

PLANNING COMMISSION MINUTES JULY 7, 2026

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 7 at 6:00 p.m. in the council chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order with the following members present: Jonathan Birkel, David Herron, James Kersten, and Melissa Brown.

The following individuals were present in their advisory capacity to the planning commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Cliff Speegle, Public Works Project Manager; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Birkel made a motion to approve the minutes of the June 2, 2026, regular planning commission meeting. Mr. Herron seconded the motion, which passed 5-0.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

NON-PUBLIC HEARINGS

PC-26-15 Site plan review for fence, with exception
 9329 Catalina Street
 Zoning: R-1A
 Applicant: Steve Maurer

Mr. Brewster said that the applicant was applying for a fence exception to construct a rear and side yard fence with the finished side facing in, rather than facing outward (towards streets or abutting property) as required by the city's zoning regulations. The applicant also proposes that a portion of the fence along the side yard line but projecting in front of

the front building line be 6' high rather than the required decorative fence height and design (2.5' high / 50% open). This fence would replace an existing wood privacy fence that is on the existing property and extend further to screen an existing chain link fence that is on the rear of the apartment property.

The property is an end lot on a cul-de-sac. The proposed exceptions are requested on the south lot line that transitions to the abutting apartment complex. Zoning regulations allow rear yard privacy fences, provided they are no higher than 6', but any portions of fences along the side lot line in front of the front building line are considered front yard fences that are limited to decorative fences. All fences also require that support structures are on the interior so that the finished side is outward facing.

The proposed fence meets all design standards with the exception of having structural posts on the outside of the fence along the entire south property line and having the privacy fence extend in front of the front building line (approximately 62.5') to the western edge of the property. This encompasses the lot's boundary with the apartments. Mr. Brewster noted that the fence standards allowed the planning commission to consider exceptions through site plan review and subject to specific criteria in 19.44.025(g).

The property is zoned R-1A. The fence standards in Section 19.44.025 apply to this property, and the following specific sections are the subject of this application:

(b). Design.

(1) Appearance. Those fences which have surface material, whether it be wood, chain link, metal bars, or other permitted material, attached on one side of posts and/or rails, thus producing a finished side and an unfinished side, shall be installed with the finish sides exposed towards the street and adjacent properties. and;

(3) Height. No fence shall exceed six feet in height, except tennis court enclosures which may not exceed 12 feet in height, and except fences which are located within the building envelope of a lot shall not exceed eight feet in height.

(c) Location.

(1) Fences located in the front yard are limited to decorative fences no closer than 10 feet from the street right of way.

The intent of the applicable fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen property from adjacent lots and other private areas.

The decorative fence standards (2.5' maximum height and 50% open view) is based on the assumption that front yard fences are the most visible from adjacent properties along the block and have a significant impact on the streetscape. However, in this case, with the cul-de-sac terminating at the south side of the lot the boundary functions more like a rear yard than a typical side or front yard.

Mr. Brewster stated that the design requirement (outward facing fences with structural supports on the interior of the lot) balances the views from public spaces, views from abutting property, and views from the subject property. The standard prioritizes those elements, placing the view from the subject property (typically within the rear yard) as the lowest priority in appearance. However, in this case, due to the transition of the development pattern and street configuration, this proposed fence location will have the most visibility from the Catalina Street streetscape, and the view from the abutting property is the least visible as it is the rear portion of the apartment complex. This area functions more like a rear yard, and there is an existing chain link fence on the apartment property that will remain. This area is visible from the end of Catalina Street, and the privacy fence with fished side facing the street will improve the aesthetics when viewed from more public spaces and streetscapes.

Mr. Brewster said that the following factors affect this situation:

- The lot is a unique circumstance due to the being the end lot on a cul-de-sac and the transition to abutting apartments.
- The current conditional of the yard and buffer includes many trees and landscape elements that soften the appearance of the fence from both the streetscape and abutting property.
- The portion of the fence projecting beyond the front building line functions more like a rear yard than a side yard due to the transitions to abutting lot and the positioning of this lot and the opposite lot on Catalina Street.

In addition to the site plan review criteria, the following are the specific criteria the planning commission shall consider for exceptions to the fence standards:

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site

This fence exception impacts all of these criteria but the stormwater criteria, for which there is no impact. The proposed fence location will allow better utilization of the site and present better screening. The large nature of these yards, and the use of a combination of fences, landscape, and trees softens the fence structures and the 6' high privacy fence extending in front of the front building line does not negatively impact the public streetscape or abutting property. The design with the finished side inward on the fence along the south property also achieves the intent of the ordinance by placing the "finished side" to the most publicly visible portion of the fence, which in this particular case is the "inward" side of the fence.

Mr. Brewster said that staff recommended approval of the site plan with the exception to the fence height and design standards based on the above factors and to the extent documented in the submitted fence permit.

Property owners Steve and Dawnlee Maurer were present to discuss the application. Mr. Maurer noted that the existing chain link fence belongs to the apartment complex behind the property. He added that there would be a 2' buffer between the new proposed fence and the chain-link fence.

Ms. Brown made a motion to approve the fence exception as presented. Mr. Birkel seconded the motion, which passed 5-0.

PC-26-16 Site plan for monument sign
 9400 Mission Road
 Zoning: C-1
 Applicant: Envision Sign Solutions

Mr. Brewster said that the applicant was requesting to replace a monument sign on a 1.5 acre site used as a bank. The property is zoned C-1, Restricted Business District, and includes an approximately 19,000 sq. ft. two-story office building with a drive-through service window on the south end (approximately 12,500 sq. ft. building footprint). The proposed sign will replace the existing sign and be in the same location. However, since it is a new sign structure it requires a full site plan review.

Monument signs require approval by the planning commission and have the following specific standards in nonresidential districts

- 1 per street frontage
- 20 sq. ft. max
- 5' high max (allowance for support structures to exceed)
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape plan to integrate sign into site and soften appearance of structure elements
- Base under at least 75% of sign structure, and materials that complement the building or other site elements.

The proposed sign appears to meet all standards as indicated in the plan:

- It is the only monument sign proposed for this site.
- It is midway along the property frontage; approximately 68' from the north driveway, 135' from the south driveway, 6' from the front sidewalk and property line, and 12' from the curb edge.
- It is 18.08 sq. ft. (the sign height is 2.5' on top of the base). The sign is a 31" x 84" aluminum cabinet, with routed letters and acrylic backing, that will be backlit with LED lighting.
- It is proposed to be on a brick base matching the primary building material.

Mr. Brewster noted that there are two elements of the plan that are not specified. There is no width to the sign cabinet, and the dimension is marked "TBD". The standard depth for cabinet monument signs is between 18" and 24". Also, the total sign height is not

included. It is unclear if the sign is proposed to be constructed on the existing base, or if a new base similar to the existing will be constructed. The height of the sign panel is dimensioned at 2.58', and if placed on the existing base it would be under the overall 5' height limit. The application should be conditioned on these two issues being clarified and resolved prior to issuing permits.

There is no landscape plan submitted with this sign. Although this application replaces an existing sign in an established lawn area, as a new structure it is required to comply with the sign and site plan standards. All new monument signs are required to include a landscape plan that integrates the sign area into the overall site, softens views of structural components, and improves the image from the streetscape. Due to the low nature of the sign base (and assuming it is being retained, or if replaced it will be a similar base), staff recommends a narrow landscape bed around the sign with 15 *ground hug aronia* planted along the base. The site plan was reviewed by public works for all sight distance requirements and was found to be acceptable.

Mr. Brewster said that the sign meets all other applicable standards, and that staff recommends that the planning commission approve the monument sign subject to the following:

1. That the depth of the cabinet for the monument sign be no greater than 24".
2. Regardless of whether the existing base is retained or a new base created, the total sign height shall not exceed 5'.
3. A landscape plan be included with the sign permits with 15 *ground hug aronia* planted along the sign base on all sides. Alternatively, the applicant may submit a different landscape plan with comparable planting that is subject to the approval of city staff.

Mr. Kersten asked if there were specific regulations regarding the brightness of backlit signs. Mr. Brewster said that the lighting standards dealt more with nuisance conditions, such as glare or brightness on adjacent property rather than specific brightness. He added that the existing sign is indirectly lit by external lights.

Paul Tribble with Envision Sign Solutions was present to discuss the application. He noted that the sign would hang over the base somewhat for serviceability purposes, and added that the lighting would be similar in brightness of other signs in the area.

Ms. Brown asked whether the bank specifically requested an internally-lit sign. Mr. Tribble stated that the bank did request a sign that was lit internally rather than using external lighting.

Mr. Birkel made a motion to approve the monument sign with the conditions noted by staff. Mr. Kersten seconded the motion, which passed 5-0.

