

PLANNING COMMISSION MINUTES MAY 4, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 4, 2021 at 7:00 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 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown and Nancy Wallerstein.

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; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mrs. Wallerstein moved for the approval of the minutes of the April 6, 2021 regular Planning Commission meeting. Mr. Breneman seconded the motion, which passed 6-0.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-109	Site Plan Approval for Exterior Building Modifications GRI Prairie Village, LLC 6940 Mission Road Zoning: C-2 Applicant: Matthew Kist, Kimley-Horn and Associates
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Mr. Brewster stated that the applicant was requesting site plan approval for a remodel of the exterior façade of the building. The property is zoned C-2, and the existing building and site meet all zoning requirements. The remodeling would primarily be an interior tenant finish to convert the building to multi-tenant space, which is anticipated to include the existing bank with reduced office and walk-in space, as well as a restaurant and a medical service use. He added that tenant finishes or changes of use typically only require building permits and business licenses, but that expansions of buildings and exterior renovations with substantial material changes require the Planning Commission to review and approve a site plan.

Mr. Brewster stated that staff recommended approval of the site plan, subject to the following conditions:

1. Signs for future tenants shall require sign permits approved by staff, subject to the sign standards applicable to this building according to the Prairie Village Shops sign standards.
2. Any future changes to the use or operation of the drive-through service area may require further review and approvals according to the zoning ordinance requirements.

Mr. Birkel asked if street parking would be added along Mission Road in the future. Mr. Brewster said that significant development changes would need to be made to Mission Road at the site to allow for street parking, and that was not a consideration as part of this site plan application.

Applicant Gregg Zike of GRI Prairie Village LLC, 7200 Wisconsin Ave., Suite 600, Bethesda, MD, engineer Matt Kist of Kimley-Horn, 1828 Walnut St., Kansas City, MO, and architect Tom Hippman of CallisonRTKL, 1717 Pacific Ave., Dallas, TX, were present to discuss the project.

Mrs. Wallerstein asked whether there would be a drive-through added for the proposed restaurant tenant. Mr. Zike stated that there were no plans for a food and beverage drive-through at the property. Mrs. Wallerstein also asked if visibility could be improved for the existing bank drive-through, as the site lines from the current exit to Mission Road were poor. Mr. Zike said that the architectural team would look for potential solutions.

Mr. Breneman suggested adding a “view through” window in the tenant space to allow for better visibility when exiting the drive-through. Mr. Zike said he would look at options and get back with staff. Mr. Breneman also asked where signs would be placed on the west side of the building. Mr. Hippman said that signs for retail tenants would sit just above the central canopy, and signage for office tenants would be located by the roof line.

Mrs. Wallerstein asked if there would be adequate parking for both employees and customers with the addition of new tenants to the building. Mr. Zike said that parking would be less intensive due to the different times the lot would be used for the various tenants. He added that there were designated employee parking areas in the Village Shops.

Ms. Brown suggested that the proposed architectural design retain some of the building’s existing mid-century modern elements.

Mr. Breneman made a motion to approve the site plan for exterior renovations subject to the conditions recommended by staff. Mrs. Wallerstein seconded the motion, which passed 6-0.

PC2021-110

Site Plan Approval for Wall Massing Exception
Eric and Ashley Seifert
4508 W. 64th Street
Zoning: R-1A
Applicant: Adam Pfeifer, NCARB

Mr. Brewster said that the applicant was requesting an exception to the Neighborhood Design Standards, related to a remodel of an existing home. The lot, zoned R-1A and constructed in 1953, has an L-shaped footprint addressing the corner. The plan does not expand the footprint of the house, and proposes a larger second story over the east wing. The Neighborhood Design Standards were adopted in 2018, and are applicable to all R-1A lots. Specifically, the applicant is asking for an exception to Section 19.06.025.D.2 regarding building massing and wall planes.

Mr. Brewster noted that staff recommended approval of the exception without conditions.

Architect Adam Pfeifer, 12214 W. 79th Terrace was present to discuss the application. He stated that the homeowners were interested in using the existing footprint of the house rather than tearing it down and rebuilding. He noted that the architectural style of the expansion would limit the impact on neighbors.

Mr. Birkel made a motion to approve the exception to the neighborhood design standards as presented. Mr. Lenahan seconded the motion, which passed 6-0.

OTHER BUSINESS

None

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:06 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary