

**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, FEBRUARY 2, 2021  
7:00 P.M.**

The Planning Commission will be meeting remotely via Zoom. To watch the meeting, click the following link: <https://us02web.zoom.us/j/84884970197>. The meeting will also be live-streamed on the City of Prairie Village Facebook page at [www.facebook.com/CityofPrairieVillage](http://www.facebook.com/CityofPrairieVillage).

Residents may email comments to City Clerk Adam Geffert at [cityclerk@pvkansas.com](mailto:cityclerk@pvkansas.com). All comments must be received by 5:00 p.m. on Tuesday, February 2.

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - JANUARY 5, 2021
- III. OLD BUSINESS
- IV. PUBLIC HEARINGS  
None
- V. NON-PUBLIC HEARINGS  
PC2021-102      Site Plan Approval for Exterior Patio Fencing and Façade  
Revisions  
Va Bene Restaurant  
8232 Mission Road  
Zoning: C-2  
Applicant: Whitney VinZant
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

Plans available at City Hall if applicable  
Comments can be made by e-mail to  
[cityclerk@pvkansas.com](mailto:cityclerk@pvkansas.com) prior to the meeting.

**\*Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.**

## **PLANNING COMMISSION MINUTES JANUARY 5, 2021**

### **ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, January 5, 2021 at 7:13 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Chair Greg Wolf called the meeting to order at 7:13 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, Jeffrey Valentino.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official; Graham Smith, Gould Evans; Abby Kinney, Gould Evans; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

### **APPROVAL OF MINUTES**

**Mr. Birkel moved for the approval of the minutes of the December 1, 2020 regular Planning Commission meeting as presented. Mr. Lenahan seconded the motion.**

Mrs. Wallerstein asked that the concerns she raised about an additional building at the rear of the property shown on the originally submitted plans for PC2020-123 be included in the minutes.

**The motion to approve the minutes as amended passed 5-0, with Ms. Brown in abstention and Mr. Breneman in abstention due to technical issues.**

### **PUBLIC HEARINGS**

PC2021-101            Consider adoption of Village Vision 2.0, a revised comprehensive plan

Mr. Smith and Ms. Kinney stated that in the fall of 2018, the City Council authorized staff and the Planning Commission to begin working to update "Village Vision", the City's Comprehensive Plan. The original Village Vision was adopted in 2007, and many of the goals and implementation strategies outlined in that version had since been accomplished. After numerous work sessions with the Planning Commission and three public input meetings throughout 2019 and 2020, the draft of Village Vision 2.0 was presented to the City Council. The Council held three work sessions in the fall of 2020 to continue to work through Village Vision 2.0 and made the following changes to the document:

- Added definitions of housing affordability on pages 64-65 in Chapter 3: Implementation.
- Numbered definitions regarding allowable height and scale in village centers on page 52-59 were removed from the Comprehensive Plan, replaced instead by mentioning “multistory structures.” Text was updated regarding the height in village centers, calling for new development to reinforce existing development patterns (in both scale and height) with the exception that expanded height and scale might be considered if the developer was contributing to the Plan’s stated policies in an exceptional way, particularly when providing lower cost housing units.
- The Neighborhood Patterns section on page 68 generally discouraged lot splits, but stated that they may be considered when serving a higher public purpose and the policies outlined within the Comprehensive Plan.
- The Civic Campus section on page 62 was revised to remove specific mention of the YMCA in relation to the civic center project and general wording was revised to reflect that the “city remained committed to considering a community center at the appropriate time.”
- The 75th Street section on page 61 had been clarified to recommend consideration of a future street redesign for 75th Street when the time was appropriate, advancing a more specific process with robust public input.

Mr. Birkel asked about accessory dwelling units (ADUs) being located in close proximity to village centers in an effort to promote walking and connectivity between surrounding neighborhoods. Mr. Smith stated that the plan treated the location of ADUs near village centers as an area of emphasis, adding that even though there wasn’t a specific implementation measure to draw boundaries, it was a policy within the plan.

Mr. Wolf opened the public hearing at 7:44 p.m.

Todd Bleakley, 8621 Delmar, shared his thoughts on the affordable housing aspects of the plan. He stated that at the present time, single-family homes were in higher demand, and that subsidizing affordable housing to achieve social diversity was not the role of the City.

With no one else present to speak, Mr. Wolf closed the public hearing at 7:51 p.m.

Mr. Valentino discussed some of the edits made by the Council, specifically the change to building height allowances for village centers to “multi-story structures.” He shared concern that the new language introduced too much vagueness to the plan. Mr. Birkel agreed.

Mr. Breneman asked if the “multi-story” language was requested by Council. Ms. Robichaud stated that it was, noting that several Councilmembers were apprehensive about potentially allowing five-story buildings in every village center in the City, since development patterns and styles differed from one center to the next, and while up to 5

stories might work at the shopping center at 95<sup>th</sup> and Nall, it wouldn't fit in with the existing scale and form in established Village Centers like Corinth Square and the Village Shops.

Mr. Lenahan added that studies on each individual area might end up being required to achieve more precise recommendations. Mr. Valentino said that with the amended language, the City wasn't sending a consistent or specific message to residents and developers. Mrs. Wallerstein suggested that the Commission make a commitment to review the document on a yearly basis to determine what, if any, modifications might be beneficial.