Zoning: R-1A
Applicant: Price Brothers

Mr. Brewster said that the applicant was requesting approval of a final plat to divide the property at 4200 W. 79th Street into 20 residential lots, plat a private common access for the lots, and designate common space fronting the park on the north and providing a north/south connection from 79th Street. The plat approval accompanies approval to rezone approximately 4.5 acres from R-1A Single-Family Residential to RP-1B Planned Single-Family Residential district. The property was previously used as a YMCA up until 2024, which is a permitted use in the R-1A zoning district. The proposal includes a “planned” designation of R-1B for specific deviations from the standards of R-1B, primarily regarding the minimum lot width, lot coverage standards, and setbacks.

The planning commission held a public hearing on the proposed rezoning at its June 2, 2026, meeting, and also considered a preliminary plat associated with the proposed rezoning. Based on the information submitted and considered at the public hearing, the commission recommended approval of the rezoning and approved the preliminary plat subject to conditions outlined in the staff report and on additional conditions that the final plat be submitted with a grading plan, approved as part of the final plat, that addressed the following items:

- The grading plan show building footprints and proposed setbacks are coordinated with the grades
- The grading plan show proposed scale and massing of buildings in relation to proposed front setbacks incorporating grades of the lot frontages
- The grading be coordinated with the proposed stormwater master plan, particularly considering the swales between houses and the grading of pedestrian passages
- The lots and setback be updated with accurate dimensional numbers on lot sizes, lot coverages, and building footprints

The applicant held a neighborhood meeting on April 14, 2026, as required by the Prairie Village Resident Participation Policy and an additional courtesy meeting on May 21, 2026, and supplemented the prior applications with background on those meetings.

Mr. Brewster stated that plats are required to divide property into separate lots to be recorded eligible for sale. The preliminary and final plat process established that all required improvements (access, utilities, drainage, etc.) are in place prior to the potential fracturing of ownership, and that all lots meet the required development and zoning standards and will result in buildable lots ready for final design and permits. A preliminary plat is the conceptual approval of a development plan, and approval authorizes the preparation of a final plat which includes more detailed and specific information to align with more developed engineering, design, and construction documents.

Based on the preliminary plat, and the proposed project plan associated with the rezoning from R-1A to RP-1B, the final plat divides two currently unplatted tracts into:

- 20 lots for detached houses ranging in sizes from 8,149 sq. ft. to 8,814 sq. ft. The lots on the south side are approximately 8,500 sq. ft to 8,600 sq. ft and the lots on the north side are approximately 8,149 - 8,560 sq. ft.
- 4 common area tracts:
 - Tract A - a pedestrian passage of approximately 11,547 sq. ft.
 - Tract B - a pedestrian passage of approximately 1,680 sq. ft.
 - Tract C - an approximately 15' buffer on Delmar Street south of the entrance, approximately 2,235 sq. ft.
 - Tract D - a 15' buffer on Delmar Street north of the entrance, approximately 2,107 sq. ft.
 - All lots also include private access easements providing the private drive on the rear of lots accessing garages and provide drainage easements in accordance with the stormwater plan.

The lots meet R-1B standards except that they are proposed to be 58' wide rather than the required 60' wide. (R-1B standards are 60' wide and 100' deep; some zoning deviations for setbacks and building coverage were also addressed in the zoning plan). The easement and tracts will be owned, managed and maintained by a private property owners' association to be established in conjunction with this plat. The tracts will contain sidewalks for internal circulation between the public sidewalk on Delmar Street to the west and on 79th Street to the south and remain open for a potential public connection to the park on the northeast side of the project. The park connection would be contingent on the city planning and designing a connection to the edge of this property at a future date.

The access easement is designed to be 28' wide. Despite being intended as a "rear alley", this will accommodate additional on-street parking for guest or overflow parking and meet emergency access standards (each lot can park up to four vehicles including garage spaces and driveway spaces). It is approximately 540' long terminating in a turnaround bulb that meets the fire district emergency access requirements. Design and construction of this private access will still be subject to public standards and subject to final review and approval by public works.

Mr. Brewster said that the city's subdivision regulations have the following review elements for preliminary and final plats:

Streets & Street Arrangement

The project is at the intersection of two public streets - 79th Street and Delmar Street - and is primarily served by these streets. The individual lots will be accessed by a private access street designed to public street standards and extending east / west into the project. This street will function as an alley, providing access to the rear of homes to ensure that the projects outward-facing frontages address the surrounding public spaces - primarily Harmon Park on the north and 79th Street on the west, and treating Delmar Street as a corner side street.

This arrangement results in two "half-blocks" - each approximately 610' long and 130' wide, and is consistent with the street and block criteria despite not connecting to the east. In general, the subdivision regulations provide that blocks should be no longer

than 1,800' and where they are longer than 1,000' they should provide pedestrian passages through the block. In conjunction with adjacent developed residential area, the extent of this frontage approaches 1,000' and the entire block between Mission Road and Delmar Street is approximately 1,200'. The applicant has also provided a mid-block pedestrian connection through their project in a common area tract.

As an infill project and with limited ability to shape the street and block patterns based on surrounding conditions, the proposed street arrangement adequately addresses the subdivision standards and achieves the desired goals for connectivity and access.

The applicant provided a trip generation analysis showing expected traffic to be less than the prior use (community center / recreation facility) and the existing streets and proposed access street are sufficient to serve the proposed development.

The street arrangement also involves the dedication or confirmation of right-of-way for a narrow tract along the entire frontage of this property along 79th Street. This tract aligns with the property / right-of-way of the abutting property to the east and will allow the proposed landscape area and sidewalk configuration along 79th Street to occur in the right-of-way.

Sidewalks

Mr. Brewster stated that the project is primarily served by public sidewalks on the north side of 79th Street and the east side of Delmar Street on the perimeter of the property. The zoning plan indicates that these sidewalks should be 6' to 8' wide based on coordination with the streetscape and landscape area plans. The sidewalk on 79th Street will be relocated from the back of curb to an alignment consistent with the sidewalk fronting the property immediately to the east and allow for a sufficient landscape area between the curb and sidewalk.

There is an existing sidewalk on the east side of Delmar Street, and staff is recommending that this sidewalk also be sufficiently moved back from the curb to allow planting of the required street trees (at least 6' to 8' from the back of curb). This will require an alignment shift to the existing sidewalk on the park property to the north, until that sidewalk could be reconstructed and aligned with sufficient curb separation.

The subdivision regulations require sidewalks to be on both sides of the street and around the bulb of cul-de-sacs. However, since the access street is intended to function as a rear alley, is private access, and the project provides alternative internal circulation between the public sidewalks on Delmar Street and 79th Street, staff does not interpret the sidewalk standard to apply to the private access, and feels the pedestrian circulation plans achieve the goals for sidewalk requirements in the subdivision regulations.

With the absence of sidewalks on the internal access street, the zoning plan also includes sidewalks that provide internal circulation within the project and a connection into Harmon Park. The zoning plan specifies that there will also be 6' to 8' sidewalks within Tract A (east-west from Delmar Street) and Tract B (north-south between 79th

Street and Harmon Park), with a connection into the park at the northeast corner of the property.

Utilities already serve the site, and the applicant is working with the various utility companies to provide the necessary water, sewer, power, communication, gas, etc. to each lot. The applicant will need to work with the fire district to determine the location of any fire hydrants.

Storm Drainage

The applicant submitted a stormwater management study with the proposed rezoning and preliminary plat demonstrating that the proposed development will match or reduce peak runoff rates compared to existing site conditions, ensuring no adverse downstream impacts. Further details of this study have been confirmed and coordinated with the final grading plan and documented in a stormwater memo dated June 12, 2026.

Lot Sizes and Building Lines

Mr. Brewster said that the applicant is proposing 20 lots for detached houses in association with the proposed RP-1B standards. The zoning plan includes requested deviations included with the rezoning analysis but otherwise meets the R-1B development and design standards. Updated and accurate data on the lots has been supplied with lots ranging from 8,149 sq. ft. to 8,814 sq. ft. (approximately 17% of which includes the access easement and drainage easement on the typical lots). Larger lots are at the east end (lots 9, 10, 19, and 20) of the site. These lots are the focus of the more detailed building concepts associated with the grading plan due to the constraints of the access turnaround and the grading, demonstrating building heights, frontage designs, and relationship to the streetscape.

Grading Plan

As a condition of the rezoning recommendation and the preliminary plat approval, the planning commission requested a final grading plan that demonstrated how execution of specific elements of the plan would occur:

- The applicant has provided more detailed information on building heights related to the grade and each lot. All of these will generally follow the standard R-1B practices and allow a 29' building height from the top of foundation at the front elevation. However, the four lots on the east end fronting 79th Street (Lots 17, 18, 19, and 20), propose a height limit of 29' from the top of foundation at the front and the rear building lines (with these two limits connecting and forming the outer building envelope). This will let the primary two-level homes to step with the grade on these lots that are most affected by the grading plan, rather than integrate into the grade from the high-point as the other buildings do and as the R-1B standard would permit. This primarily affects the scale of buildings on the rear portion of those lots relative to the private internal access street and does not have a significant impact on other elevations. In all other cases, the proposed two-level buildings will result in building scales less than otherwise allowed in R-1B.

- The applicant has demonstrated the grading of swales between the lots and these profiles correspond with the stormwater plans.
- The applicant has provided more detailed sections and conceptual elevations of how the frontages will relate to both 79th Street (primarily two-story elevations with steps from the entry features to street level) and the park frontage (primarily one-story elevations with limited steps from the entry features to the grade at the lot frontage). The illustrative rendering has also been updated to reflect these additional details that emerged from the more detailed grading plan.
- The applicant has demonstrated the grade particularly on Tract B and the north/south connection to the park, and how that impacts the side yard grade of homes abutting this space.
- The applicant has supplied more detailed and accurate lot and building coverage calculations for the lots.
- The plat includes updated plat notes regarding the maintenance obligations for the property owners' association of common area tracts.
- The applicant has submitted updated plat notes regarding right-of-way dedication, easement disposition, and except for the condition that Tracts A and B shall remain open to public access to the park from 79th Street and from Delmar Street.

Mr. Brewster said that staff reviewed the final plat and supporting exhibits and finds that the plat meets the subdivision standards and is in substantial conformance with the preliminary plat and the planning commission's conditions of the rezoning approval. Staff recommends that the planning commission approve the final plat, and subject to approval by the city council of land dedications, the plat may be recorded with the county, subject to the following conditions:

1. Tracts A and B are to remain open and permit public access to the park from Delmar Street and 79th Street. The plat notes should be updated to confirm this commitment prior to recording.
2. At the time of construction, the applicant shall coordinate with the city on the design and will construct a connection from the northeast portion of the property to public sidewalks in the park in conjunction with other improvements.
3. Future improvements may require fire hydrants to meet fire district and WaterOne standards, and the plat shall account for this in the applicable utility or access easements.
4. The final plat shall have the following additional information, required by Section 18.12.040, submitted prior to being routed for signatures by the city and recording by the county:
 - a. HOA documents and restrictive covenants that ensure both the organizational and financial capacity to maintain all common areas and stormwater facilities shall be submitted prior to recording the plan, and be in a form approved by the city attorney.
 - b. Proof of ownership.
 - c. Certificate showing all taxes and special assessments have been paid. Construction documents or if to be submitted at a later date other commitment that all required improvements will be built to public works specifications.

5. Final plans for any improvements or structures shall be reviewed by public works and are subject to their approval to meet easement requirements and the approved stormwater management plan.
6. Final design and construction of the private access road (78th Place) be subject to approval of public works.

The following applicants were present to discuss the application:

- Bart Lowen, Price Brothers, 12721 Metcalf Avenue, Suite 200, Overland Park
- Patrick Reuter, Klover Architecture, 8113 Penrose Street, Suite 400, Lenexa
- Seth Reece and Terry Parsons, Olsson, 7301 W. 133rd Street, Overland Park

Mr. Reuter gave a presentation providing updated details of the grading plan, streetscape, site sections, and data tables.

Mr. Wolf asked if Klover Architecture would be designing the homes. Mr. Reuter said that a firm associated with Price Brothers would be handling the design.

Mr. Wolf asked Mr. Speegle for his thoughts on how the updated grading plan would affect drainage at the site. Mr. Speegle stated that public works felt that the updates did not affect drainage negatively, but that the final plans, once received, would be reviewed to ensure the proposed drainage was still adequate.

Mr. Birkel asked whether the proposed on-site drainage detention was for a two-year storm. Mr. Parsons said that the existing detention system at the site had a two-year capacity, but the new system would have a 25-year capacity.

Mr. Herron asked whether the grading plan could be revisited again in the future if the planning commission approved the application. Mr. Brewster said that further review would typically be handled during the permitting process, but if significant changes were made to the design and scale, the application would need to come back to the planning commission for consideration.

Ms. Brown asked if there was a potential for each lot's grading to change as they are sold. Mr. Speegle said that all plans submitted in the future would be reviewed to ensure they met the intent of the drainage plan. Mr. Reuter added that the grading would all be completed at the beginning of the project.

Mr. Kersten asked if the underground water retention systems would need to be cleaned out periodically. Mr. Speegle said that they would need to be pumped out annually to remove sediment. Mr. Kersten shared concern that there was a significant amount of regular maintenance that would need to be done by the homeowners' association, including cleaning the retention systems and maintaining swales and public-facing plantings.

Ms. Brown made a motion to recommend approval of the final plat, with the conditions identified by staff. Mr. Herron seconded the motion, which passed 4-1, with Mr. Kersten opposed.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 7:18 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary