: BM 926  
 ELEVATION= 980.34

FROM THE INTERSECTION OF 75TH STREET & SOUTHBOUND I-35 HIGHWAY GO WEST ON 75TH STREET 0.15 MILES, THEN NORTH ON KINGS COVE DRIVE 300 FEET, THEN EAST ON WEST FRONTAGE ROAD 0.8 MILES TO BM ON THE EAST SIDE OF WEST FRONTAGE ROAD.

### CIVIL ENGINEER

BHC  
 7101 COLLEGE BOULEVARD, SUITE 400  
 OVERLAND PARK, KANSAS 66210  
 P (913) 663-1900  
 F (913) 663-1633  
 CONTACT: AUSTIN LAGE, PE  
 EMAIL: AUSTIN.LAGE@BHC.COM

### OWNER/DEVELOPER

REED FAMILY PROPERTIES  
 7050 W FRONTAGE ROAD  
 MERRIAM, KS 66203  
 P (816) 436-6300  
 CONTACT: RANDY REED  
 EMAIL: RANDY.REED@REEDAUTO.COM

### SUBMITTED BY:

BHC  
 OVERLAND PARK, KANSAS

Austin K Lage, PE  
 Kansas PE 28006  
 \_\_\_\_\_ Date



**Reed Hyundai**  
 Existing Dealership Renovation  
 7050 W Frontage Road  
 Merriam, Kansas 66203

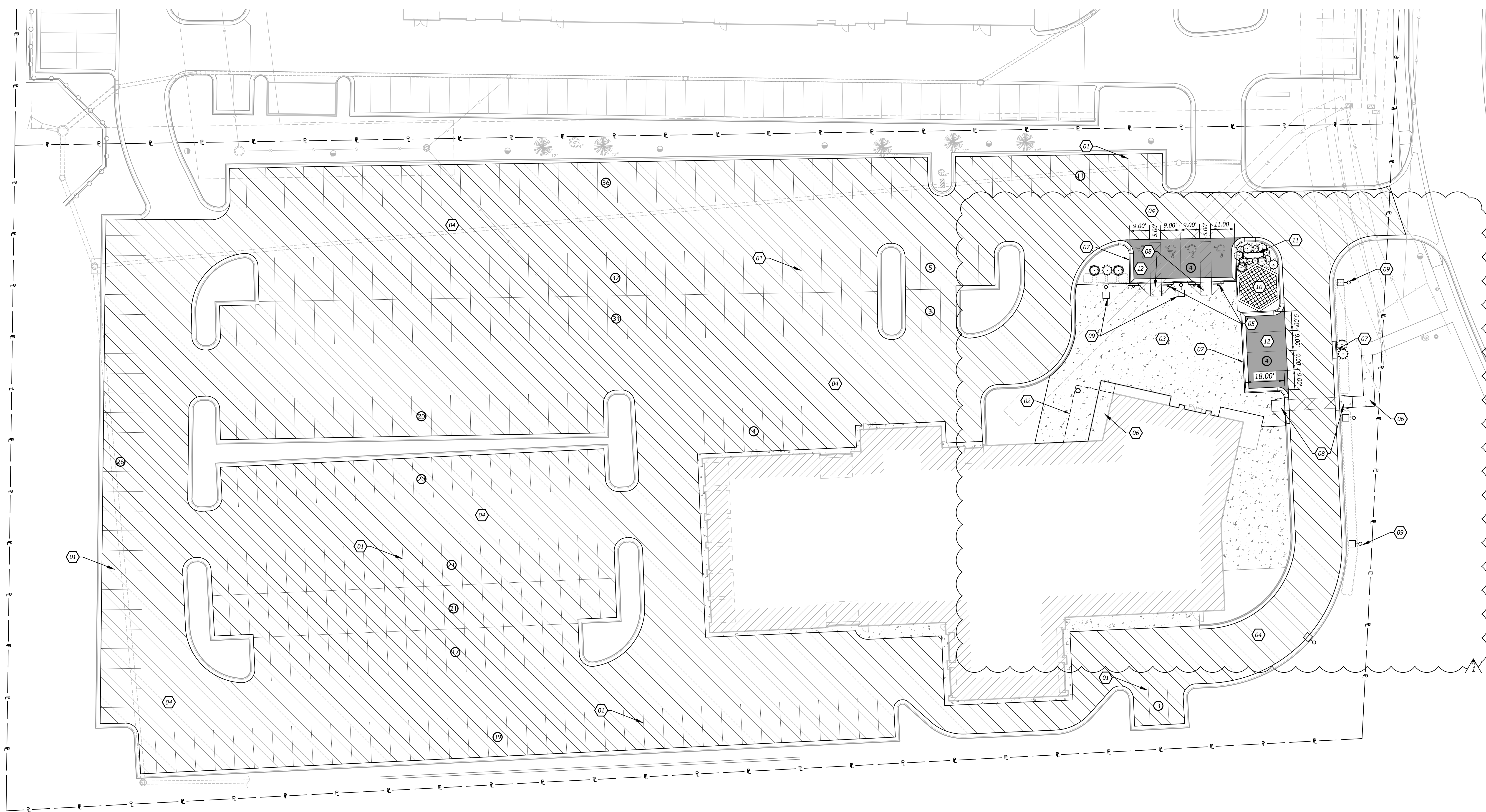
Revisions:

Project # 180403-05  
 FINAL DEVELOPMENT PLAN  
 May 05, 2021

COVER SHEET

**CVR**





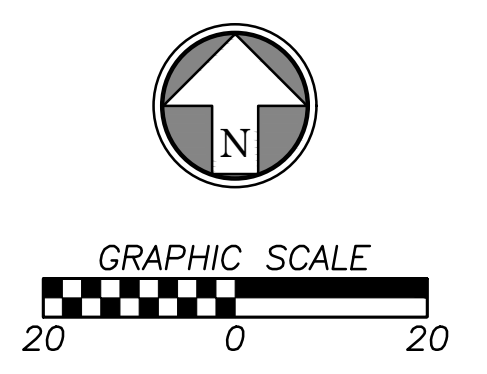
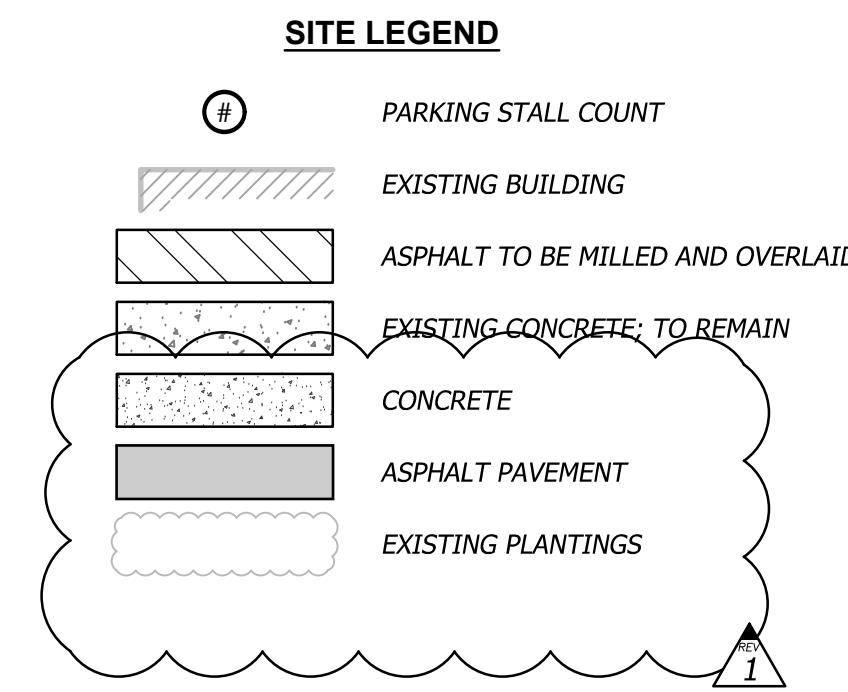
**SITE DATA**

<b>SITE</b>	
SITE AREA:	4.19 AC 182,712 SF
<b>IMPERVIOUS AREA:</b>	
EXISTING:	143,242 SF (78.4%)
PROPOSED:	143,412 SF (78.5%)
<b>BUILDING</b>	
BUILDING AREA:	21,582 SF (16.1%)
<b>PARKING</b>	
PARKING PROVIDED:	300 STANDARD 4 HANDICAP (1 VAN)
<b>PARKING REQUIRED:</b>	
CUSTOMER PARKING SHOWROOM:	9 (1/400 SF - 3,500 SF)
CUSTOMER PARKING AUTO MOBILE SERVICE:	36 (2/SERVICE BAY - 18 SERVICE BAYS)
EMPLOYEES:	25 (1/EMPLOYEE - 25 EMPLOYEES)
SURFACE STORAGE STALLS:	28 (1/3000 SF - 84,096 SF)
CUSTOMER & EMPLOYEE STALLS:	98 STANDARD
HANDICAP STALLS:	4 HANDICAP (1 VAN)
<small>(BASED ON 98 CUSTOMER &amp; EMPLOYEE PARKING STALLS)</small>	

- ZONING**  
 CP-2 (PLANNED GENERAL BUSINESS DISTRICT)
- CONSTRUCTION NOTES**
- LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
  - PROPOSED AWNING; RE. ARCHITECTURAL.
  - EXISTING CONCRETE TO BE REMOVED AND REPLACED.
  - EXISTING ASPHALT PAVEMENT TO BE MILLED (2" MIN.) AND PREPARED FOR OVERLAY; W/ FULL DEPTH REPLACEMENT & SUBGRADE REMEDIATION AS DETERMINED WITH SITE REVIEW BY THE ENGINEER.
  - INSTALL ADA HANDICAP PARKING SIGNAGE.
  - INSTALL CONCRETE; CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION.
  - PROPOSED CONCRETE CURB & GUTTER.
  - PROPOSED ADA RAMPS; GRADING TO BE SHOWN IN PERMIT SET.
  - PROPOSED LIGHT POLES; CONTRACTOR TO DESIGN BUILD. PHOTOMETRIC PLAN TO BE IN PERMIT SET.
  - CONCRETE CAR SHOW PAD.
  - MONUMENT SIGN.
  - PROPOSED ASPHALT PAVEMENT.

**PLANT SCHEDULE**

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT
	5	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Chokeberry	5 gal	
	6	Hydrangea quercifolia 'Sike's Dwarf' / Sike's Dwarf Oakleaf Hydrangea	5 gal	12'-18" H
	3	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	5 gal	18'-24" H
	4	Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper	3 gal	



**Reed Hyundai**  
 Existing Dealership Renovation  
 7050 W Frontage Road  
 Merriam, Kansas 66203

Revisions:

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	06/01/2021

Project #: 180403-05

**FINAL DEVELOPMENT PLAN**

May 05, 2021

SITE PLAN



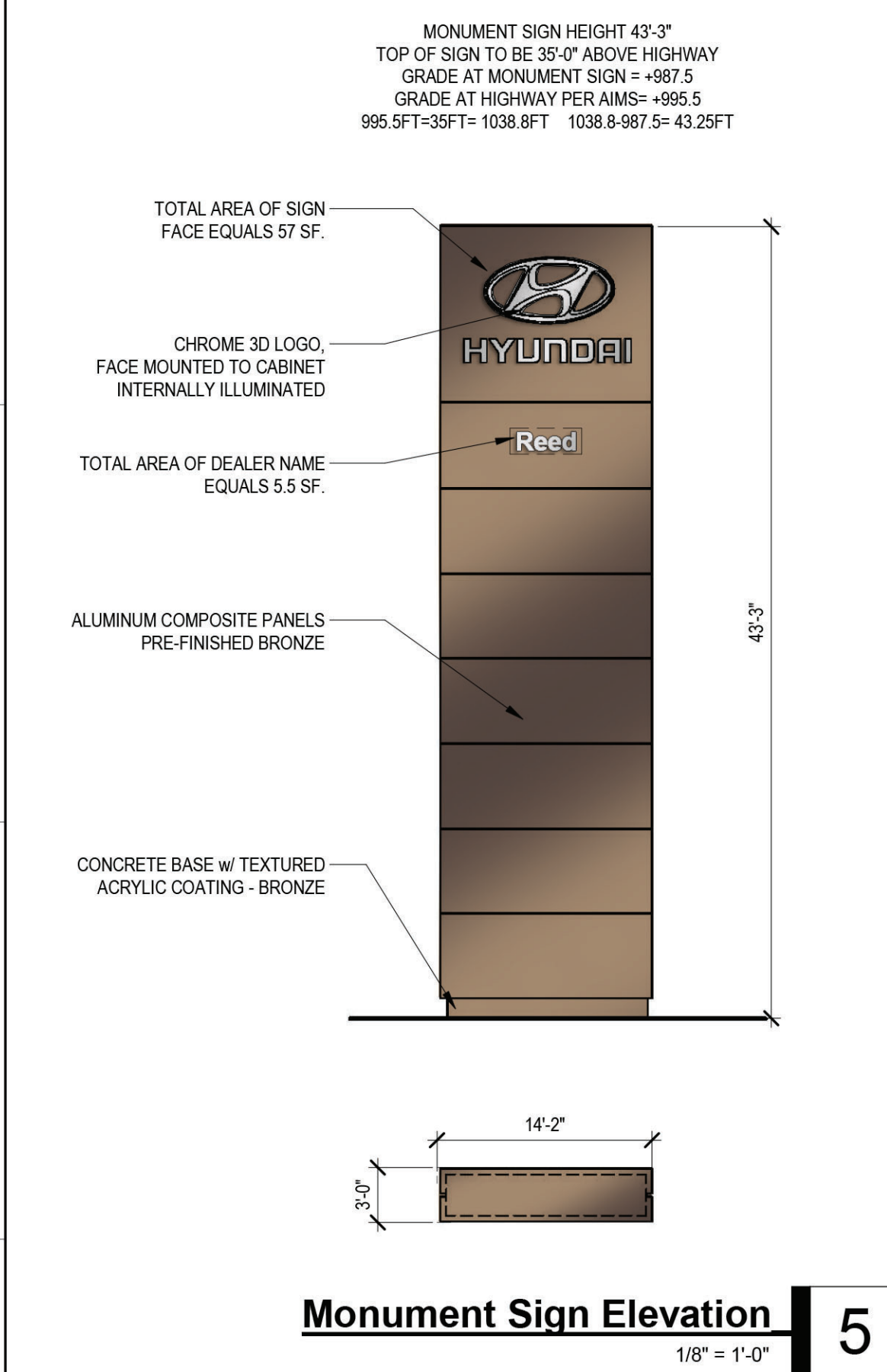
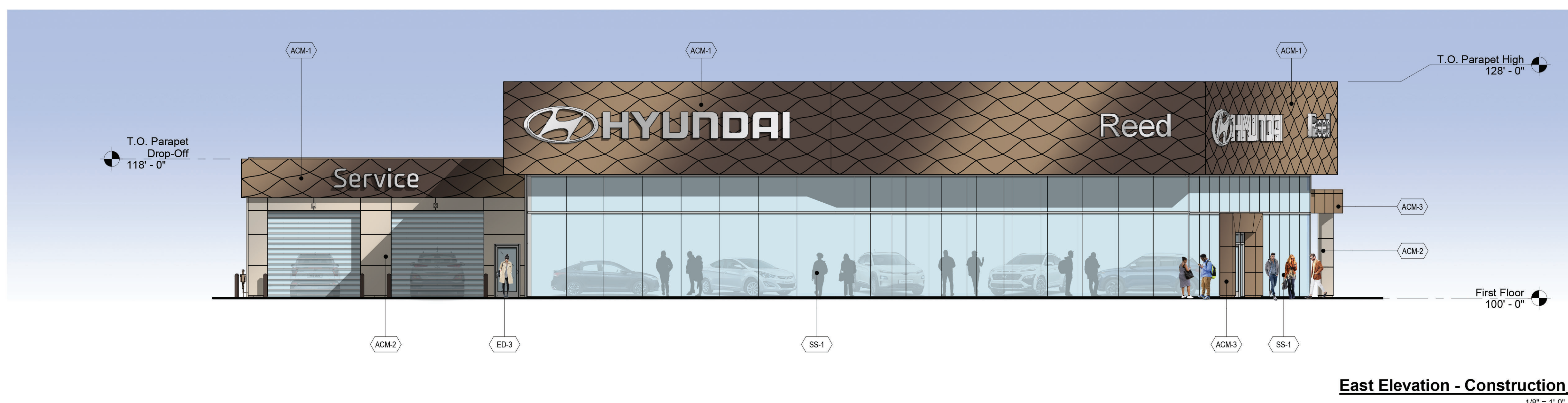
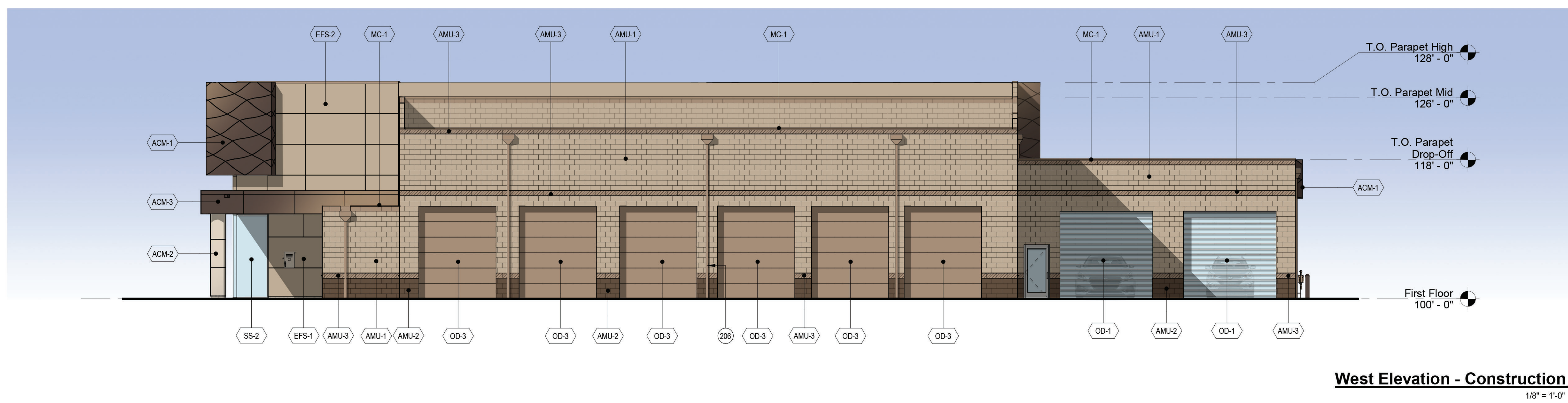


**MATERIALS**

ACM-1	ALUMINUM COMPOSITE WALL PANEL (SHAPED SKY)	MANUFACTURER: AGI	COLOR/FINISH: BRONZE
ACM-2	ALUMINUM COMPOSITE WALL PANEL	MANUFACTURER: AGI	COLOR/FINISH: CHAMPAGNE METALLIC
ACM-3	ALUMINUM COMPOSITE WALL PANEL	MANUFACTURER: AGI	COLOR/FINISH: BRONZE
AMU-1	EXISTING CMU TO RECEIVE ACRYLIC COATING	COLOR: ANTLER VELVET - SW 9111	
AMU-2	EXISTING CMU TO RECEIVE ACRYLIC COATING	COLOR: KAFFEE - SW 6104	
AMU-3	EXISTING CMU TO RECEIVE ACRYLIC COATING	COLOR: NEARLY BROWN - SW 9093	
ED-1	FLUSH INSULATED CORE STEEL DOOR W/ HIGH PERFORMANCE COATING	COLOR/FINISH: NEARLY BROWN - SW 9093	
ED-2	EXISTING STEEL DOOR, PREP FOR NEW FINISH W/ HIGH PERFORMANCE COATING	COLOR/FINISH: NEARLY BROWN - SW 9093	
ED-3	WIDE STILE ALUMINUM/GLASS STOREFRONT DOOR(S)	MANUFACTURER: KAWNEER WIDE STILE	COLOR/FINISH: CLEAR ANODIZED
EF5-1	EXTERIOR INSULATION FINISH SYSTEM	MANUFACTURER: STO CORPORATION	COLOR: ANTLER VELVET - SW 9111
EF5-2	EXTERIOR INSULATION FINISH SYSTEM	EXISTING TO REMAIN - NEW FINISH	COLOR: ANTLER VELVET - SW 9111
MC-1	EXISTING METAL COPING AND SHEET METAL TO RECEIVE H.P. COATING - NEARLY BROWN - SW 9093		
OD-1	ALUMINUM CLEAR ACRYLIC POLYCARBONATE HIGH SPEED ROLLING DOOR	COLOR/FINISH: CLEAR ANODIZED	
OD-2	INSULATED PRE-FINISHED STEEL PANEL SECTIONAL OVERHEAD DOOR	COLOR/FINISH: HIGH PERFORMANCE COATING - NEARLY BROWN - SW 9093	
OD-3	EXISTING STEEL PANEL SECTIONAL OVERHEAD DOOR, REPAIR AS NEEDED	COLOR/FINISH: HIGH PERFORMANCE COATING TO MATCH EXISTING - NEARLY BROWN - SW 9093	
OD-4	INSULATED STEEL OVERHEAD DOOR W/ HIGH SPEED FABRIC DOOR BEHIND	COLOR/FINISH: HIGH PERFORMANCE COATING - NEARLY BROWN - SW 9093	
SS-1	ALUMINUM CURTAIN WALL SYSTEM	MANUFACTURER: KAWNEER 1600 SYSTEM 2 w/ VERTICAL STRUCTURAL SILICONE GLAZED SYSTEM	COLOR/FINISH: CLEAR ANODIZED
SS-2	ALUMINUM STOREFRONT SYSTEM	MANUFACTURER: KAWNEER TRI-FAB VERSAGLAZE 451T	COLOR/FINISH: CLEAR ANODIZED

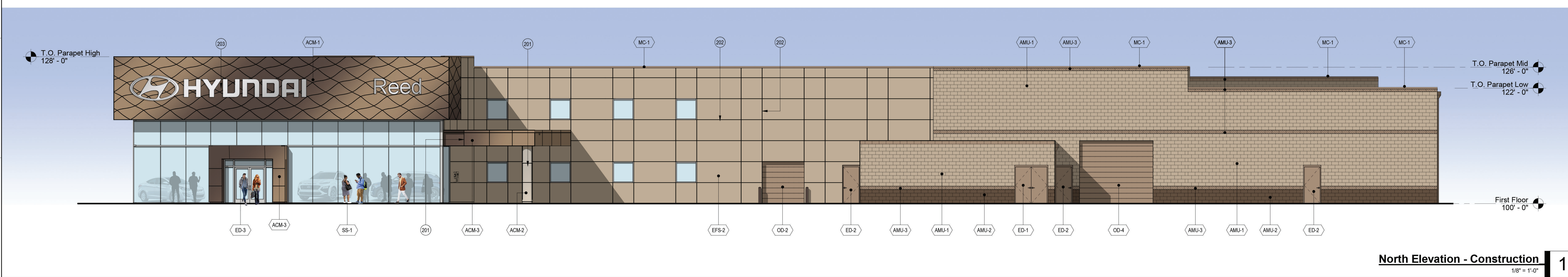
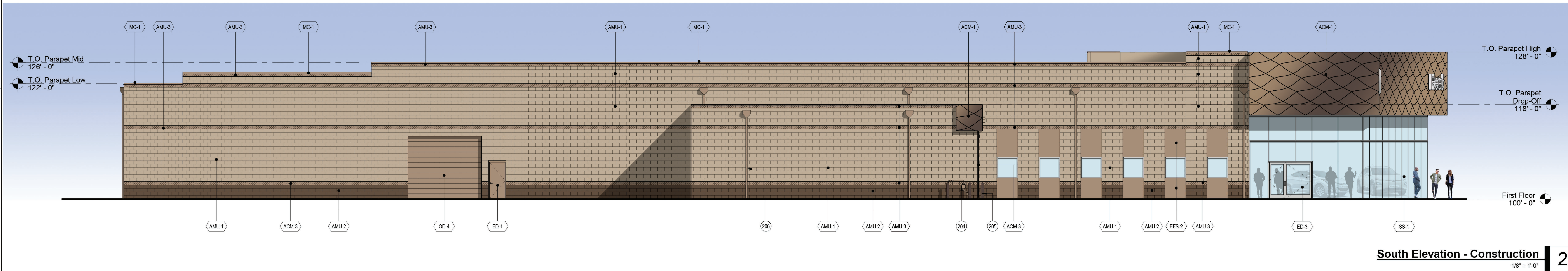
**KEYNOTES**

201	ACM JOINT REVEAL
202	"V" GROOVE EIFS REVEAL
203	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE, BY OWNER
204	GAS METER, UTILITY CONNECTIONS TO BE PAINTED
205	EXISTING BOLLARDS - TO RECEIVE NEW H.P. COATING TYP.
206	EXISTING DOWNSPOUT/CONDUCTOR HEAD - TO RECEIVE NEW H.P. COATING TYP.
207	LANE INDICATOR LIGHT

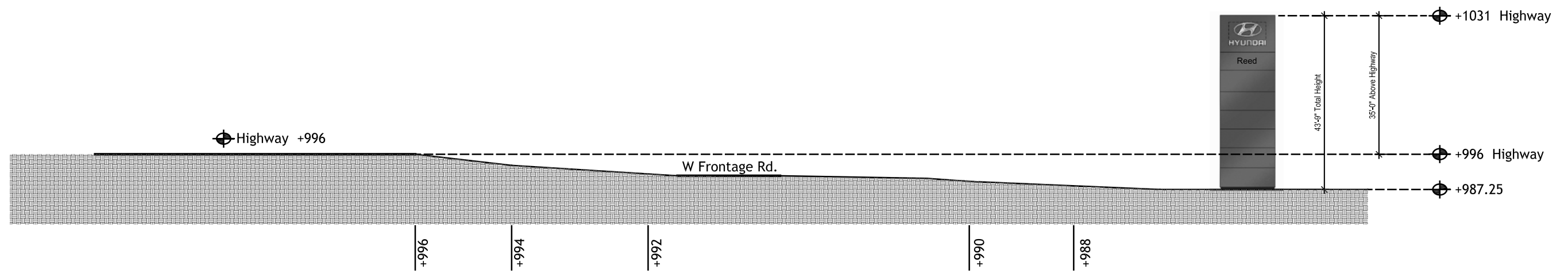


**BUILDING SIGNAGE**

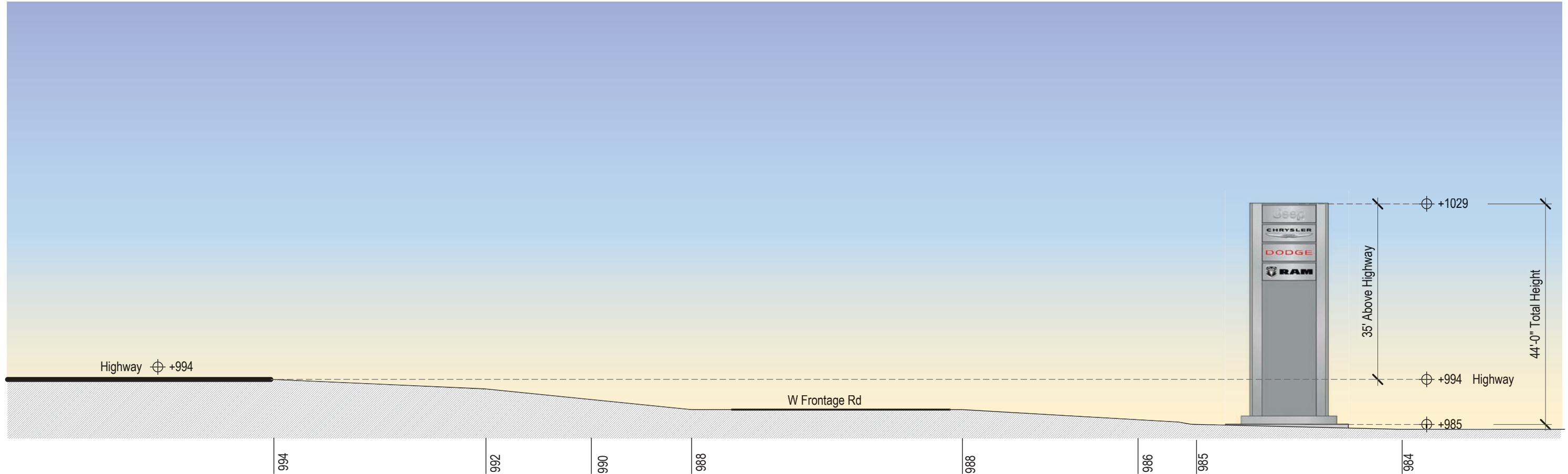
SIGN	DIMENSIONS	SQUARE FOOTAGE
North Facade:		
Reed		30.0
Hyundai + Logo		164.0
Total		194.0 sf
East Facade:		
Reed		30.0
Hyundai + Logo		164.0
Service		27.5
Total		221.5 sf
Total		415.5 sf
Building North Facade		6,453 sf
Building East Facade		3,821 sf
Total		10,276 sf
Percent of North Facade		3.00%
Percent of East Facade		5.78%
Percent of Total Facade		4.04%

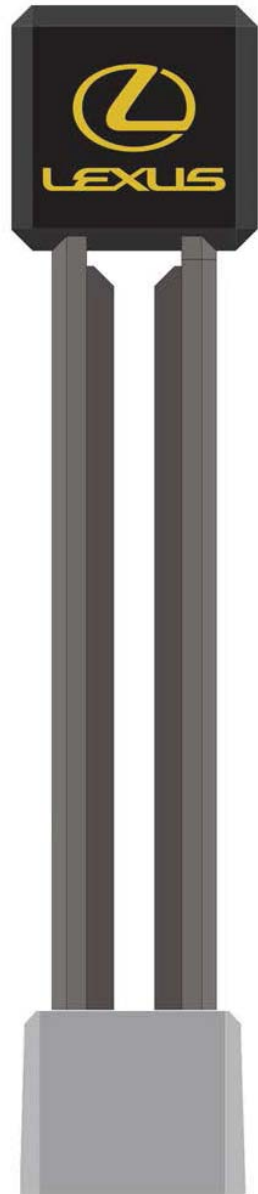
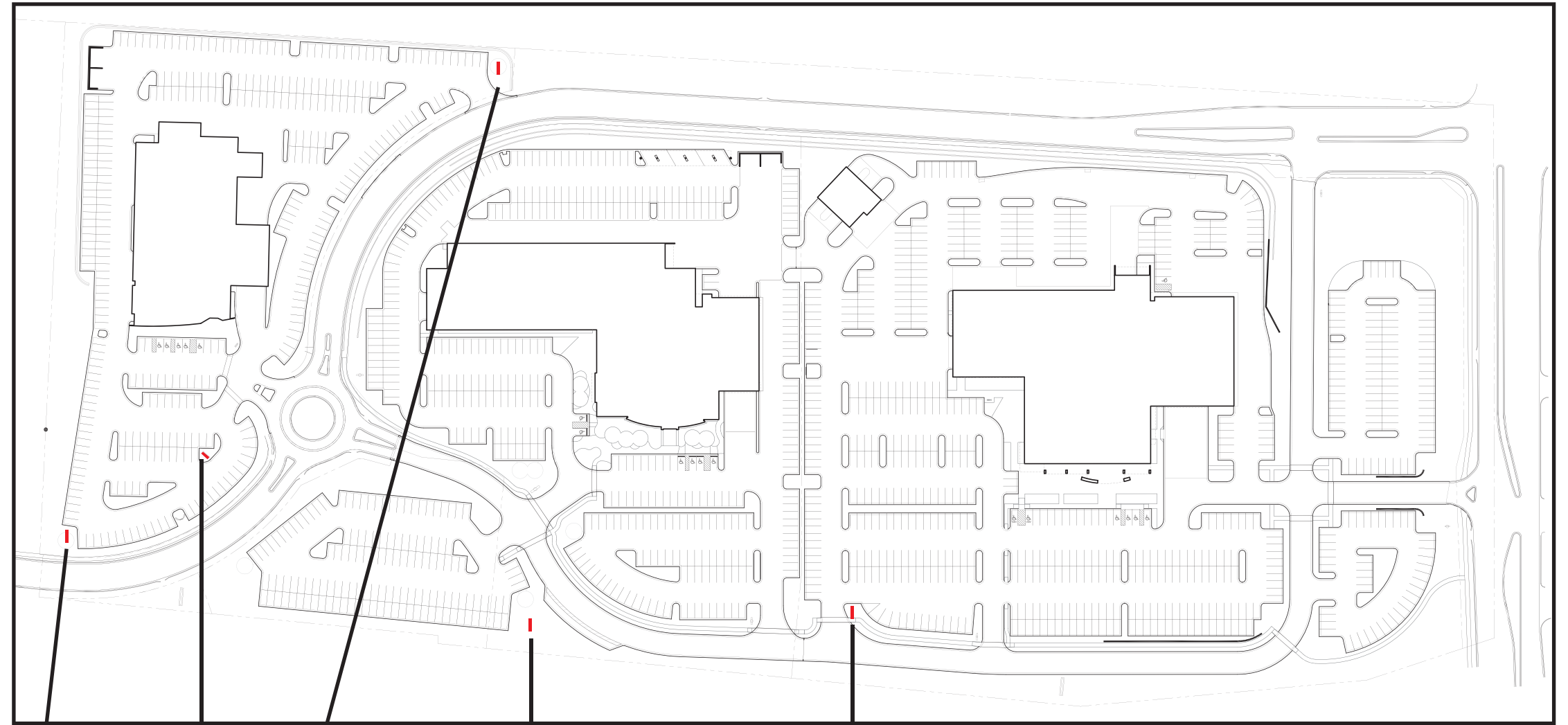






REED HYUNDAI DEALERSHIP MONUMENT SIGN STUDY





1.

2.

3.

4.

5.

- 1. Proposed Toyota Used Vehicles Monument Sign: 12'-0" High x 6'-0" Wide
- 2. Proposed Lexus Pylon Sign: 47'-2" High x 10'-10" Wide
- 3. Proposed Infiniti Monument Sign: 14'-0<sup>1</sup>/<sub>2</sub>" High x 4'-7<sup>1</sup>/<sub>8</sub>" Wide
- 4. Proposed Infiniti Monument Sign: 7'-1" High x 6'-4<sup>7</sup>/<sub>8</sub>" Wide
- 5. Proposed Infiniti Monument Sign: 6'-0" High x 6'-2" Wide