**After further discussion, Mr. Valentino made a motion to recommend approval of the comprehensive plan to the City Council as presented, with the condition that per state statute and municipal code, the Planning Commission would commit to review the plan every year and make necessary and relevant recommendations to the City Council for amendments as needed. Mr. Birkel seconded the motion, which passed 7-0.**

## **NON-PUBLIC HEARINGS**

PC2020-123            Site Plan Approval for Exception to Neighborhood Design  
Standards  
3111 W. 79<sup>th</sup> Street  
Zoning: R-1A  
Applicant: David Herron

Mr. Brewster stated that the applicant was seeking an exception to the Neighborhood Design Standards, related to the construction of a new house. Specifically, the applicant requested an exception to Section 19.06.025.D.1 regarding building massing and windows. Mr. Brewster added that the application had been continued from the December 2020 meeting, at which the Planning Commission had requested that the applicant modify his design plan to include more glass on the north (front) and west sides of the home.

Property owner David Herron, 3117 W. 79<sup>th</sup> Street, was present to speak about the application. He shared a presentation detailing the modified design of the home, noting that he had made significant changes to better meet the glazing requirements, including adding additional windows on the north and west elevations.

**Mr. Valentino made a motion to approve the application as presented. Mr. Breneman seconded the motion, which passed 7-0.**

## **OTHER BUSINESS**

Election of Officers

**Ms. Brown made a motion to reelect the current slate of officers:**

- Mr. Wolf, Chair
- Mr. Breneman, Vice-Chair
- Mr. Geffert, Secretary

The motion was seconded by Mrs. Wallerstein, and passed 5-0, with Mr. Wolf and Mr. Breneman in abstention.

## ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:54 p.m.

Greg Wolf  
Chair

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Gould Evans, Planning Consultant  
**DATE:** February 2, 2021, Planning Commission Meeting

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**Application:** PC 2021-102

**Request:** Site Plan Approval – addition of exterior patio

**Action:** *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application*

**Property Address:** 4002 W. 83<sup>rd</sup> Street

**Applicant / Owner:** Va Bene, Whitney VinZant (applicant) / GRI Corinth North LLC (owner)

**Current Zoning and Land Use:** C-2 General Commercial

**Surrounding Zoning and Land Use:** **North:** C-0 Office Building District and C-1 Restricted Business District – commercial, offices, gas station.  
**East:** R-P3 – Planned Garden Apartment District - residential  
**South:** C-2 General Business– Retail (Corinth Square South)  
**West:** R-2 Two-family Residential District - residential

**Legal Description:** CORINTH SQUARE NORTH LT 1

**Property Area:** 16.81 acres (732,350.15 sq. ft.)

**Related Case Files:** n/a

**Attachments:** Application, site plan and conceptual elevations

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**General Location Map**



**Aerial Map**



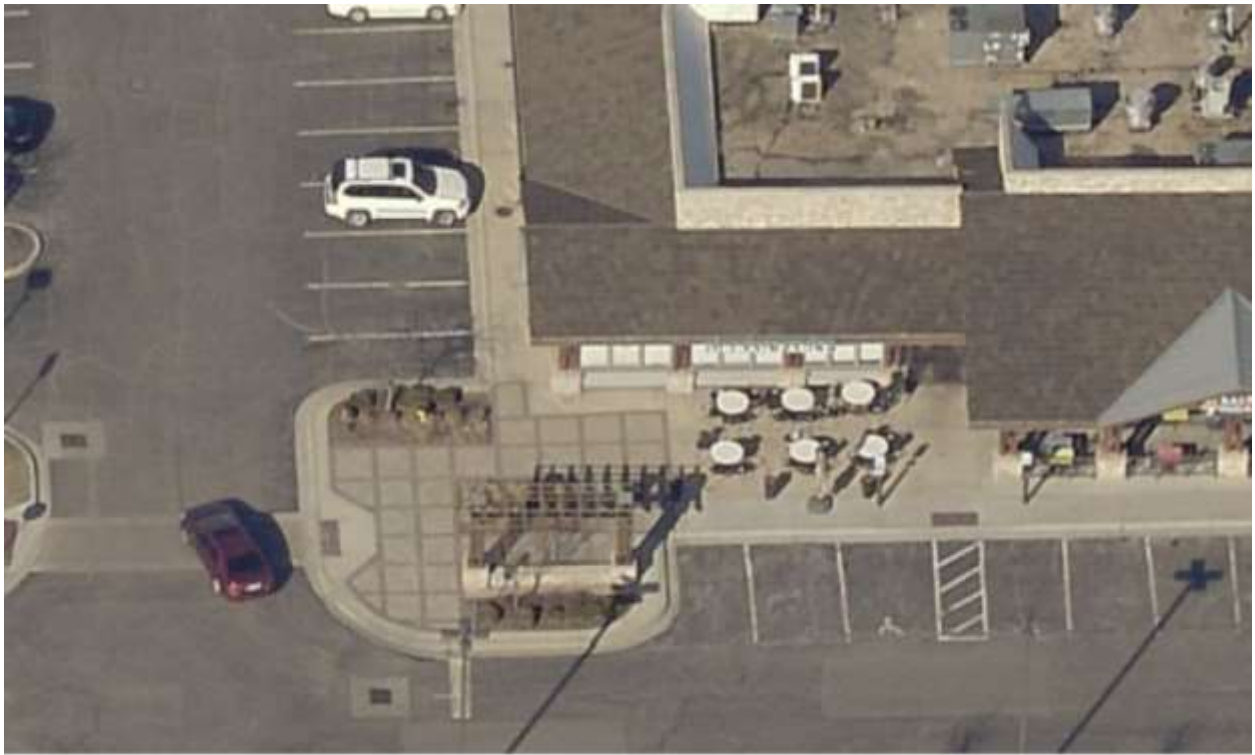
**Site**



**Street View**



*Street view looking north on W. 82<sup>nd</sup> Terrace (internal street)*



*Bird's eye view*

**Background:**

The applicant is requesting site plan approval to build an enclosed area associated with patio seating on the east side of an existing commercial building. A restaurant is an allowed use in this zoning district and outside patio seating is an allowed accessory use for restaurants, with some scale limitations. This application meets the allowed accessory use option due to the limited scale of the seating area. However, the construction of an enclosed area modifies the exterior elevation and does require site plan review according to the zoning standards. [Zoning Ordinance, Section 19.20.045].

The applicant held a neighborhood meeting on January 19, 2021, at the project location, in accordance with the Prairie Village Citizen Participation Policy. A summary of that meeting is included with the application.

**Site Plan Criteria:**

New uses, expansion of uses by 10% or more, and other significant exterior changes in the opinion of the building official require site plan review in the C-2 district [Section 19.20.045]. The following are the site plan review criteria: [Section 19.32.030]

**A. Generally.**

- 1. The plan meets all applicable standards**
- 2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.**
- 3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.**

The property is zoned C-2, General Business District. This district has the following setbacks:

- 15' Front yard [19.16.020]
- 15' side yard for 1-story; 15' for 2-story; and 20' for 2.5 story [19.16.025]
- 10' rear yard. [ 19.16.030]

This building and the proposed enclosed area is centered on a large commercial site and surrounded by parking to support the shopping center, and is over 180' from all property lines.

The C-2 district allows restaurants, and outside patio seating is a permitted accessory use subject to the general accessory use performance criteria that limit impacts on adjacent property [Zoning Ordinance, 19.34.005] The C-2 district also allows outdoor merchandise areas if it is less than 20% of the interior space. [Zoning Ordinance, Section 19.20.010.B.]. The application meets each of these provisions and is an allowed use in C-2.

**B. Site Design and Engineering.**

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
- 2. The plan provides or has existing capacity for utilities to serve the proposed development.**
- 3. The plan provides adequate stormwater runoff.**
- 4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

There is no change to the access and circulation for the site, which is part of a much larger commercial and mixed-use area with shared parking facilities. The addition of the enclosure to an existing seating area will not impact parking beyond current circumstances. All work is proposed on existing impervious surfaces and will not affect grading or runoff.

**C. Building Design.**

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1. **The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
2. **The selection and application of materials will promote proper maintenance and quality appearances over time.**
3. **The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
4. **The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

The patio is approximately 24' by 14' with an additional 7' by 10' pocket. The location leaves between 5' (at the narrowest edge) and 10' clear and open sidewalk area around the existing planting bed. The entire area is situated within a larger plaza at the southeast corner of the building. The proposed enclosure is constructed out of a combination of wood (cedar stained to match other elements in the center) and black metal frames with seasonal planting elements on the screen. The wood fence encloses the entire area at approximately 3.25' high. The metal frame and screen panels are approximately 3.25' wide by 8' high and spaced to screen table settings from the parking but provide transparency to the patio area and storefront. This structure is compatible with other accessory structures and landscape features in the center, and will leave sufficient room for pedestrian circulation along storefronts, and between the parking and the larger plaza area to the south of the seating.

**D. Landscape Design.**

1. **The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.**
2. **The plan enhances the environmental and ecological functions of un-built portions of the site.**
3. **The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.**

All work is proposed within an existing common sidewalk/patio area that includes landscape amenities serving the broader commercial center. There is no specific landscape proposed with this plan, but the structure of the enclosure uses materials and colors similar to that of other amenities for the center, and the screens for the enclosure present options to enhance this with seasonal planting.

**Recommendation:**

Staff recommends approval of the site plan for the addition of a fenced enclosure around an existing patio seating area.

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**CITY OF PRAIRIE VILLAGE**  
*The Star of Kansas*

# 021761  
App # 0024820

## Planning Commission Application

|                      |             |
|----------------------|-------------|
| For Office Use Only  |             |
| Case No.:            | PC 2021-102 |
| Filing Fee:          | 100.00      |
| Deposit:             | 500.00      |
| Date Advertised:     |             |
| Date Notices Sent:   |             |
| Public Hearing Date: |             |

Please complete this form and return with  
Information requested to:

Assistant City Administrator  
City of Prairie Village  
7700 Mission Rd.  
Prairie Village, KS 66208

Applicant: Va Bene Phone Number: 816 728 2939  
Address: 4002 W 83rd St. PV KS 66208 E-Mail: winzanta@loiswine  
Owner: GRI Corinth North LLC Phone Number: 301 907 7800 dive.com  
Address: 4350 East-west HWY Apt 400 Zip: 20814  
Location of Property: 4002 W 83rd St. Prairie village, KS 66208  
Legal Description: Corinth Square North LT 1

Applicant requests consideration of the following: (Describe proposal/request in detail) New outdoor patio fencing and minor facade revisions.

### AGREEMENT TO PAY EXPENSES

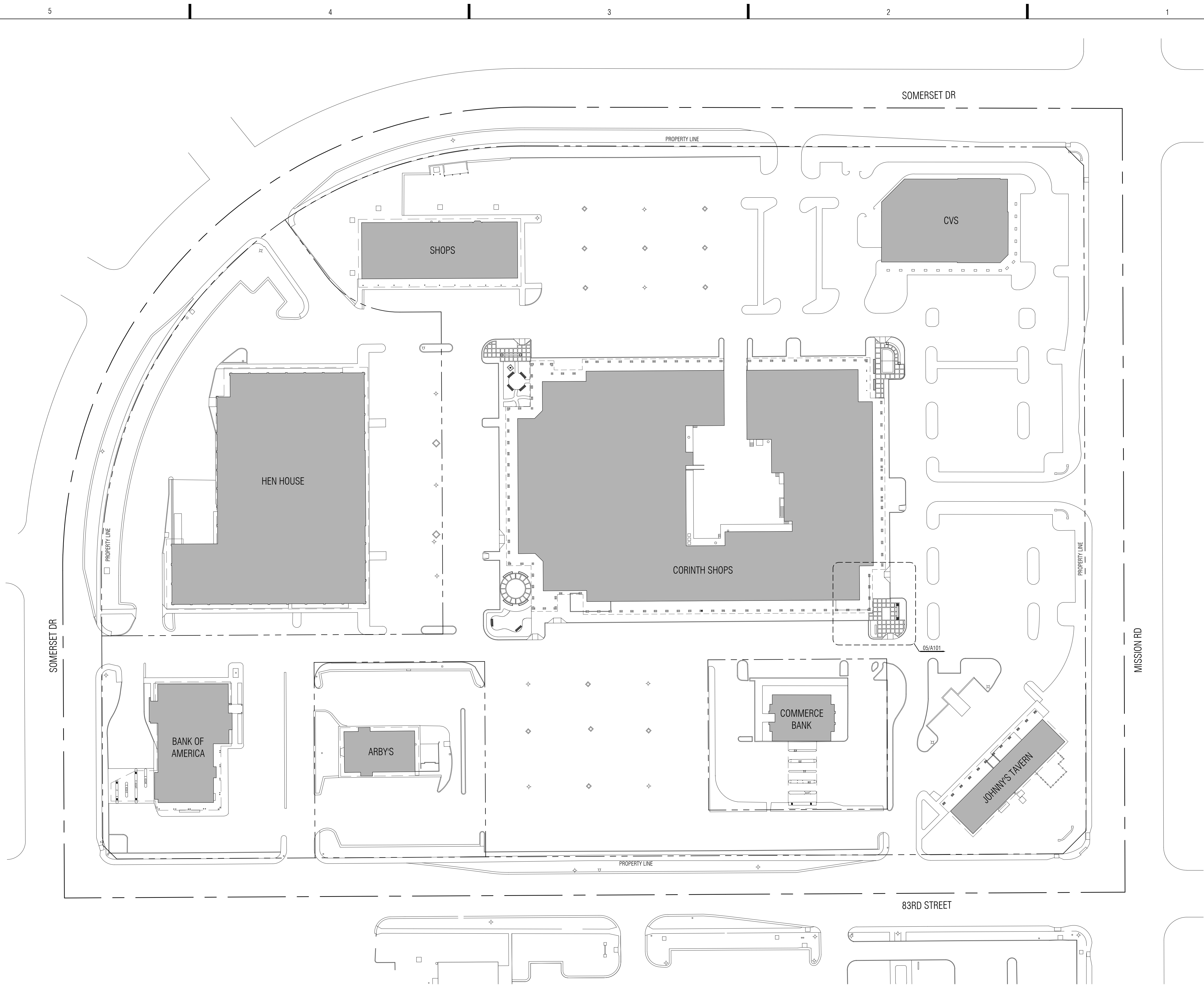
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for \_\_\_\_\_.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

**APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.**

Applicant's Signature/Date

Owner's Signature/Date



**OWNER**  
WHITNEY VINZANT  
7100 WORNALL RD  
KANSAS CITY, MO 64114  
816.728.2939

**ARCHITECT**  
GENERATOR STUDIO LLC  
1615 BALTIMORE AVE  
KANSAS CITY, MO, 64108  
816.333.6527  
WWW.GENERATORSTUDIO.COM

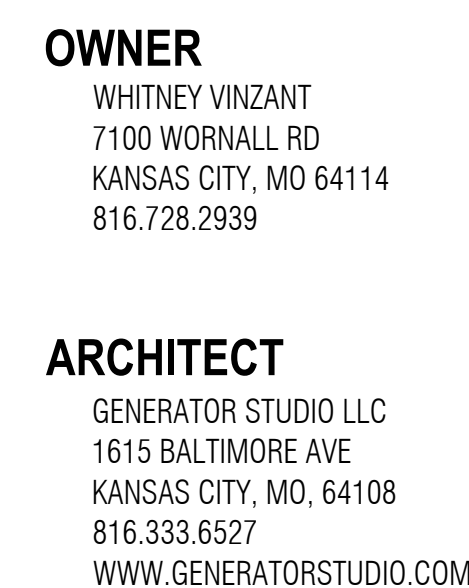
ARCHITECT: MIKE KRESS  
LICENSE NO. 5715

SEAL

**VA BENE  
PATIO DESIGN**

**4002 WEST 83RD ST  
PRAIRIE VILLAGE, KS 66208**

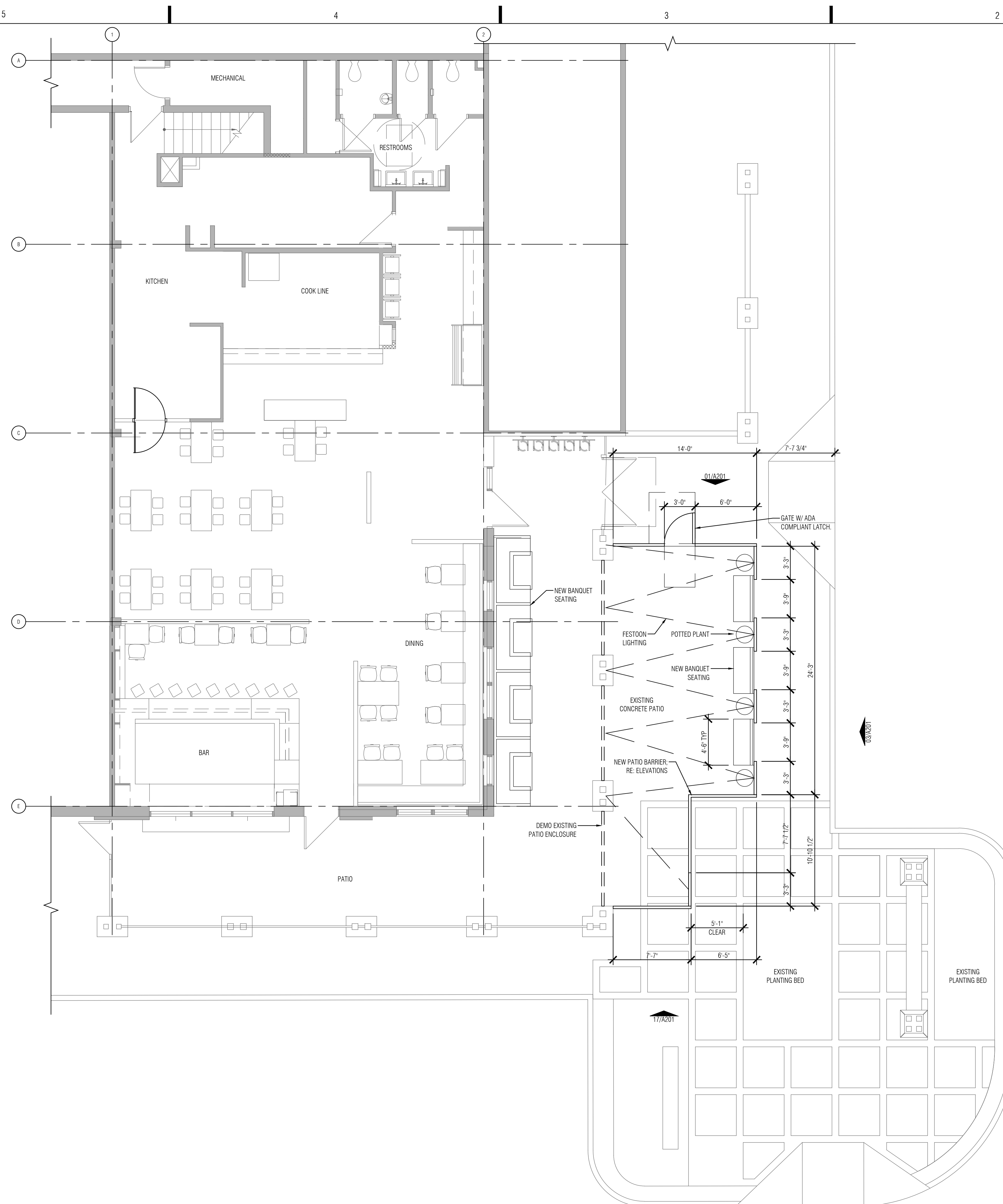
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|--------------------|-----------------|------|
| ISSUE DATE:        | 07 JANUARY 2021 |      |
| REV                | DESCRIPTION     | DATE |
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| PROJECT NO:        |                 |      |
| DRAWN BY:          | PCB             |      |
| CHKD BY:           | PCB             |      |
| SHEET TITLE        | SITE PLAN       |      |



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[illegible]

# A101



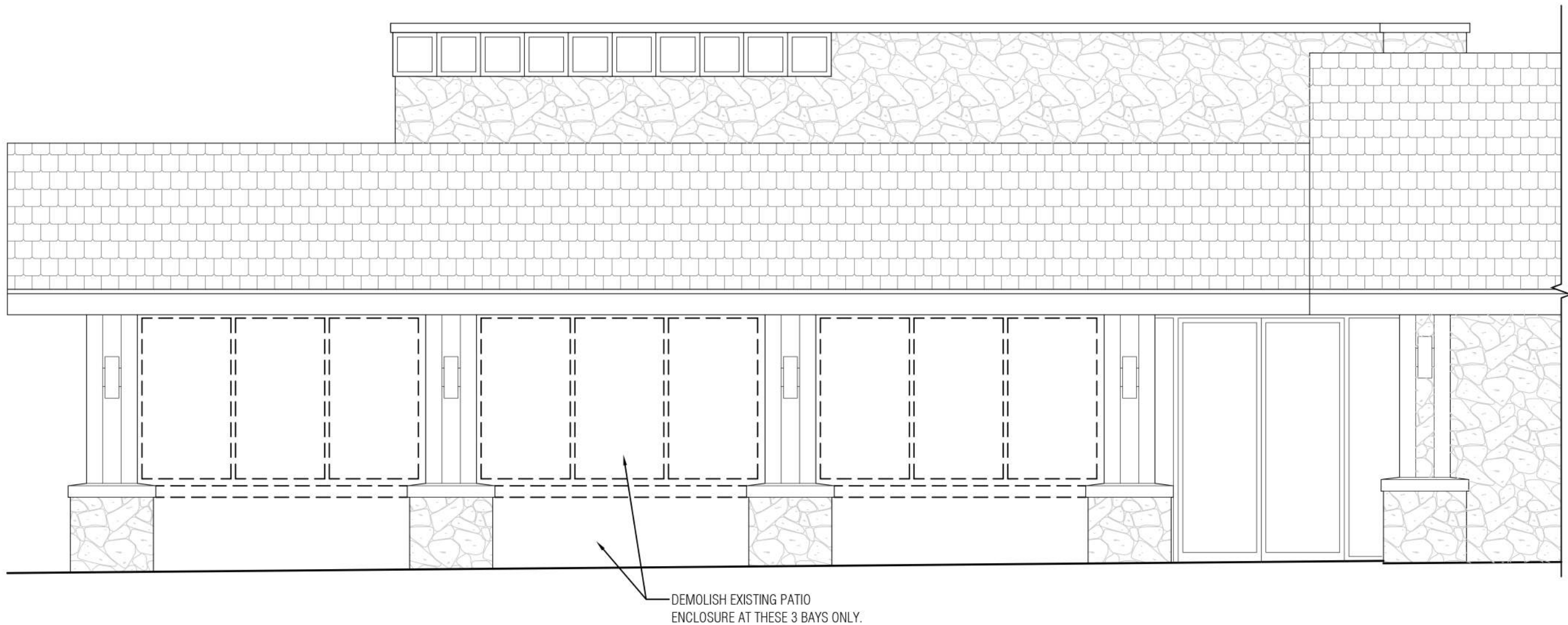
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**LEGEND** **01**

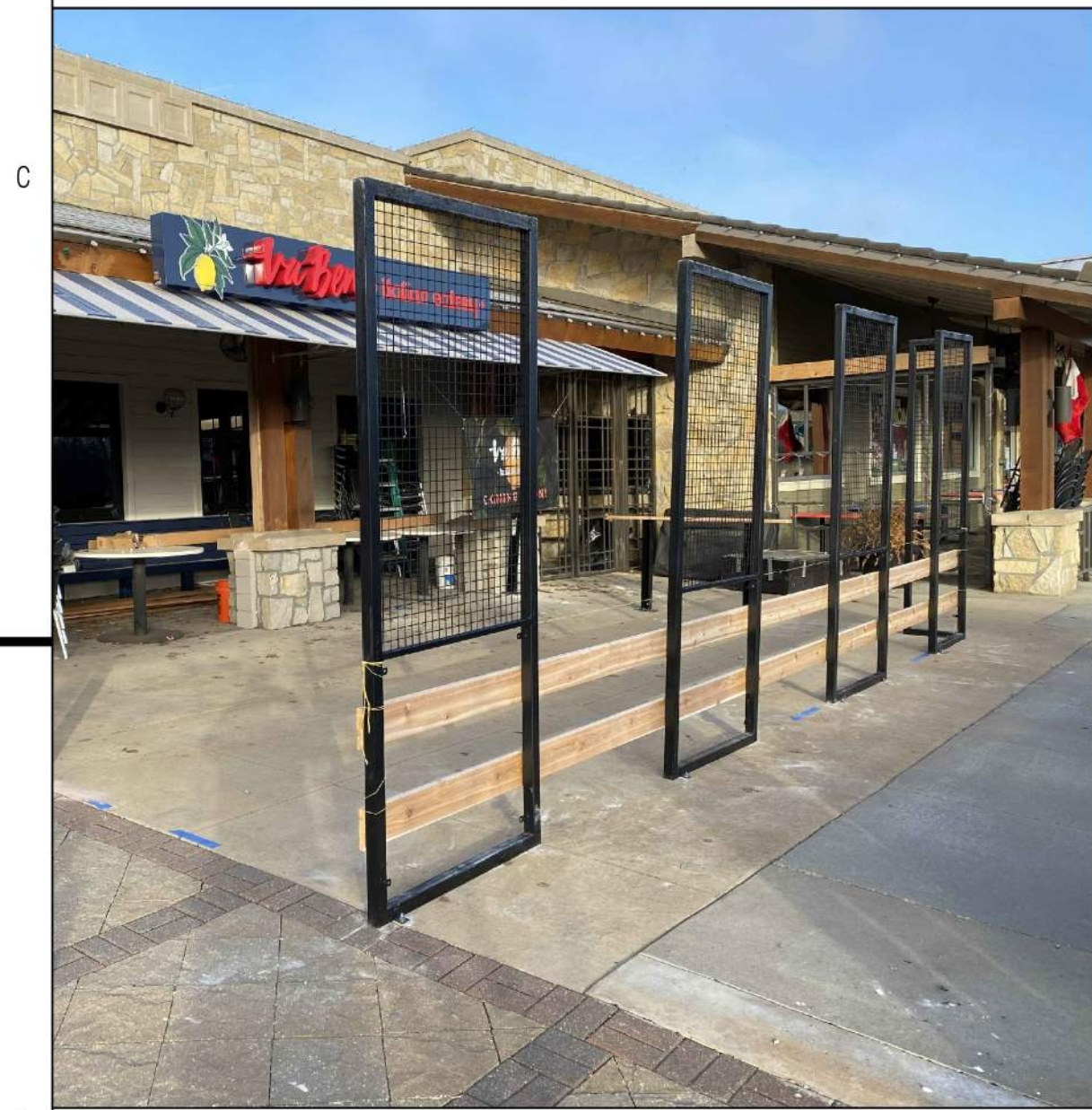
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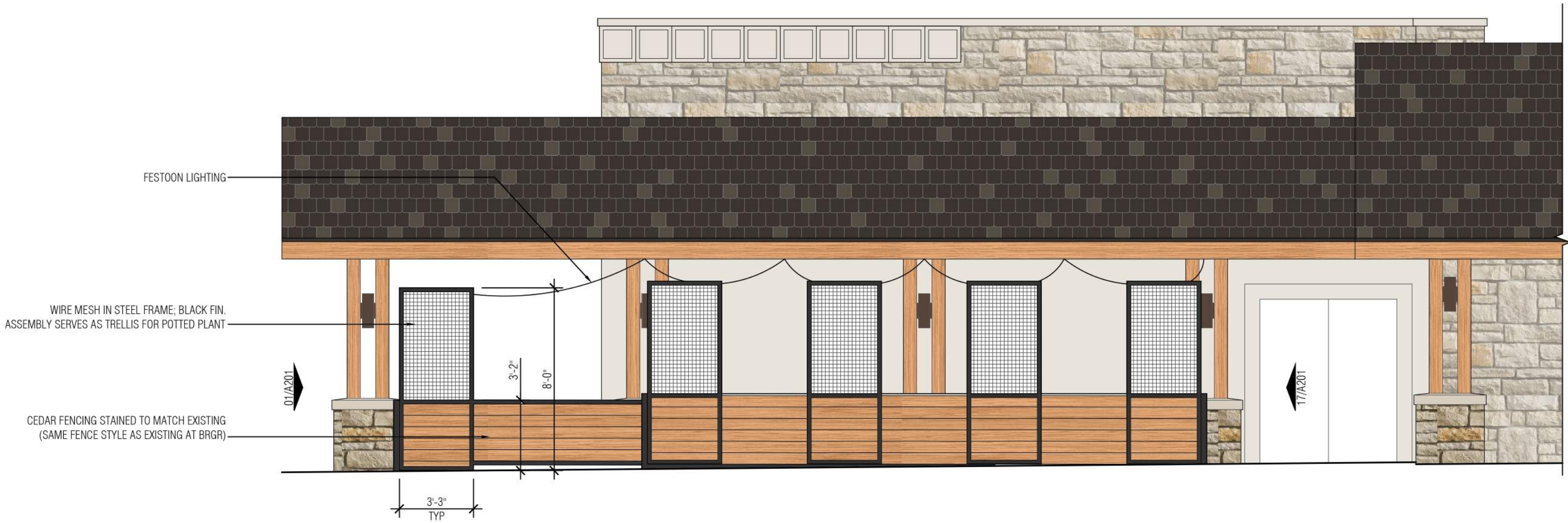
D



EXISTING EAST ELEVATION 03



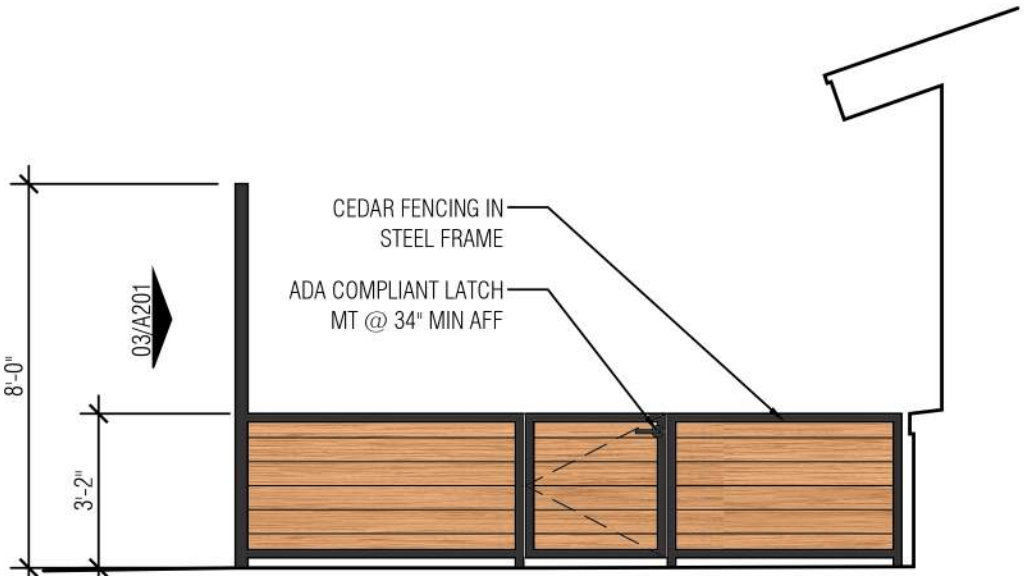
TRELLIS PANEL MOCKUP 18



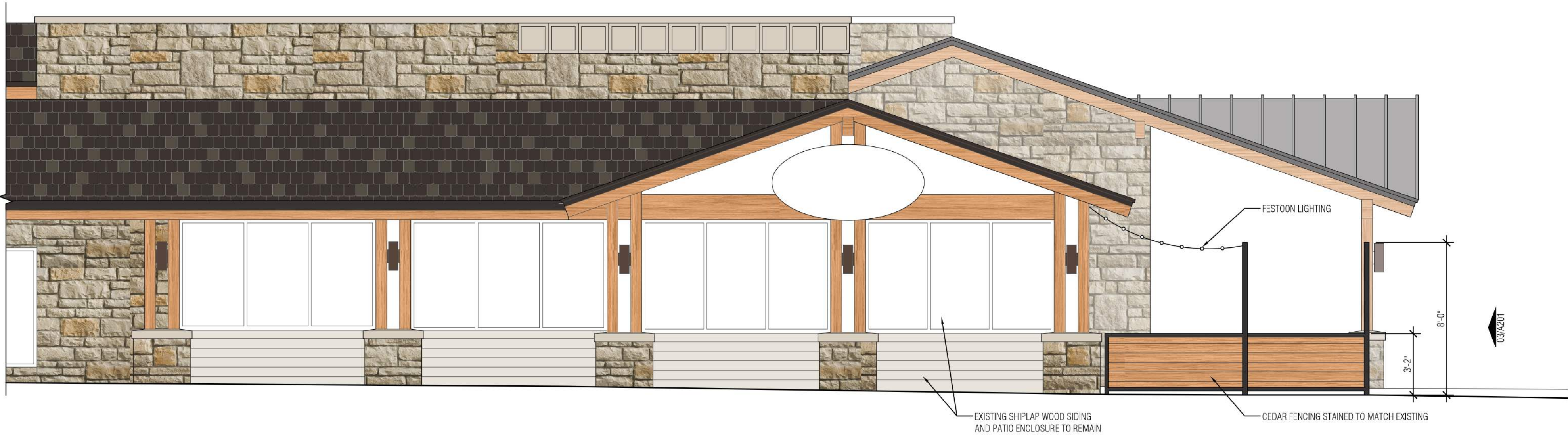
PROPOSED EAST PATIO ELEVATION 02

B

A



NORTH PATIO ELEVATION 17



PROPOSED SOUTH PATIO ELEVATION 01



**OWNER**  
WHITNEY VINZANT  
7100 WORNALL RD  
KANSAS CITY, MO 64114  
816.728.2939

**ARCHITECT**  
GENERATOR STUDIO LLC  
1615 BALTIMORE AVE  
KANSAS CITY, MO, 64108  
816.333.6527  
WWW.GENERATORSTUDIO.COM

ARCHITECT: MIKE KRESS  
LICENSE NO. 5715

SEAL

**VA BENE  
PATIO DESIGN**

4002 WEST 83RD ST  
PRAIRIE VILLAGE, KS 66208

**SITE PLAN APPROVAL**

ISSUE DATE: 07 JANUARY 2021  
REV DESCRIPTION DATE

PROJECT NO:  
DRAWN BY: KAM  
CHKD BY: PCB  
SHEET TITLE

PATIO ELEVATIONS

A201

### Neighborhood Meeting Notes

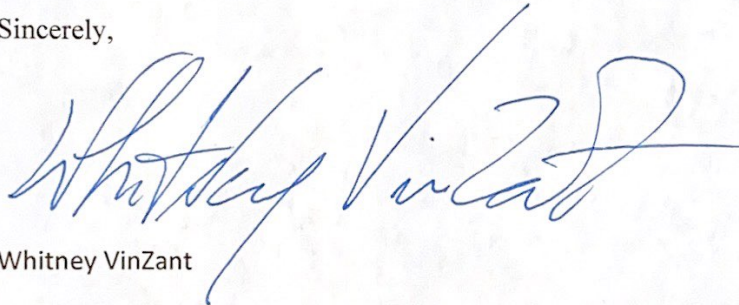
Whitney VinZant  
Va Bene Patio

Per Prairie Village regulations, a neighborhood meeting was held on the 19<sup>th</sup> of January, 2021 from 6:30-7:00pm for the Plan Commission application review of the proposed patio fence enclosure (PC 2021-102) located at 8332 Mission Rd., Prairie Village 66208. Grecia Lucas of Va Bene was in attendance to present the proposed design.

Though we waited the entirety of the meeting, none of the parties provided notice attended the meeting.

A copy of the attendance log is attached.

Sincerely,



Whitney VinZant

## NEIGHBORHOOD MEETING SIGN-IN SHEET

Project **Va Bene Patio** Meeting Date: January 19, 2020

| Name | Phone | E-Mail (if desired) |
|------|-------|---------------------|
|------|-------|---------------------|