

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JULY 13, 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.

Residents may email comments to City Clerk Adam Geffert at cityclerk@pvkansas.com. All comments must be received by 5:00 p.m. on Tuesday, July 13.

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - JUNE 1, 2021

III. OLD BUSINESS

IV. PUBLIC HEARINGS
None

V. NON-PUBLIC HEARINGS

- | | |
|------------|---|
| PC2021-114 | Site Plan Approval for Fence Exception
7900 Reeds Road
Zoning: R-1A
Applicant: Trevor Clark |
| PC2021-115 | Site Plan Approval for Meadowbrook Park - Phase II Development
9101 Nall Avenue
Zoning: R-1A
Applicant: Brian Garvey, SFS Architecture |
| PC2020-119 | Revised Site Plan - Homestead Country Club
4100 Homestead Court
Zoning: R-1A
Applicant: Jeff Pflughoft / Dennis Hulsing |

VI. OTHER BUSINESS

Kansas Open Meetings Act (KOMA) Training Video

VII. ADJOURNMENT

Plans available at City Hall if applicable
Comments can be made by e-mail to
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 JUNE 1, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 1, 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, Melissa Brown, Nancy Wallerstein and 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; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the May 4, 2021 regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed 5-0, with Mr. Valentino in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-111 Request for Building Line Modification
6840 Linden St.
Zoning: R-1A
Applicant: Whittaker and Kelsey Potts

Mr. Brewster stated that the applicant was requesting a building line modification to construct an addition on the south portion of the existing home. The proposal would add an approximately 16' by 35' single-story addition that includes a new room and an all-season enclosable deck.

The lot is located on the northwest corner of 69th Street and Linden Street, and has a platted building line of 40' at the side on 69th Street. The house meets all zoning setbacks for the R-1A zoning district, as well as the required platted setbacks, but the current south building line is at the 40' platted build line. The lot also has a 35' platted front building line

on Linden. Due to the orientation of the house to Linden, any proposed expansion to the side would extend beyond the platted building lines. The proposed side addition would extend to 24' from the side lot line on 69th street, which is 16' into the platted build line, but 9' from the setback that would be required by the zoning ordinance.

Mr. Brewster added that Section 18.18.D of the subdivision regulations provided the criteria for the Planning Commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property.
2. The building line modification is necessary for reasonable and acceptable development of the property in question.
3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated.

Applicant and property owner Whitt Potts was present to discuss the project, stating that the addition would be mostly hidden by the existing privacy fence and landscaping.

Mr. Breneman made a motion to approve the building line modification and its associated resolution as presented. Mrs. Wallerstein seconded the motion, which passed 6-0.

PC2021-112 Site Plan Approval for Fence Exception
7301 Belinder Ave.
Zoning: R-1A
Applicant: Alex Ketzner

Mr. Brewster said that the applicant was seeking to replace an existing fence that does not conform to current standards. Specifically, the request is for an exception to the required setback on 73rd Street, allowing for the replacement of a 6' wood fence located at the property line, rather than 5' from the property line. The property is a corner lot on the southeast corner of 73rd Street and Belinder Avenue; 73rd Street is the side street along the north property boundary. The east property boundary is the rear lot line of the subject lot and the rear lot line of the adjacent house to the east, making the configuration a "standard corner" for purposes of the fence standards. Houses on the opposite corners have the same configuration with side lot lines along 73rd Street, and houses on the next block to the west begin to front on 73rd Street.

Mr. Brewster noted that the zoning ordinance requires the fence to be set back from the lot line on 73rd Street at least 5' [19.44.025.C.3]. Since the proposed fenced area is in the side and rear there are no restrictions on the design of the fence, other than the general height and design standards.

The proposed location aligns with the wood fence on the property to the east (rear), reflecting the existing continuous fence line along 73rd Street. The fence would be

approximately 10' from the curb of 73rd Street, with a landscape area between the fence and the curb. There is no sidewalk on this side of the street, and three utility boxes occupy the area on the northeast corner of the lot.

Applicant and property owner Alex Ketzner was present to discuss the application, and stated that he had no concerns with the recommendations made in the staff report.

Ms. Brown made a motion to approve the site plan as presented. Mr. Breneman seconded the motion, which passed 6-0.

PC2021-113 Site Plan Approval for Fence Exception
 1901 W. 73rd St.
 Zoning: R-1A
 Applicant: Jennifer Allen

Mr. Brewster said that the applicant was requesting to replace an existing fence that does not conform to standards. Specifically, the request is for an exception to the required setback on State Line Road, allowing for the replacement of a 6' wood fence located at the property line, rather than 5' from the property line.

The property is a corner lot on the southwest corner of 73rd Street and State Line Road. The south property boundary is the rear lot line of the subject lot and the rear lot line of the adjacent house to the south, making the configuration a "standard corner" for purposes of the fence standards. The lot is a legal non-conforming lot, approximately 45' by 130'. This long and narrow configuration on a corner lot results in a narrower rear yard. Houses on the opposite corners have the same configuration with side lot lines along State Line Road.

Mr. Brewster said that zoning ordinance requires the fence to be set back from the lot line on State Line Road at least 5' [19.44.025.C.3]. Since the proposed fenced area is entirely in the rear yard, there are no restrictions on the design of the fence, other than the general height and design standards. The location aligns with the wood fence on the property to the south (rear), reflecting the existing continuous fence line along State Line Road. The fence would be approximately 16' from the curb of State Line Road. There is a tree-lined landscape area and sidewalk between the fence and the curb.

Applicant and property owner Jennifer Allen was present to discuss the application. She stated that she had no concerns with the recommendations made in the staff report.

Mr. Valentino made a motion to approve the site plan as presented. Mr. Breneman 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 7:30 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: July 13, 2021 Planning Commission Meeting

Application: PC 2021-114

Request: Site plan review for a fence, with an exception

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. Fence standards have specific criteria to evaluate for granting exceptions.*

Property Address: 7900 Reeds Road

Applicant / Owner: Trevor Clark

Current Zoning and Land Use: R-1A Single-Family District - Single-Family Dwelling

Surrounding Zoning and Land Use: **North:** R-1A Single-Family District – Single-Family Dwellings
East: R-1A Single-Family District - Single-Family Dwellings
South: R-1A Single-Family District – Single-Family Dwellings
West: R-1A Single-Family District - Single-Family Dwellings

Legal Description: PRAIRIE HEIGHTS LOT 1 BLK 1 PVC-0656 0001

Property Area: 19,277.75 sq. ft. (0.44 ac.)

Related Case Files: none

Attachments: Application, lot plan with fence diagram, existing condition photos



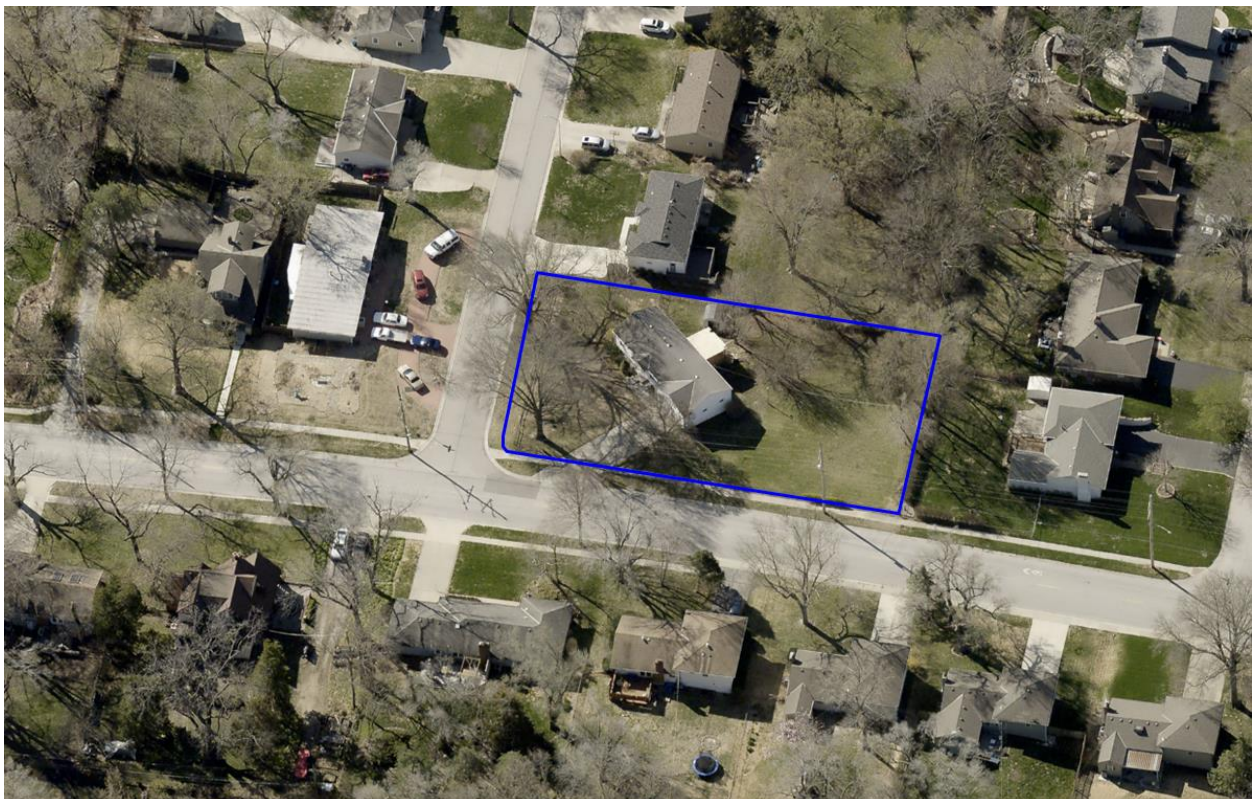
General Location – Map



General Location – Aerial



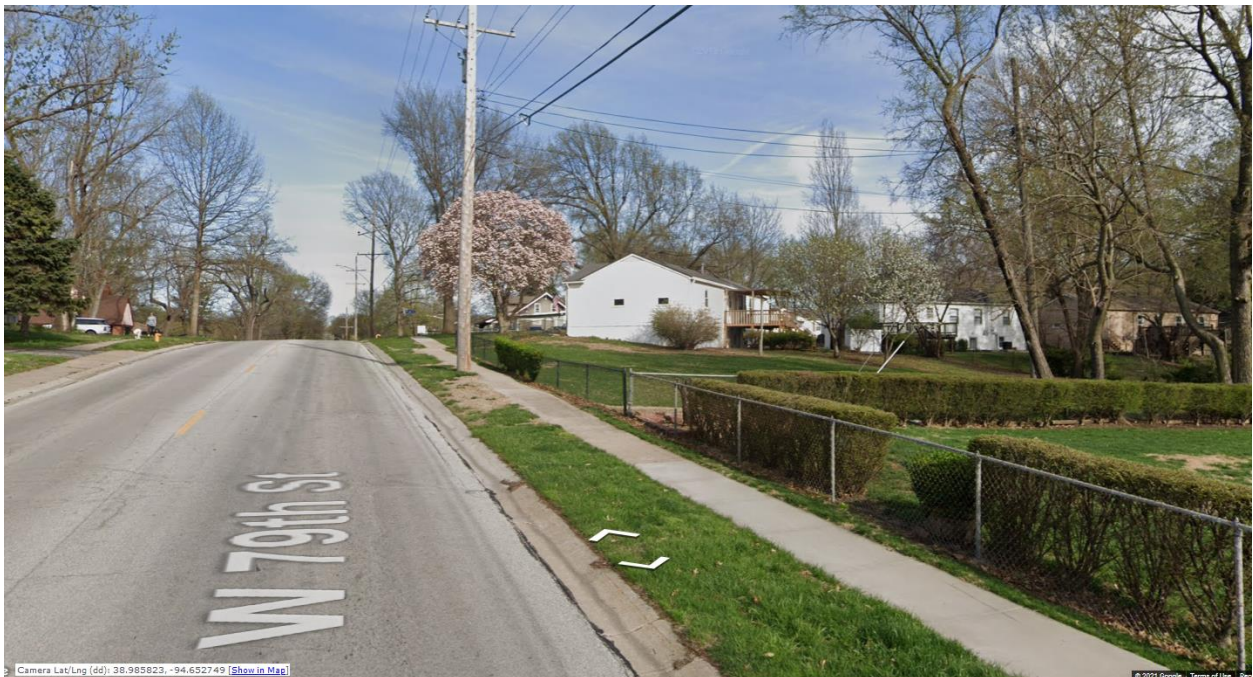
Site – Aerial



Birdseye



Street View (looking west from 79th Street)



Street View (looking east from 79th Street)

BACKGROUND:

The applicant is requesting to replace an existing fence that does not conform to the standards. Specifically the request is for an exception to the required setback on 79th Street, allowing replacement of an approximate 4-foot chain link fence with a 6-foot wood fence located 2.5 feet from the property line, rather than 5 feet from the property line.

The property is a corner lot on the southwest corner of 79th Street and Reeds Road. The lot has an "intersection orientation" where the house faces the corner of 79th and Reeds and both adjacent lot lines function as a side lot line. Houses to the south front on Reeds Road, and the house to the west also has a side lot line on 79th Street (it orients to Outlook Lane and shares a common rear lot line with the subject house.), 79th and Reeds is a "T" intersection and all lots on the north side of 79th Street front on 79th Street.

In this circumstance, the zoning ordinance requires the fence to be setback from the lot line on 79th Street at least 5 feet [19.44.025.C.3]. Since the proposed fenced area is in the side and rear there are no restrictions on the design of the fence, other than the general height and design standards. ("Decorative" fence standard only apply to those permitted in the front yard areas.)

The proposal is to build a 6-feet tall wood privacy fence on the current fence line, 2.5 feet from the property line rather than at the 5 feet as required by the ordinance. This location aligns with the existing chain link fence on the property to the west (rear), reflecting the existing continuous fence line along 79th Street. The fence would be approximately 10 to 12 feet from the curb of 79th Street, with a landscape area between the fence and the curb and a 2.5 feet landscape area between the fence and sidewalk.

This area is within a 3-block segment where the side yards of homes are on the south side of 79th Street and the front yards of homes are on the north side of 79th Street. This situation reverses for a 4-block segment to the east. There are detached sidewalks and a tree lawn on both sides of 79th Street along this segment, except for a brief stretch of attached sidewalks on the north side.

The applicant held a neighborhood meeting on June 29, 2021, in accordance with the City's Citizen Participation Policy, and will provide background on the meeting to supplement the application.

ANALYSIS:

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

C. Location.

3. Fences located on the side street of a corner lot shall not be less than five (5) feet from the right-of-way line except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of fifteen (15) feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback. [19.44.025.C.3]

This section intends to preserve the relationship of buildings, lots and yards to the streetscape, recognizing the different situations that typically arise on corner lots.

The factors that affect this particular situation are the following:

- This proposal is to replace an existing fence in the same location, but would replace a 4-foot chain link fence with a 6-foot privacy fence.
- The lot is deep but the house has an intersection orientation with an expanded building setback on both Reeds Road and 79th Street. This results in the majority of the rear yard being on the 79th Street side. (The house to the west has a standard corner orientation towards Outlook Lane and shares a common rear lot boundary with this house.)
- The proposed fence is 2.5 feet from the lot line rather than the required 5 feet, aligns with the existing fence on the lot to the west.

- The proposed fenced area is in the rear yard, with the fence located entirely behind the front building line and approximately at the mid-point of the lot along 79th Street. It includes an angled fence extending northwest along the angled front building line, slightly reducing the extent of the requested exception.
- The position and angle of the home leaves little rear yard directly behind the house (south side lot line), and the majority of the rear yard is along 79th street to the side and rear of the home (north side lot line along 79th street)
- The proposed fence generally meets all other fence requirements in Section 19.44.025, except for the location.

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it “results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.” [19.44.025.G.1.]

The applicant held a neighborhood meeting on May 22nd, 2021 as required by the Prairie Village Citizen Participation Policy, and has provided background on that meeting to supplement the application.

CRITERIA:

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 nature of this application is that it does not meet applicable standards, and is requesting an exception subject to specific criteria discussed below. Otherwise, this site is capable of meeting all requirements for residential property.

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.**

This site is currently served by utilities and this plan does not affect any utility, access or runoff issues not already addressed through the building permit. No changes to the grade, building footprint or impervious surface are proposed or impacted by consideration of this application, and therefore stormwater runoff will not be affected.

C. Building Design.

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.**

This plan does not affect building design criteria not already addressed through the building permit.

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.**

The intent of the proposed location standards for fences is to improve and preserve the relationship of sites and buildings to the neighborhood street frontages. In this case, the fence will be approximately 10 feet from the street. The proposed fence is a 6' tall wood privacy fence and it is entirely behind the front building line (the fenced area begins at approximately the mid-point of the street side yard). It will not affect any sight distances related to street corners or driveway entrances, or views and frontages of adjacent houses along the streetscape.

The fence standards also have the following specific criteria for the Planning Commission to approve exceptions [Section 19.44.G.1.]:

- **Project that is more compatible,**
- **Provides better screening,**
- **Provides better storm drainage management, or**
- **Provides a more appropriate utilization of the site.**

RECOMMENDATION:

Staff recommends approval of this fence site plan with the exception given the following considerations:

- This is a replacement of an existing non-conforming fence, and it aligns with a similar fence on the property to the west.
- Although the conversion of the fence from 4-foot chain link to 6-foot privacy fence does increase barriers, similar fences could only be possible on a limited stretch of 79th Street due to the pattern of lots and buildings. In all cases they are typically more than 10 feet from the curb with detached sidewalks and landscape areas. Further the side or intersection orientation of most of the houses (i.e. all fenced behind the front building line extended) would result in only limited stretches of the streetscape subject to this condition.
- Both lots on this side of the 79th Street have a similar side yard configuration.
- The proposed fence is located in the rear yard of the lot and entirely behind the front building line on this side.
- The proposed fence will meet all other standards other than the required setback along 79th Street.

Cust 22161
app 0026003



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC2021-114</u>
Filing Fee: <u>\$100.00</u>
Deposit: <u> </u>
Date Advertised: <u> </u>
Date Notices Sent: <u> </u>
Public Hearing Date: <u> </u>

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: Trevor Clark Phone Number: (913) 742-1863

Address: 7900 Reeds Road E-Mail: Trev.Clark1@gmail.com

Owner: Trevor Clark Phone Number:

Address: 7900 Reeds Road Zip: 66208

Location of Property: 79 St and Reeds Road

Legal Description: Residential

Applicant requests consideration of the following: (Describe proposal/request in detail)

See addendum

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 installing privacy fence on current fence line.
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.

Ta ✓ 5/26/21
Applicant's Signature/Date

Ta ✓ 5/26/21
Owner's Signature/Date

Addendum to the Planning Commission Application

Applicant requests consideration of the following: (Describe proposal/request in detail)

This application for allowance is to construct a 6-foot wooden privacy fence where our current chain-link fence is located at 7900 Reeds Road. We purchased 7900 Reeds Road on April 2. This home is a corner lot off 79th and Reeds Road. The side adjacent to 79th Street is a rather busy street with high foot traffic. Currently, a short chain-link fence runs along the 79th Street side. This fence is old, has misalignments, and has seen multiple repairs. Prairie Village Zoning Regulation 19.44.025, Section C, Subsection 3 states that "Fences located on the side street of a corner lot shall not be less than five (5) feet from the right-of-way line". This location would move the pre-existing fence line approximately 15 feet into our backyard. The current fence line does not impede sidewalk access. Allowing a new privacy fence to be installed (by a licensed contractor) at the current fence line would provide the following advantages:

- Increased property safety as the current fence has gaps.
- Increased visual appearance.
- Alignment with neighboring fences.
- Use of current post holes safely located away from utility lines.
- Current irrigation system can water this area.
- Reduced dog barking.

Likewise, there are disadvantages to moving the current fence line in accordance to 19.44.025, Section C, Subsection 3.

- The old post holes will need filled and may lead to unsafe and uneven walking surfaces.
- Old root systems located safely on the fence line will now be exposed as a potential trip hazard.
- Neighboring fences will no longer be in line.
- Irrigating this newly exposed section will spray water onto the sidewalk thus impeding pedestrian foot traffic.





Thank you for your consideration,

Trevor Clark

(913) 742-1863

Fence Allowance Neighbor Meeting

Trevor Clark & Marie Leathers

June 29, 2021 7:00-7:30 PM

7900 Reeds Rd Prairie Village, KS 66208

Attendees:

- Jess Stewart – No issues with the proposed fence.
- Debbie Siemers - No issues with the proposed fence.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: July 13, 2021 Planning Commission Meeting

Application: PC 2021-115

Request: Site Plan Approval – Meadowbrook Park Phase II

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: 9101 Nall (Meadowbrook Parkway between Nall & Roe)

Applicant / Owner: Brian Garvey, SFS Architecture / Jim Wilson, JCPRD

Current Zoning and Land Use: R-1A Single-Family District - Park

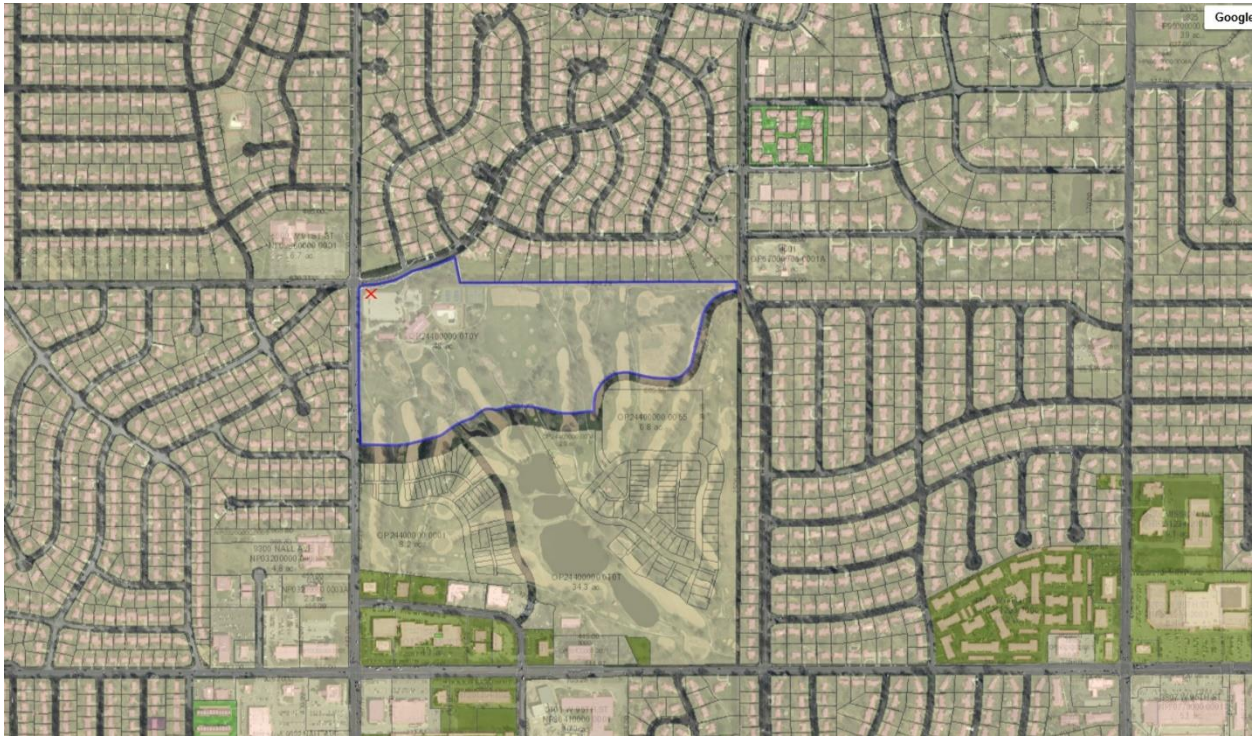
Surrounding Zoning and Land Use: **North:** R-1A Single-Family District – Single-family dwellings
East: R-1A Single-Family District – Continuation of Park, Single-family dwellings
South: RMX - Meadowbrook Development - Apartments
West: R- Residential – Single-Family Dwellings (City of Overland Park)

Legal Description: MEADOWBROOK PARK TRACT Y

Property Area: 48.0 acres

Related Case Files: Related to several applications as part of overall Meadowbrook Development Plan

Attachments: Site plan, building elevations, and illustrative drawings

General Location – Map**General Location – Aerial**



Street View - Looking north on Meadowbrook Parkway – site on left.



Street View - Looking south on Meadowbrook Parkway – site on right.



Birdseye

Background:

The applicant is requesting site plan approval for a new playground, shelter, parking area and bathrooms associated with Meadowbrook Park and the overall Meadowbrook Redevelopment Plan. This project is Phase II of the Park program and consistent with the park master plan. The playground includes an associated parking area, picnic shelter, and restrooms. Phase II of the Meadowbrook Park development is located in the northwest portion of the park, near Meadowbrook Parkway and Roe Avenue. The property is zoned R-1A – Single-family Residential.

The park includes the following specific amenities:

- Picnic shelter matching the design of other shelters located throughout the park.
- Accessible restrooms with similar architecture to previous restrooms.
- Fenced inclusive playground designed for access and activity for users for all abilities.
- Connections to the existing trail system for the park.

The applicant conducted the following meetings as part of the design process for this specific component of the project (in addition to other meetings as part of the design of Meadowbrook Park and the overall Meadowbrook redevelopment plan):

- Preliminary neighborhood meeting, April 26, 2021
- Conceptual design meeting with design committee (including city staff)
- Design review meeting with JCPRD Board, Vantrust, and immediate neighbors.
- Neighborhood open house on May 24, 2021
- City Council presentation on June 7, 2021.
- Final neighborhood meeting June 28, 2021

These meetings satisfy and go beyond the City's Resident Participation Policy. The applicant has provided background on these meetings as part of this application.

Site Plan Criteria:

All new non-residential buildings require a site plan in the R-1-A district [Section 19.06.050]. 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.**

This plan is a component of the Meadowbrook Development Plan and the Meadowbrook Park Master Plan. It is consistent with the principles of the Comprehensive Plan. The park is zoned R-1A, and all structures are located in a way that meets the zoning district standards, and are otherwise consistent with civic buildings permitted under the R-1A development standards.

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.**

The plan includes a parking area west of Meadowbrook Parkway (29 spaces), with two entrances at either end of the on-street parking (approximately 8 spaces). This parking area is just north of the trail crossing of Meadowbrook Parkway. The location and design of this parking will provide convenient, accessible parking for the playground and serve as relief for some of the surrounding on-street or overflow parking for the entire park.

Pedestrian access is provided through an off-street trail system throughout the park. This plan will make connections to existing trail system on the southwest portion and on the northeast portion, with a slight adjustment on the northeast side connecting to Roe Avenue.

The applicant has submitted a drainage study to Public Works demonstrating that the project is in accordance with the stormwater project plan, approved in March 2017.

Utilities to service this area are in place through the master plan and the buildings will be connected to the park utility system.

C. Building Design.

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.**
-

This plan includes two buildings – a picnic shelter and restrooms. Each is consistent with the park master plan and with previous similar structures built according to that plan.

The picnic shelter will use exposed galvanized steel frames and a standing seam metal roof. The roof is arranged with a butterfly style and non-vertical support beams, in a contemporary style similar to other shelters. It will use the same color palette as previous shelters.

The restrooms will have natural stone veneer walls with standing seam metal roofs, and the cap will use a combination of clerestory windows, metal fascia and EFIS. This building will also use the same material and color palette as other restrooms in the park.

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.**

The landscape plan is sufficient and uses a plant list compatible with the overall park plan. The landscape consisted primarily of 5 White Oaks on the southwest of the playground to provide good relief from afternoon and evening sun. One tree and ornamental landscaping are provided with the parking area and near the shelter. There are also some trees near the construction that are proposed to be saved, and should be protected during construction.

Additional trees, particularly along Meadowbrook Parkway and in the island between the new parking and Parkway would be beneficial to this plan and the park. This could improve the experience of the park overall, ensure a distinctive sense of arrival, and reduce the visibility of surface parking.

Recommendation:

Staff recommends approval of the site plan for a playground, and associated accessory structures, with a suggestion to consider additional trees near Meadowbrook Parkway.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
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: Brian Garvey Phone Number: 816.541.2277

Address: 2100 Central St. Ste. 31 E-Mail bgarvey@sfsarch.com

Owner: JCPRD - Jim Wilson (Project Manager) Phone Number: 913.826.3426

Address: 7900 Renner Road, Shawnee Mission, KS Zip: 66219

Location of Property: Meadowbrook Park

Legal Description: Refer to drawing C101 for legal description

Applicant requests consideration of the following: (Describe proposal/request in detail) See attached Proposal for Meadowbrook Park - Phase II Improvements which includes parking and site improvements, an inclusive playground, restroom building, and shelter.

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 Meadowbrook Park - Phase II Improvements.

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.

[Signature] 6/9/2021
Applicant's Signature/Date

[Signature] 6-10-2021
Owner's Signature/Date



Date June 11th, 2019

Jamie Robichaud, Deputy City Administrator
City of Prairie Village
7700 Mission Road | Prairie Village, KS 66208

Subject: Proposed Meadowbrook Park Phase 2 Development

Dear members of the Prairie Village Planning Commission,

The program for the Meadowbrook Park phase 2 development includes a picnic shelter, a small parking area, a restroom building, and an all-access playground. These amenities are located in the northeast portion of the park, similar to the layout shown in the park master plan. The shelter will match the existing 3 picnic shelters that were constructed as part of phase 1. The parking area will be configured similarly to the parking lot constructed along Meadowbrook parkway for shelter 2. The restroom building will resemble the architecture used for the Grove restroom but will have 2 individual restrooms with larger spaces to accommodate users with special needs and universal access. The playground will be fenced and include both active and passive play areas focused on access and activity for users of all abilities.

SFS Architecture was contracted by JCPRD in February 2021 to develop the design for Meadowbrook Park phase 2 improvements. The park master includes several more amenities beyond what was built in Phase 1. For Phase 2 JCPRD staff elected to proceed with an all-access playground along with a new parking lot, restroom building, and shelter to compliment and support the playground. The design process included forming a design committee comprised of City of Prairie Village staff, JCPRD staff, a diverse group of local inclusive play experts, and the design team. The design committee met on site to discuss the initial concept design and the inclusive play experts met via Zoom to garner input on the playground amenities. A schematic design was formulated and presented to the JCPRD Board, representatives from Vantrust, and immediate neighbors of Meadowbrook Park.

The plan was presented to the City of Prairie Village on June 7th. If the design is approved as presented, the consultant will prepare for bid documents to be issued August 2, with the intent of JCPRD awarding the bid at the September JCPRD regular board meeting on September 15. The intent is to start the project and have foundations constructed before extreme cold weather arrives at the end of December. This will allow for a full project completion and be open to the public in fall 2022.

Sincerely,

sfs architecture
Brian Garvey
Principal



DRAWING INDEX

- C100 OVERALL SITE PLAN
- C101 SITE PLAN
- C200 GRADING PLAN
- C300 EROSION CONTROL PLAN
- L100 LANDSCAPE PLAN
- L101 LANDSCAPE DETAILS
- A101 RESTROOM BUILDING
- A102 SHELTER
- ME210 SITE PLAN - PHOTOMETRICS

ARCHITECT-OF-RECORD:

SFS ARCHITECTURE
2100 CENTRAL, SUITE 31
KANSAS CITY, MISSOURI 64108
O: 816.474.1397
F: 816.421.8024

CIVIL:

CFS ENGINEERS
1421 E. 104TH STREET, STE. 100
KANSAS CITY, MO 64131
O: 816.333.4477

LANDSCAPE ARCHITECT:

LANDWORKS STUDIO
102 S. CHERRY STREET, 2ND FLOOR
OLATHE, KS 66061
O: 913.780.6707

STRUCTURAL:

STRUCTURAL ENGINEERING ASSOCIATES
1000 WALNUT, SUITE 1570
KANSAS CITY, MO 64108
O: 816.421.1042

M/E/P/E ENGINEER:

SMITH & BOUCHER ENGINEERS
25501 WEST VALLEY PARKWAY
OLATHE, KS 66061
O: 913.344.0047

OWNER:

JOHNSON COUNTY PARK &
RECREATION DISTRICT
7900 RENNER ROAD
SHAWNEE, KANSAS 66219
O: 913.826.3426

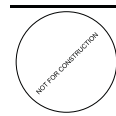
191046

6.11.2021

DEVELOPMENT
PLAN

Meadowbrook Park Phase II Improvements
4840 Meadowbrook Parkway
Prairie Village, KS 66207

PROPOSED PARK IMPROVEMENTS
9101 NALL AVE. PRAIRIE VILLAGE, KS
SECTION 33, TOWNSHIP 12 SOUTH RANGE 25 EAST
JOHNSON COUNTY, KS



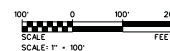
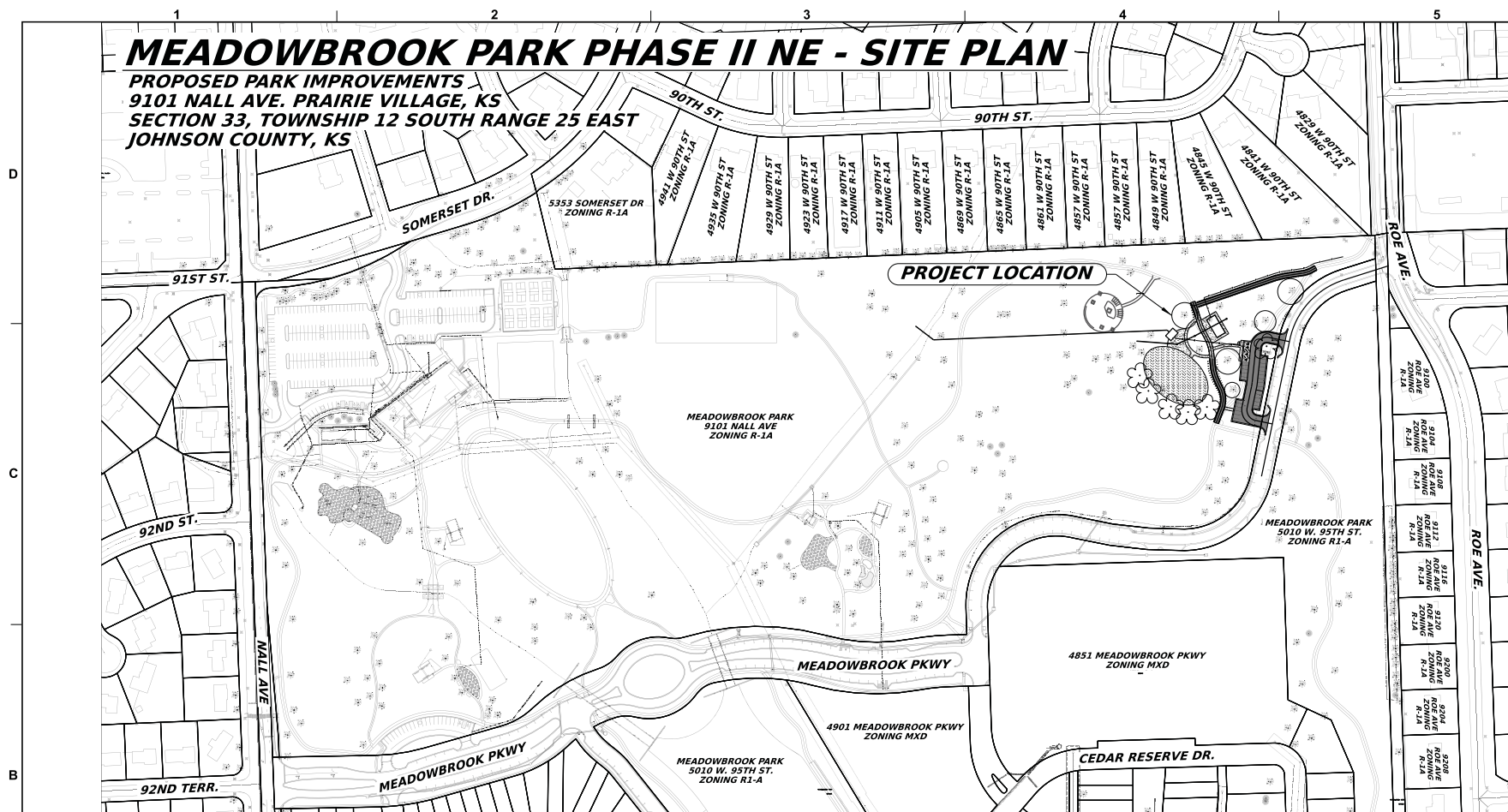
Johnson County Park & Recreation District
4840 Meadowbrook Parkway
Prairie Village, KS 66207

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 191046
ISSUED FOR DEVELOPMENT
PLAN
ISSUE DATE: 6/11/2021
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OVERALL SITE PLAN

C100



CFS ENGINEERS
cfse.com 1421 E. 104th Street, Ste. 100 KCMO
o: 816-333-4477 f: 816-333-6688

KANSAS CERTIFICATE OF AUTHORITY NUMBER 000282

MEADOWBROOK PARK PHASE II NE - SITE PLAN

PROPOSED PARK IMPROVEMENTS
9101 NALL AVE. PRAIRIE VILLAGE, KS
SECTION 33, TOWNSHIP 12 SOUTH RANGE 25 EAST
JOHNSON COUNTY, KS



30' 0 30' 60'
SCALE
SCALE: 1" = 30'

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED PLAY GROUND AREA
- PROPOSED UNDERGROUND POWER LINE NE
- PROPOSED 2" WATER SERVICE LINE
- PROPOSED 12" HDPE STORM LINE
- PROPOSED 6" SANITARY SEWER SERVICE LINE

LEGAL DESCRIPTION:

TRACT 1, MEADOWBROOK PARK, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF DATED AUGUST 22ND, 2016 AND RECORDED ON OCTOBER 18, 2016 FILED UNDER DOCUMENT NO. 12016062553, RECORDED IN PLAT BOOK 201610, PAGE 005993.

SITE DATA TABLE	
ADDRESS:	7105 MISSION ROAD PRAIRIE VILLAGE, KS
LOT AREA:	48.00 ACRES (1,090,939.88 S.F.)
CURRENT ZONING:	R-1A
PROPOSED ZONING:	R-1A
EXISTING FLOOR AREA RATIO	19,315.93 S.F. (0.89%)
PROPOSED FLOOR AREA RATIO	19,790.53 S.F. (0.95%)
EXISTING IMPERVIOUS SURFACE COVERAGE	365,461.78 S.F. (17.38%)
PROPOSED IMPERVIOUS SURFACE COVERAGE	405,475.54 S.F. (19.30%)
MAX BUILDING HEIGHT	35'
PARKING PROVIDED	29 TOTAL SPACES WITH 4 ACCESSIBLE SPACES

ARCHITECT:

SFS ARCHITECTURE
2100 CENTRAL STREET, SUITE 31
KANSAS CITY, MO 64108
CALL SADOWSKI
CSadowski@sfsarch.com
P. 816.541.2274

ENGINEER:

CFS ENGINEERS, P.A.
1421 E. 104TH STREET, SUITE 100
KANSAS CITY, MO 64131
LANCE W. SCOTT
lscott@cfsa.com
P. 816.333.4477

OWNER:

JOHNSON COUNTY PARKS & RECREATION JOHNSON COUNTY PARKS & RECREATION
7900 KENNER ROAD
SHAWNEE, KS 66218

DEVELOPER:

JOHNSON COUNTY PARKS & RECREATION
7900 KENNER ROAD
SHAWNEE, KS 66218

CFS ENGINEERS
cfse.com 1421 E. 104th Street, Ste. 100 KC MO 64131
P: 816-333-4477 F: 816-333-6688

KANSAS CERTIFICATE OF AUTHORITY NUMBER 000282

MEADOWBROOK PARK PHASE II NE - SITE PLAN

PROPOSED PARK IMPROVEMENTS
9101 NALL AVE. PRAIRIE VILLAGE, KS
SECTION 33, TOWNSHIP 12 SOUTH RANGE 25 EAST
JOHNSON COUNTY, KS



30' 0 30' 60'
SCALE
SCALE: 1" = 30'
FEET

LEGEND:

- 940 PROPOSED MAJOR CONTOUR LINE
- 939 PROPOSED MINOR CONTOUR LINE

JOHNSON COUNTY
Park & Recreation
District

Architect - Prime Consultant
sfs architecture
7115 CANTON BLVD. SUITE 100, PRAIRIE VILLAGE, MO 64075
PH: 816-333-4477 FAX: 816-333-6688



Meadowbrook Park Phase II Improvements

Johnson County Park & Recreation District
4840 Meadowbrook Parkway
Prairie Village, KS 66207

NO.	DATE	DESCRIPTION

SFS PROJECT NO: 2019-0104
ISSUED FOR DEVELOPMENT PLAN
REVISION DATE: 11/2021
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GRADING PLAN

C200

CFS ENGINEERS
cfse.com

1421 E. 104th Street, Ste. 100 KC MO 64131
p: 816-333-4477 f: 816-333-6688

KANSAS CERTIFICATE OF AUTHORITY NUMBER 000282

MEADOWBROOK PARK PHASE II NE - SITE PLAN

PROPOSED PARK IMPROVEMENTS
9101 NALL AVE. PRAIRIE VILLAGE, KS
SECTION 33, TOWNSHIP 12 SOUTH RANGE 25 EAST
JOHNSON COUNTY, KS



30' 0 30' 60'
SCALE
SCALE: 1" = 30'

LEGEND:

- 940 PROPOSED MAJOR CONTOUR LINE
- 939 PROPOSED MINOR CONTOUR LINE
- SILT FENCE, ESC-02
- CONSTRUCTION ENTRANCE, ESC-01

EROSION CONTROL SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE IN LOCATION SHOWN.
2. PLACE SILT FENCE IN LOCATIONS SHOWN.
3. COMMENCE DEMOLITION OF SITE.
4. COMMENCE GRADING OF SITE.

AREA OF DISTURBANCE:

1.81 ACRES

EROSION CONTROL NOTES:

1. SOIL FOR FILLING SHOULD BE GRADED AS IT ARRIVES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES. ANY AND ALL VIOLATIONS ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. EROSION CONTROL IS THE CONTRACTOR'S RESPONSIBILITY AND THIS PLAN SHOULD BE USED AS A GUIDE AND REPRESENTS THE MINIMUM EROSION CONTROL DEVICES PROVIDED.
4. THE SITE SHALL BE SEEDING AFTER GRADING IS COMPLETED.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY THE ON-SITE INSPECTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
7. THE CONTRACTOR SHALL PROVIDE AN INGRESS / EGRESS TRACKING PAD. (CONSTRUCTION ENTRANCE)
8. ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT KCMO CHAPTER OF APM.
9. THE EROSION CONTROL FACILITIES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL EVENT.
10. THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER.

CFS

ENGINEERS

cfse.com

1421 E. 104th Street, Ste. 100 KCMO 64131
P: 816-333-4477 F: 816-333-6688

KANSAS CERTIFICATE OF AUTHORITY NUMBER 000282

JOHNSON COUNTY
Park & Recreation
District

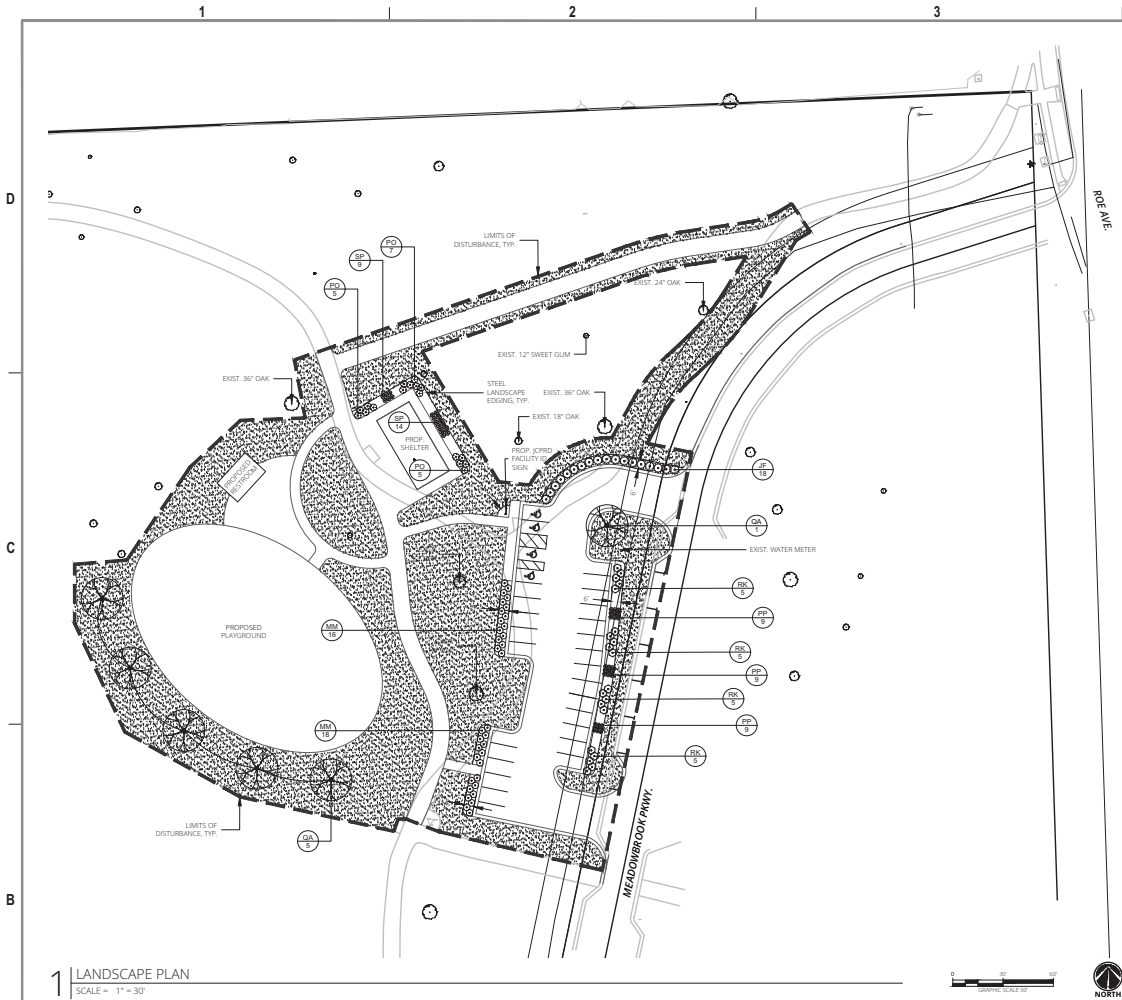
sfs architecture
Architect - Park Consultant
P.O. BOX 100000
PRAIRIE VILLAGE, KANSAS 66207

Meadowbrook Park Phase II Improvements
Johnson County Park & Recreation District
4840 Meadowbrook Parkway
Prairie Village, KS 66207

DATE	DESCRIPTION

SFS PROJECT NO: 10100
ISSUED FOR DEVELOPMENT PLAN
REVISION DATE: 11/2021
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EROSION CONTROL
PLAN

C300



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	QA	6	WHITE OAK / QUERCUS ALBA	B & B	2.5\"/>
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	JF	18	SEA GREEN JUNIPER / JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL	
	MM	34	SILVER SPRITE BAYBERRY / MYRTICA PENSYLVANICA 'MORTON' TM	5 GAL	
	PO	17	AMBER JUBILEE NINEBARK / PHYSOCARPUS OPLULIFOLIUS 'JEFAN'	5 GAL	
	RK	20	KONZA FRAGRANT SUMAC / RHUS AROMATICA 'KONZA'	5 GAL	
ORNAMENTAL GRASS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	SP	38	PRAIRIE MUNCHKIN LITTLE BLUESTEM / SCHIZACHYRUM SCOPARIUM 'PRAIRIE MUNCHKIN'	1 GAL	
PERENNIALS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	PP	9	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA 'PEEK-A-BLUE'	1 GAL	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	TO	38,513 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	

PRAIRIE VILLAGE CODE OF ORDINANCES SUMMARY

STREETSCAPE AND FRONTAGE (19.47.020)
REQUIRED: 1. LARGE TREE PER 40 FEET OF BUILDING SETBACK MORE THAN 30 FEET 2. LARGE TREES PER 40 FEET IF BUILDINGS SETBACK MORE THAN 30 FEET PROVIDED: 5. LARGE TREES (4 EXISTING + 1 NEW)
FOUNDATION (19.47.020)
REQUIRED: 1. ORNAMENTAL TREE PER 25 FEET OF BUILDING FRONTAGE 5 SHRUBS FOR 25 FEET OF BUILDING FRONTAGE PROVIDED: 17 SHRUBS
PARKING (19.47.020)
REQUIRED: 1. LARGE TREE PER 40 FEET OF PARKING PERIMETER 1 LARGE TREE PER 40 PARKING SPACES IN INTERNAL ISLANDS OR ADJACENT TO THE PERIMETER 5 SHRUBS FOR 25 FEET OF PERIMETER PROVIDED: 1 LARGE TREE AND 72 SHRUBS
BUFFERS (19.47.040)
REQUIRED: AREAS OF PARKING OR CIRCULATION NEAR STREETS OR PROPERTY LINES MAY REQUIRE A 2.5 TO 4-FOOT HEDGE AREAS DESIGNATED AS GATHERING SPACES FOR SOCIAL FUNCTION OR AS CIVIC AMENITIES TO SUPPORT THE SITE MAY REQUIRE ENHANCED LANDSCAPE TO CREATE HUMAN SCALE SPACES, COMFORT, VISUAL INTEREST AND APPROPRIATE TRANSITIONS PROVIDED: CONTINUOUS 2.5-FOOT HEDGE PROVIDED TO SCREEN PARKING LOT FROM RESIDENTIAL NEIGHBORS TO THE NORTH AND FOUNDATION PLANTINGS PROVIDED AROUND PROPOSED SHELTER

UNDER THE FEDERAL SEED ACT AND BE EQUAL IN QUALITY TO STANDARDS FOR CERTIFIED SEED. SEED SHALL BE A TURF-TYPE FESCUE BLEND CONSISTING OF 80% TURF-TYPE TALL FESCUE, 10% KENTUCKY BLUEGRASS AND 5% ANNUAL RYEGRASS. ALL SEEDING AREAS SHALL BE MULCHED WITH STRAW OR HORSHORN MULCH AT TIME OF INSTALLATION UNTIL SEED HAS ESTABLISHED.

19. TURF SOD SHALL BE CERTIFIED TURF GRASS SOD COMPLYING WITH TURFGRASS PRODUCERS INTERNATIONAL'S "GUIDELINE SPECIFICATIONS FOR TURFGRASS SODDINGS." SOD SHALL BE TURF-TYPE TALL FESCUE HARVESTED FROM A SOD FARM LOCATED WITHIN 100 MILES OF THE PROJECT SITE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK HARVESTED IN ROLLS AND FERTILIZED 3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VEGGIED/GRASSING (NOT DORMANT). MAXIMUM TIME FROM STEPPING TO PLANTING SHALL BE 24 HOURS. THE SOD SHALL CONTAIN A GROWTH OF NOT MORE THAN 15% (ONLY PERCENT OF OTHER GRASSES AND CLOVERS SHALL BE FREE FROM ALL PROHIBITED AND NOxious WEEDS AND SHALL BE THREE FOURTHS (3/4) INCH TO ONE AND ON FOURTH (1/4) INCH THICK. SOD SHALL BE CUT IN STRIPS NOT LESS THAN 18 INCHES WIDE AND THREE (3) FEET LONG.

20. APPLY A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS AND AROUND ANY TREES OTHERWISE PLACED WITHIN LAWN AREAS. MULCH SHOULD NOT COME IN CONTACT WITH PLANTS.

21. ALL PLANTING BEDS MUST BE SEPARATED FROM TURF AREAS WITH STEEL LANDSCAPE EDGING. PROVIDE THE FOLLOWING PRODUCTS, OR APPROVED EQUAL.

"BORDER KING STEEL LANDSCAPE EDGING" MANUFACTURED BY BORDER CONCEPTS, INC.

22. CONTRACTOR SHALL USE AN APPROVED TREE GUYING SYSTEM. TREE GUYING TO BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4 INCH WIDE, WITH A TENSILE STRENGTH OF 100 LBS. HOSE AND WIRE WILL NOT BE ACCEPTED. SUBJECT TO COMPLIANCE WITH THESE REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING PRODUCTS, OR APPROVED EQUAL.

"NORISORT GREEN" MANUFACTURED BY DEEP ROOT PARTNERS, LP

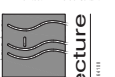
"LEONARD TREE THE WEBBING GREEN" MANUFACTURED BY A.M. LEONARD, INC.

23. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRUCKS IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATES DUE TO PLANTING OPERATIONS EACH DAY.

LANDSCAPE ARCHITECTURE • DESIGN



Architect - Prime Consultant



1111 Central Ex. Blvd. #1000
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000



Meadowbrook Park Phase II Improvements

Johnson County Park & Recreation District

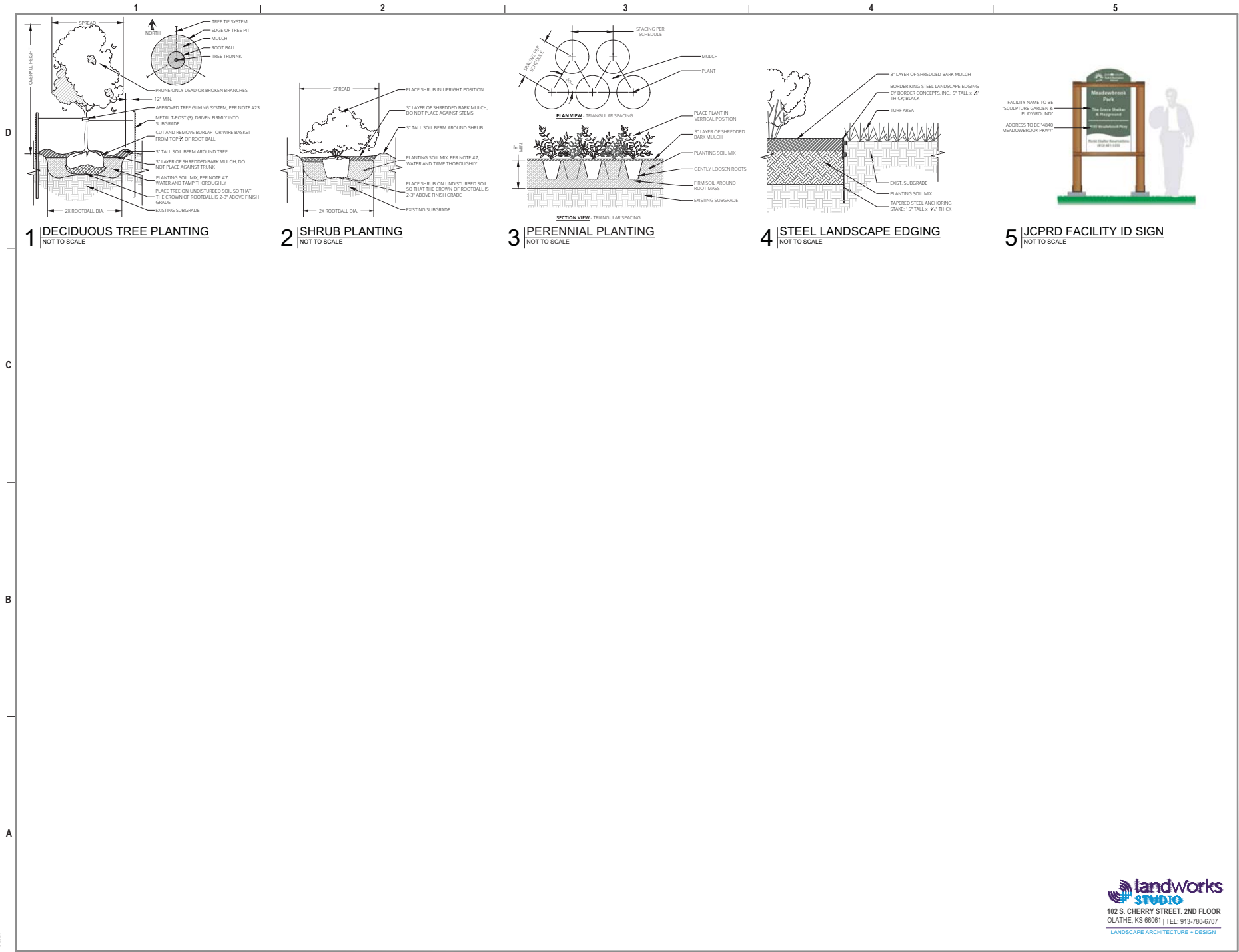
4840 Meadowbrook Parkway
Prairie Village, KS 66207

MARK	DATE	DESCRIPTION

SPS PROJECT NO. 19-016
ISSUED FOR DEVELOPMENT PLAN
ISSUE DATE: 06.11.2021
© 2021 SPS ARCHITECTURE
LANDSCAPE PLAN

landworks
STUDIO
102 S. CHERRY STREET, 2ND FLOOR
OLATHE, KS 66061 | TEL: 913-780-6707
LANDSCAPE ARCHITECTURE • DESIGN

L100



Meadowbrook Park Phase II Improvements

Johnson County Park & Recreation District
4840 Meadowbrook Parkway
Prairie Village, KS 66207

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 191046
ISSUED FOR DEVELOPMENT PLAN
ISSUE DATE: 06.11.2021
© 2021 SFS ARCHITECTURE
LANDSCAPE
DETAILS

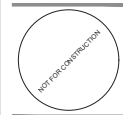
landworks
STUDIO
102 S. CHERRY STREET, 2ND FLOOR
OLATHE, KS 66061 | TEL: 913-780-6707
LANDSCAPE ARCHITECTURE • DESIGN

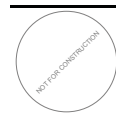
JOHNSON COUNTY
PARK & RECREATION
DISTRICT

Architect - Prime Consultant

sfs architecture

1111 South M. Street, Suite 100, Olathe, KS 66046
913.780.6707





Meadowbrook Park Phase II Improvements

Johnson County Park & Recreation District
4840 Meadowbrook Parkway
Prairie Village, KS 66207

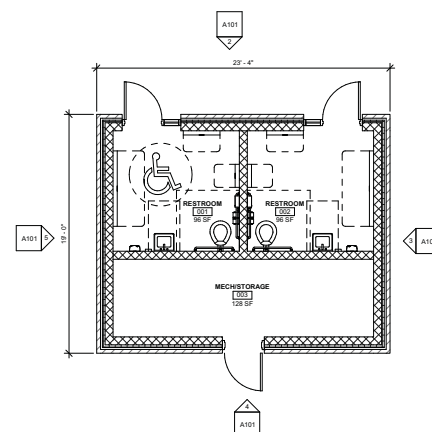
[illegible]

SFS PROJECT NO: 191046
ISSUED FOR: DEVELOPMENT PLAN
ISSUE DATE: 6.11.2021
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**RESTROOM
BUILDING**

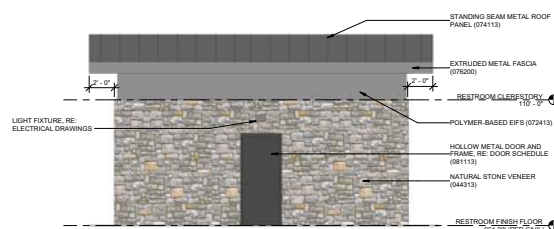
A101



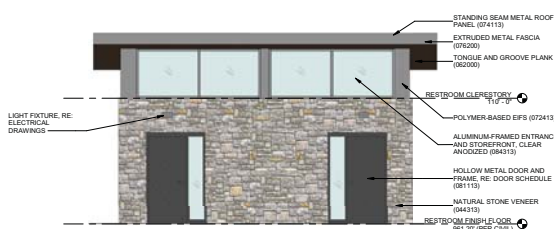
6 EXISTING RESTROOM (FOR REFERENCE)
3" = 1'-0"



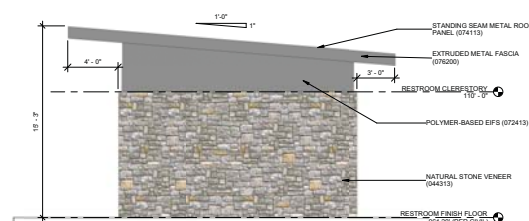
1 FLOOR PLAN - PARK RESTROOM - INCLUSIVE PLAYGROUND
A101 1/4" = 1'-0"



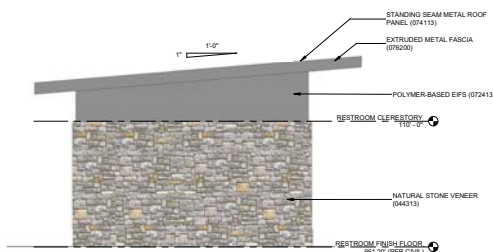
4 RESTROOM ELEVATION - NORTH
1/4" = 1'-0"



2 RESTROOM ELEVATION - SOUTH
A101 1/4" = 1'-0"



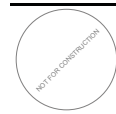
5 RESTROOM ELEVATION - WEST
8101 1/4" = 1'-0"



3 RESTROOM ELEVATION - EAST
A101 1/4" = 1'-0"



THE SAME MATERIAL & COLOR PALETTE FROM PHASE 1 SHELTERS WILL BE USED FOR THE PHASE 2 SHELTER



Johnson County Park & Recreation District
4840 Meadowbrook Parkway
Prairie Village, KS 66207

[illegible]

SFS PROJECT NO: 191046
ISSUED FOR: DEVELOPMENT PLAN
ISSUE DATE: 6.11.2021
© 2021 SFS ARCHITECTURE
SHELTER

A102



1421 E. 104th Street
Ste 100
Kansas City, Missouri 64131
(816) 333-4477 Office

cfse.com

June 11th, 2021

City of Prairie Village
Attn: Keith Bredehoeft, Director of Public Works
7700 Mission Road
Prairie Village KS, 66208

Other Offices:

Kansas City, Kansas
Lawrence, Kansas
Holton, Kansas
Topeka, Kansas
Wichita, Kansas
Hollister, Missouri
Springfield, Missouri
Jefferson City, Missouri

Re: Meadowbrook Park Phase-II
Request for a Waiver for Stormwater Detention & BMPs
9101 Nall Avenue Prairie Village, KS
Section 33, Township 12 South, Range 25 East
Indian Creek Tributary
CFS Project No. 21-5128

Dear Keith;

Johnson County Parks and Recreation has planned the proposed phase II park improvements for the 48.00 acre Meadowbrook Park located at 9101 Nall Avenue. The proposed improvements include an off-street parking lot off of Meadowbrook Parkway, a soft-surfaced playground and sidewalks.

The proposed improvements are in accordance with the approved March 17th, 2017 stormwater project plan. Stormwater detention and BMPs for the entire Meadowbrook Park has been provided in the Meadowbrook Park regional Stormwater Detention Basin on the park site.

Board of Directors:
Kenneth M. Blair, P.E.
Kevin K. Holland, P.E.
Daniel W. Holloway, P.E.
Lance W. Scott, P.E.
Sabin A. Yañez, P.E.

The Meadowbrook Park Master Plan accounted for the proposed post-development increase in impervious area, and stormwater detention and BMP/water quality treatment has already been pre-provided. CFS Engineers recommends that the proposed park improvements be granted a waiver from providing any additional stormwater detention and BMP/water quality treatment improvements above the components that have already been constructed to serve the development.

Cook, Flatt & Strobel Engineers, P.A.

Associates:

Aaron J. Gaspers, P.E.
Michelle L. Mahoney, P.E.
Michael J. Morrissey, P.E.
Gene E. Petersen, P.E.
Todd R. Polk, P.E.
William J. Stafford, P.E.
Richard A. Walker, P.E.
Lucas W. Williams, P.E.

Respectfully,

Lucas W. Williams, P.E.
Associate

From: [Bill Webster](#)
To: [Cale Sadowski](#)
Cc: jrobichaud@pvkansas.com
Subject: RE: Meadowbrook Park Phase II: Design Presentation
Date: Tuesday, June 1, 2021 9:31:24 AM
Attachments: [image003.png](#)
[image502870.png](#)
[image819839.png](#)
[image631552.png](#)
[image727940.png](#)
[image877142.png](#)

Good morning Cale,

Thank you for the opportunity to review your most recent schematic of the playground, shelter, restroom and additional parking in the northeastern quadrant of Meadowbrook Park.

As a PV resident abutting Meadowbrook for decades, we understandably have a great interest in this development.

Takeaways –

- As overview, this is a meaningful improvement from our point of view.
- This plan provides facilities for families and children with special needs – what an outstanding use of this space.
- It provides more parking spaces than originally proposed.
- It keeps all parking inside (i.e. to the west) of Meadowbrook Pkwy.
- It provides for safer traffic flow and emergency ingress/egress to the parking lot with two access points (rather than one).
- It moves the parking lot slightly further from property boundaries the north.
- In speaking with Van Trust management, they appear very much on board with this. Dave Harrison called it: “Better all around” for everyone.

We certainly support this change and the many benefits that this set of improvements will provide for park patrons, the City of Prairie Village, and other area residents. It is my understanding that our adjacent neighbors that attended your meetings (Gardners, Bishops, Pattons) share our view and support this change, but I am not purporting to speak for them.

Thanks again for inviting our input and feedback.

William R. Webster

Susan and Bill Webster

th

4841 W. 90 Street
Prairie Village, KS 66207
913/649-3004 or 913/515-1307 (cell)



www.bartlettandco.com



Bill Webster

4900 Main Street Suite 1200

Kansas City, MO 64112

D 816 714 3530

B.Webster@bartlett-grain.com

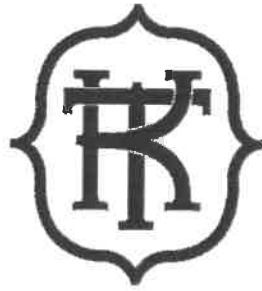


May 25, 2021

To whom it may concern,

I am writing this letter to show my support on behalf of the Meadowbrook Home Association of the Meadowbrook phase II additions to the park. This will create a wonderful addition to the park for guests and visitors in the area.

Maddie Diekmann
As agent for Meadowbrook HOA



May 27th, 2021

To whom it may concern:

My name is Keri Damgar, and I am the Property Manager for The Kessler Residences located at 4851 Meadowbrook Parkway in Prairie Village, KS. I've worked at The Kessler for 3.5 years, and I'm excited for the proposed improvement projects at Meadowbrook Park. The amenities offered at the park are one of the main reasons our residents choose to live at Kessler, and the additional parking area will help avoid overcrowding along Meadowbrook Parkway. I believe the proposed improvements will enhance the appeal of park and continue to attract visitors and residents to the Meadowbrook area.

Thank you,

Keri Damgar
Property Manager
The Kessler Residences
4851 Meadowbrook Parkway
Prairie Village, KS 66207
P: (913) 381-8000
E: kesslermgr@cushwake.com

Jamie,

We didn't have any neighbors show for the official meeting. It seems like people might have had their concerns addressed in the prior meetings we held. Aside from the sign-in sheet, is there anything we should provide for the Planning Commission hearing next week?



cale sadowski AIA, LEED AP

d 816.541.2274
e CSadowski@sfsarch.com

s f s architecture

2100 central street, suite 31 | kansas city, mo | 64108

driven by connections | www.sfsarch.com | 816.474.1397

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: July 13, 2021 Planning Commission Meeting

Application: PC 2020-119 – Re-submittal July 2021

Request: Revised Site Plan

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: 4100 Homestead Court

Applicant: Homestead Country Club

Current Zoning and Land Use: R-1A Single-Family Residential – Country Club

Surrounding Zoning and Land Use: **North:** R-1A Single-Family Residential - Single-Family Dwellings
East: R-1A Single-Family Residential - Single-Family Dwellings and vacant lots planned for Single-Family Dwellings
South: R-1A Single-Family Residential - Single-Family Dwellings
West: R-1A Single-Family Residential - Single-Family Dwellings

Legal Description: Metes and Bounds - Lot 1 and Lot A Block II Indian Fields

Property Area: 9.1 acres (396,325.45 s.f.)

Related Case Files: PC 2020-119 Revised Site Plan (original submittal)
PC 2019-110 Revised Site Plan
PC 2018-124 Revised Site Plan
PC 2018-01(Revised) Amended Site Plan
PC 2018-01 Special Use Permit Amendment & Site Plan
PC 2016-06 Rezoning from R-1A to RP-1A (withdrawn)
PC 2014-123 Preliminary and Final Plat, Homestead Estates
PC 2016-123 Request for Monument Sign
PC 2014-09 – Special Use Permit Approval
PC 2013-118 Site Plan Approval for Two Platform Tennis Courts
PC 2011-107 Site Plan Approval for Two Platform Tennis Courts
PC 2002-10 Special Use Permit for Wireless Communication Towers
PC 2001-107 Site Plan Approval for New Swim and Tennis Facilities
PC 1996-107 Site Plan Approval for Air Supported Structure
PC 1992-102 Addition to Four Seasons Building
PC 1988-109 Site Plan Approval for Addition to Tennis Pro Shop
PC 1982-__ Special Use Permit
PC 95-07 Amended Special Use Permit

Attachments: Application, revised site plan



An aerial photograph of a suburban neighborhood. A specific property is outlined in blue, featuring several tennis courts and a building. To the north of this property is a baseball field and a larger complex of buildings. A river or stream flows through the lower right portion of the image. The surrounding area is densely populated with houses and trees.

Site



Bird's eye view of block



Bird's eye view of site

Background:

UPDATE: *This is a continuation of an application originally submitted and discussed at the November 2020 Planning Commission Meeting. The Planning Commission deferred action on the application until neighbor concerns associated with lighting and landscape related to previous plans were addressed. The most recent approved site plan for the Homestead Country Club is from May 2019. This application involves the following changes to that plan:*

- 1. Two new pickle ball courts between the clubhouse and the permanent tennis structure.*
- 2. Extending the parking area in place of one of the tennis courts on the northwest, leaving one tennis court in the northwest corner.*
- 3. Restriping tennis courts on the east end of the courts (closest to the clubhouse and other small courts) for the potential of 4 portable (removable) pickle ball courts.*

These changes would result in a total of 10 pickle ball / small courts (instead of 4) and 13 tennis courts (instead of 15).

Homestead County Club was built in 1954, and has been operating under a special use permit since 1982. The special use permit has been renewed and amended several times to account for different operations and development activity. Most recently, the special use permit was amended in May of 2018 to allow for the remodeling and add an addition to the club, and to replace the seasonal tennis enclosure with a permanent structure. This application was then revised in August 2018 and May 2019 for reconfiguration of the courts and approval of the elevations for the permanent enclosed tennis building

These changes to the site plan were approved by the Planning Commission, conditioned upon revisions to the landscape plan and submittal of final designs and a revised drainage study.

The changes in the May 2019 approved site plan have been implemented, and the applicant has additional proposed changes to the site plan. This application was originally submitted in October 2020, but was continued by the Planning Commission at the November 2020 meeting to address concerns on lighting and landscape brought to the Commission by neighbors.

The specific changes proposed in this application that differ from the most recent approved site plan (May 2019 Planning Commission Meeting) include:

1. A new set of 2 pickle ball courts between the club house and the permanent tennis structure.
2. Extending additional parking to the area of the tennis courts on the northwest portion of the site (leaving one tennis court in the north bank of courts), adding 26 spaces. (122 spaces total)
3. Restriping existing tennis courts for pickle ball courts. In the initial submittal for this site plan amendment, this was proposed on the far west tennis court; however, a revised submittal has moved this area to the other end, closest to the clubhouse and near the other small courts. (resulting in 10 total pickle ball / small courts and 13 total tennis courts).

The applicant held a neighborhood meeting on June 15, 2021, in accordance with the City's Citizen Participation Policy, and will provide background on the meeting to supplement the application.

Site Plan Criteria:

This application is a revision to a site plan associated with an approved special use permit. The revisions are within the special use permit parameters, but revisions to the site plan require Planning Commission approval. 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.**
-

This property is zoned R-1A and the existing use is authorized by an approved special use permit. The primary issue addressed by the special use permit is the relationship to the surrounding property. This relationship involves four primary issues addressed more specifically under the other site plan criteria:

- *Stormwater issues associated with any expansion of the impervious surfaces, and how that relates to detention, landscape and runoff, and grading and berms.*
- *Parking, and the buffers of parking areas in relation to adjacent property.*
- *Lighting, and potential glare or spill-over lights on adjacent residential property.*
- *Landscape design, primarily related to buffering residential property from sound, views of the facilities and lights.*

Each of these is discussed more thoroughly in the criteria below.

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 little change to the access and circulation to the site. This application does propose the extension of the parking area to one additional tennis court to the west (the previous application placed parking in place of two of the four courts; this application would place it on three of the four courts). The addition of 26 parking spaces will result in 122 total spaces. Although the reconfiguration of the courts will not result in a substantial increase in the overall use and intensity of the site, there is the potential for increased demand if all aspects of the country club (courts, club and pool) operated at full capacity at the same time.

The greatest parking demand is associated with events, and this situation existed under previous approved plans. The proposed additional parking should improve this situation as well. However, overflow parking on the street or the opportunity for remote/off-site shuttle parking for special events may need to be considered.

The zoning ordinance does not have a parking standard for a country club, and there is not a universally accepted number for required parking. The original and amended Special Use Permit (PC 2014-09 and PC 2018-01) accepted the proposed parking plans based on review of comparable ordinances, similar uses and operations, and the applicants parking projections. However, Homestead Court has experienced frequent on street parking, but this appears to be out of convenience (the street is closer to the club doors than the parking lot), than insufficient parking. The addition of parking will help the applicant meet anticipated needs. In association with this, the City may consider limiting parking on Homestead Court on one side of the street if the property owners are in support. In relation to this, the additional parking and vehicle circulation (replacing a tennis court) does increase the attention paid to the landscape buffer at this location, which is discussed in item D. below.

The previous approved plan included a condition of a revised drainage study and final design details of a detention area, including investigating berms on the south boundary of the property. Public works was satisfied with the results of the revised submittals associated with the prior amendments to the site plan. This proposal does include an addition of a 60' x 60' impervious area for the new pickle ball courts between the tennis structure and the clubhouse. Public Works reviewed a further revised drainage study with this submittal that indicated the detention installed

with previous work will cover the addition of these pickle ball courts, and public works did not have any additional concerns. A new drainage permit will be required for this work.

C. Building Design.

- 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.**

There are no proposed changes to previously approved buildings. One change related to the new permanent tennis structure involves landscape on the north (internal) elevation. These planting elements were located to soften the expanse of the large mass of these elevations. A change to reallocate this planting was requested by the applicant due to large concrete footings presenting challenges to planting trees in this area and being unable to install adequate irrigation. These elevations are internal to the site, and reallocating this planting to enhance perimeter buffers was supported by staff. This change is discussed below in association with the revised landscape plan.

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.**

Prior to the original consideration of this site plan amendment and during the Planning Commission's original consideration of the plan, neighbors raised concerns about lighting and screening. Additionally, the applicant encountered practical and technical issues regarding planting of the landscape plan approved with the May 2019 amendments. These issues involved:

- Removal of some surrounding and existing landscape that was not designated on the plans, but was serving a valuable screening function.*
- Inability to plant foundation plantings along the new tennis structure, and possible reflectance of light off the structure.*
- Coordination of lighting settings and planting buffers according to approved plans.*

The Planning Commission continued the previous submittal and directed staff and the applicant to address these issues. As a result, the submitted landscape plan has been planted to address these issues. Additionally, staff has worked with the applicant to adjust lighting and shielding to minimize impacts on adjacent property. In general, the approved May 2019 landscape plan, and the additional mitigating steps to improve the landscape design have been executed to meet previous concerns.

This plan proposes the expansion of parking. The landscape ordinance requires 1 tree per 40 feet of parking perimeter, 1 tree per 40 parking spaces, and allows ornamental or evergreen trees to be substituted at a rate of 2 for 1. The existing trees and recently installed landscape meet this requirement. The landscape ordinance also requires 5 shrubs for every 25 feet of parking perimeter. The landscape plan does not meet this requirement, particularly for the new parking perimeter. This requirement would at least apply to the expanded 50 feet of parking perimeter on the north boundary. However, the intent of this requirement is to screen any light from headlights and circulation and buffer the edge of parked cars. Due to the grade and over story trees, planting

may be impractical and may not serve the intended purpose if planted. However, additional screening that meets the intent of the standard should be provided, through either shrubs, additional taller evergreen trees, a fence, or a combination of these elements.

RECOMMENDATION:

Staff recommends approval of the revised site plan subject to the following conditions.

1. All conditions of the special use permit approved by the City in 2018 remain in effect, with a particular emphasis on using state of the art sport court lighting to limit glare and prevent spill over light, and a continuing obligation to use lighting fixtures, technology and settings that reduce light impacts on surrounding properties.
 2. A new drainage permit be reviewed and issued by Public Works for the additional work on the new platform tennis courts.
 3. The construction details of the added parking area (surface, curbs, drainage, etc.) meet City specifications or occur according to plans otherwise authorized by Public Works.
 4. The applicant and the City (via Public Works) explore prohibiting parking on one side of Homestead Court, and the applicant specifically implements parking management processes and policies that reduce the practice of parking on Homestead Court to overflow situations, only and that no members or employees routinely park on the street when other available parking exists.
 5. The revised court configuration (13 tennis courts and 10 pickle ball courts) is approved, provided the pickle ball is located in the central-most portions of the court areas near the clubhouse. This is intended to place the more intense activity and potential noise increases that result from pickle ball furthest from adjacent residential areas.
 6. Landscape for the increased 50 feet of parking lot perimeter on the north boundary be added to meet the ordinance requirement (5 shrubs for 25 feet of perimeter), or if grade or existing plantings make this impractical, the applicant work with staff to plant additional evergreens or other type of barrier that meets the intent of the standard.
 7. No other changes to the site are authorized, and any new configuration of the site, to include courts, lighting, traffic and parking control, or other facilities shall require staff review and a revised site plan or amended special use permit.
-

App# 0024094
Cust# 010335



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC2020-119</u>
Filing Fee: <u>\$100.00</u>
Deposit: <u>\$500.00</u>
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: Homestead Country Club Phone Number: 913-205-4501

Address: 4100 Homestead Court E-Mail jpflughoft@hulsinghotels.com

Owner: Dennis Hulsing Phone Number: 913-274-1429

Address: 5009 W. 68th street, Prairie Village, KS Zip: 66208

Location of Property: 4100 Homestead Court

Legal Description: LEGAL DESCRIPTION
INDIAN FIELDS LT 1 & LT A BLK 11 EX ALL LT 1 & PT LT A BQ NECR 16-12-25
S 1206.47' W 30' TO VWL MISSION RD & TRUE POB W139.41' N 15' NW 439.73'
& 87.65' SW 131.59' & 43' SE CUR LF 156.58' NE CUR RT 34.91' SW 125' SE
240' SW 135.46' E 478.41' N 295.09' TO POB PVC 407A 36

Applicant requests consideration of the following: (Describe proposal/request in detail) Revised site plan (addendum list attached)

AGREEMENT TO PAY EXPENSES

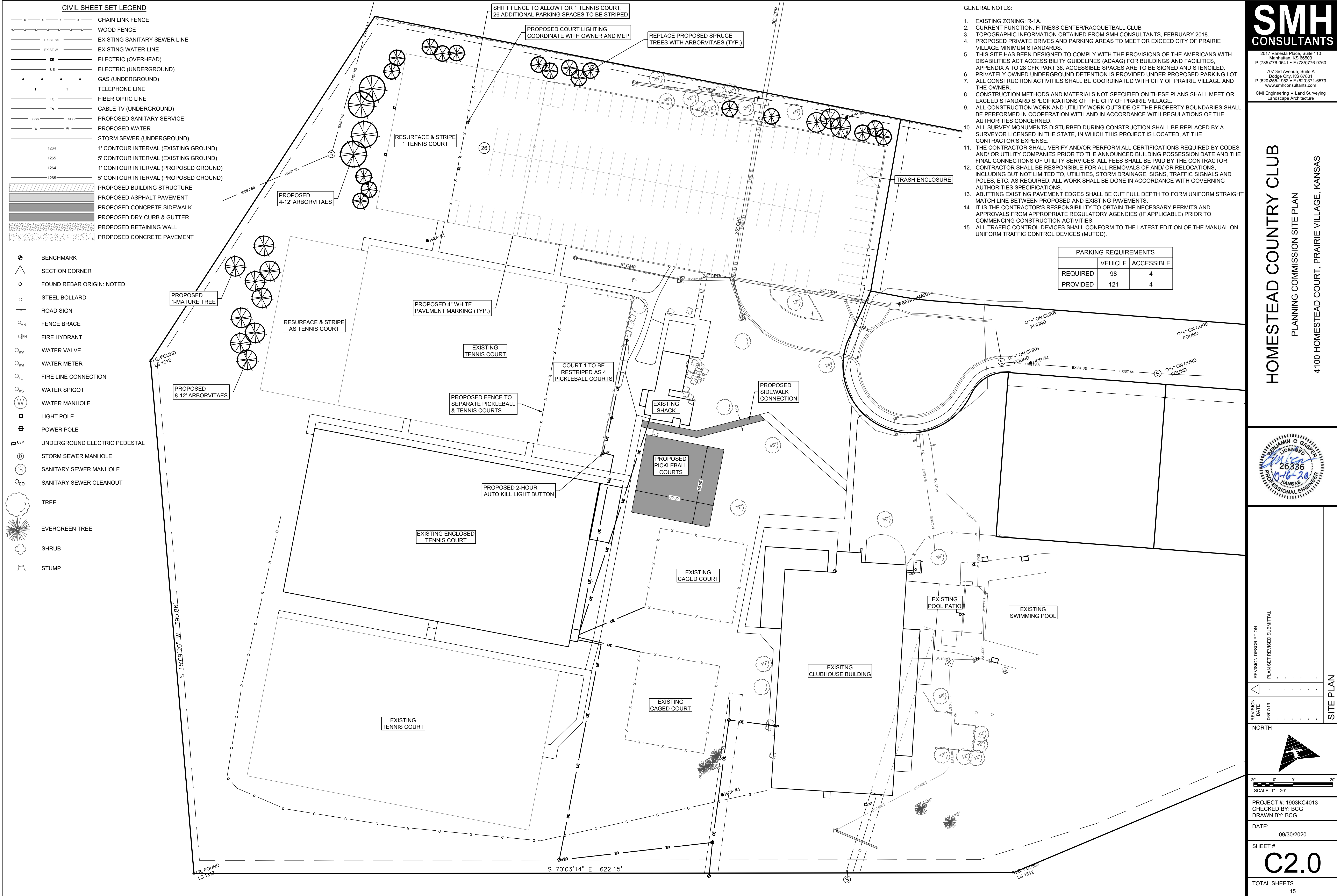
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for Homestead Country Club revised site plan submittal.

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 [Signature]

Owner's Signature/Date _____



2017 Vanesta Place, Suite 110
Manhattan, KS 66503
P (785) 776-0441 • F (785) 776-9760

707 3rd Avenue, Suite A
Dodge City, KS 67801
P (620) 255-1952 • F (620) 371-6579
www.smhconsultants.com

Civil Engineering • Land Surveying
Landscape Architecture

HOMESTEAD COUNTRY CLUB

PLANNING COMMISSION SITE PLAN

4100 HOMESTEAD COURT, PRAIRIE VILLAGE, KANSAS

REVISION	DATE	DESCRIPTION
1	06/07/19	PLAN SET REVISED SUBMITTAL

REVISION DATE DESCRIPTION

SCALE: 1" = 20'

PROJECT #: 1903KC4013
CHECKED BY: BCG
DRAWN BY: BCG

DATE: 09/30/2020

SHEET #

C2.0

TOTAL SHEETS 15

EVERGREEN TREES			
10	ERC	EASTERN RED CEDAR <i>Juniperus virginiana</i>	6' HT. SINGLE TRUNK
9	GGA	GREEN GIANT ARBORVITAE <i>Thuja x plicata</i> 'Green Giant'	6' HT. SINGLE TRUNK
6	WHP	WHITE PINE <i>Pinus strobus</i>	6' HT. SINGLE TRUNK
1		EVERGREEN TREE Species to be determined by availability	20' HT. SINGLE TRUNK

68	ALV	ALLEGHENY VIBURNUM Viburnum rhytidophyloides 'Allegheny'	5 GAL. 18"-24" HT.
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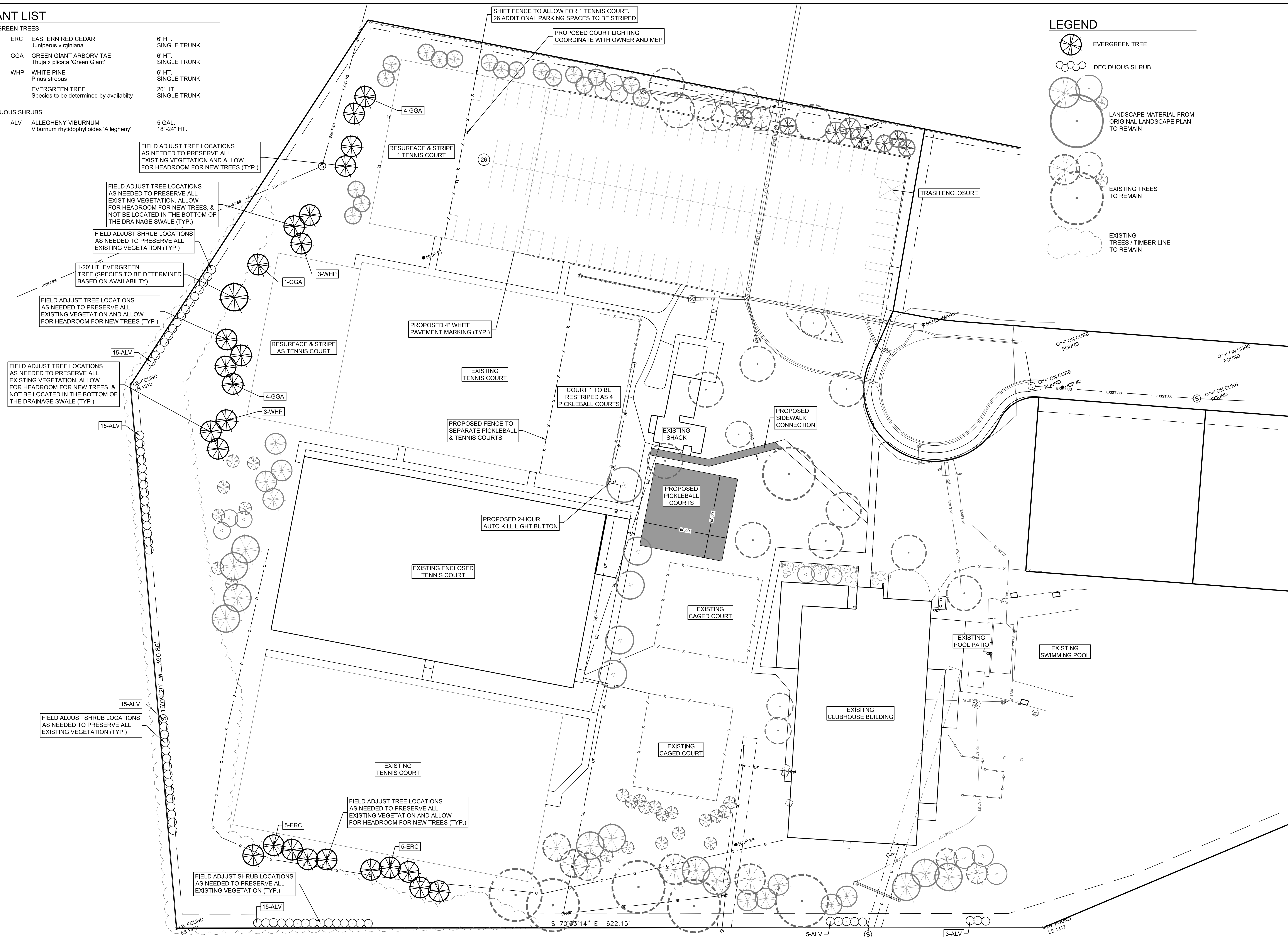


Diagram illustrating the process of identifying and removing landscape material from an original plan:

- EXISTING TREES**: Represented by solid circles.
- EXISTING TIMBER LINE**: Represented by a dashed line.
- EXISTING TREES TO REMAIN**: Represented by solid circles.
- EXISTING TREES TO BE REMOVED**: Represented by dashed circles.
- EXISTING TIMBER LINE TO REMAIN**: Represented by a dashed line.
- EXISTING TIMBER LINE TO BE REMOVED**: Represented by a dashed line.

2017 Vanesta Place, Suite 110
Manhattan, KS 66503
P (785)776-0541 • F (785)776-9760

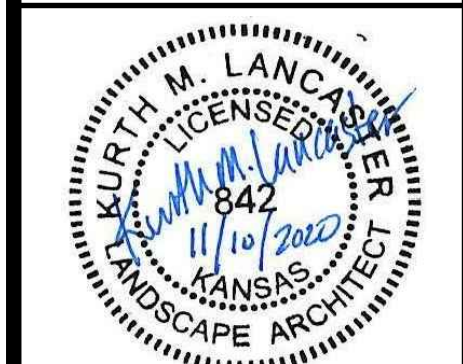
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Dodge City, KS 67801
P (620)255-1952 • F (620)231-6579
www.smhconsultants.com

Civil Engineering • Land Surveying
Landscape Architecture

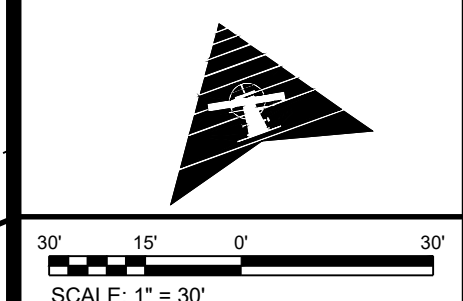
HOMESTEAD COUNTRY CLUB

PLANNING COMMISSION SITE PLAN

4100 HOMESTEAD COURT, PRAIRIE VILLAGE, KANSAS

[illegible]

NORTH



PROJECT #: 1903KC4013
CHECKED BY: KML
DRAWN BY: KML

DATE: 11/10/2020

SHEET #

L1.0

TOTAL SHEETS	15
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Homestead Country Club
Neighborhood Meeting to review site changes.
Tuesday, June 15th

Topics for discussions presented by HCC as previously submitted and approved by city staff.

- Per latest plan, a fenced tennis court, w/ optional lights added back to NW corner.
- Per plan, finish surfacing backboard court to tennis.
- Per plan, add 4 portable (removeable) pickleball courts to court #1.
- Per plan, add a two court pickleball structure between platform tennis and player's lounge.

Residents in attendance:

- Casey & Amanda Heretzenberg (new address 3909 Homestead Ct.)
- Mark & Emily Zastrow
- Brock & Meghan Allen (4008 Homestead Court)
- Lawrence & Margaret Goldstein
- Blaine and Brooke Degnan
- Shaul & Michelle Jolles
- Casey & Erica Ganz
- Jason & Sara Dippel

Discussion Summary:

- Converting NW corner to a tennis court, with a single pole light, 10' fencing and wind screen. This was favorably received by the group as per the plan. Parking lot light(s) on this court will be removed.
- Construction of a two court pickleball enclosed structure as noted on plan was favorably received by the group.
- Attendees had no issues with adding a small, structure to the existing pad at the west side of the tennis building for equipment storage.
- Added landscape screening was acknowledged and appreciated by the group, especially residents on the perimeter of the club.
- Changes and installation of ground water drainage was also noted and appreciated.
- Finishing the practice court (west of court #4) was favorably received with or without the backboard.
- Four pickleball courts installed on court #1, per the plan is not objected assuming a sound test of four simultaneous games is conducted ASAP that satisfies the witnessing neighborhood congregation. Test is scheduled for June 24th at 6:30pm. Casey and Erica Ganz volunteered to host the decibel level measuring in their back yard at 4209 West 64th Street. The witnessing group is invited for refreshments at Homestead Country Club after, with the first round to be complimentary.
- Neighborhood asked to set standard pickleball hours not to be allowed before sunrise and it is agreed not to start before 8:00am.
- Most expressed concerns about the lack of parking and crowding of Homestead Court during peak days and hours. Homestead Country Club will research the city ordinance regarding parking on Homestead Court. Parking on the North side only will be encouraged.
- Requested HCC management explore available options for offsite parking by at least, the seasonal staff of the club.

- Adding one tennis court in NW corner and converting the 2nd to parking will add approximately 26 new parking stalls for guest use, easing congestion of area streets.
- By fall 2021, Homestead will have conducted a survey and drainage study of the area east of the player's lounge as possible additional parking.
- Management is researching the requirements of lighting the pool and pool area.

To: Prairie Village Planning Commission

From: Rick and Nancy Hoffman
3904 Homestead Court
913-302-9880

RE: Homestead Country Club Proposal

We are writing to express our concerns about the proposed changes at Homestead Country Club (HCC).

From what we have observed, HCC does not have sufficient parking for its current operations. On a daily basis, HCC employees and members use Homestead Court as a parking lot-frequently parking on both sides of the street, from early morning until late afternoon. At times, the entire street has been completely full of cars, on both sides, stretching from the Club almost down to Mission Road, with cars from both directions trying to make their way down the narrow center of the street. Considering the amount of traffic that the Club generates, this parking situation is an unwanted nuisance for residents on Homestead Court and constitutes a dangerous environment for the young children that already live here and the families that may live here when the development of lots is complete. In our case, we are concerned for the safety of our three young grandchildren that live on 68th Street but frequently visit us.

We understand and accept that during special events, HCC may not have adequate on-site parking. However, we believe that HCC, like all business and commercial operations, should be required to provide adequate on-site parking for their normal, daily operations.

We are opposed to any additions at HCC that might generate additional usage or membership without the addition of a significant number of new parking spots. The addition of 26 additional spots as proposed by HCC won't come close to addressing the current shortfall, let alone accommodating new members/usage.

We would like to see new parking added on court 1 and/or the NW corner of the HCC property-with adequate natural and/or solid fence screening so the parking lot will not constitute a nuisance for the property owners that live on Delmar and back up to the Club.

Knowing that during special events, HCC will not have adequate on-site parking, we support limiting street parking on Homestead Court to one side of the street only. We think that limiting parking to the South side only makes the most sense. This would force all HCC traffic to drive at least as far as the Club-where they will be able to ascertain whether there are parking spots available in the HCC lot before choosing to park on the street.