

PLANNING COMMISSION MINUTES SEPTEMBER 14, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, September 14, 2021 at 7:08 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 7:08 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, 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; 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 August 3, 2021 regular Planning Commission meeting. Mr. Lenahan seconded the motion, which passed 5-0, with Mr. Wolf and Mr. Valentino in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2021-117 Final Development Plan Application
 Meadowbrook Shopping Center
 5300 W. 95th Street
 Zoning: CP-1
 Applicant: Patrick Reuter, Klover Architects

Mr. Brewster stated that the applicant was requesting approval of a final development plan to allow for the partial tear down of an existing building, construction of a new two-story building, cosmetic changes to all existing buildings, and associated site improvements for the property, which is zoned CP-1, planned restricted business. The primary use for the new building will be a childcare center, and the remaining tenant spaces will be unchanged as to their general uses (retail, service and office uses).

Mr. Brewster noted that the Planning Commission recommended approval of the preliminary development plan after a hearing on August 3, 2021, and that the City Council

unanimously accepted the recommendation for approval of the plan with the following associated conditions on September 7, 2021:

1. Prior to building permits, the landscape plan be amended and approved by staff with the following changes:
 - a. Street trees on 94th Terrace be coordinated with the options and direction on on-street parking in condition #2 below. Since the applicant has chosen to forego the on-street parking, the implementation of the streetscape improvements should be included on a final landscape plan and will be coordinated with City staff.
 - b. Additional shrubs or perennial plants be allocated to the four trash enclosure areas on W. 94th Terrace.
 - c. Eight street trees (or acceptable alternates) be added to the 95th Street frontage, along with preserving the five existing street trees.
 - d. Approximately 65 to 70 shrubs be added to the parking perimeter along 95th Street, along with preserving the existing shrubs at the entry.
2. On-street parking on 94th Terrace is subject to further review and approval by Public Works, and three alternative options should be considered:
 - a. Use striping for on-street parking on the south side within existing curb and sidewalk configurations and supplement with additional street trees;
 - b. Use striping for on-street parking on the south side within the existing curb configuration, but relocate the sidewalk with a wider landscape median and plant new street trees; or
 - c. Forego on-street parking at this time.

Mr. Brewster noted that the applicant had removed the proposed on-street parking along the south side of 94th Terrace.

3. Public works approves any required drainage study and/or a drainage permit in association with the work prior to building permits being issued.

Mr. Brewster said that the final development plan showed a reduction in impervious surfaces at the site.

4. Signs included in this plan are conceptual; any future signs are subject to sign permits and otherwise need to meet City sign standards applicable to this property.
5. The Planning Commission approval of the final development plan is conditioned upon the subsequent final approval of the revised preliminary development plan by the City Council.

Mr. Brewster added that the final plan was consistent with the approved preliminary plan and met all conditions of the preliminary plan. He recommended that the final

development plan be approved, subject to the conditions of the preliminary development plan and two additional conditions:

- A. A landscape plan be submitted and reviewed by staff prior to the issuance of building permits that documents the recommendations for landscape plan amendments from the preliminary development plan, including the location and number of street trees along 94th Terrace.
- B. Identification of the location and design (specifically the height, materials, and opacity of the fence to be used around the day care building) be submitted prior to the issuance of building permits, demonstrating compliance with the City's fence standards.

The following representatives for the applicant were present at the meeting:

- Patrick Reuter of Klover Architects - 8813 Penrose Lane, Lenexa, KS
- Eric Gonsler of the R.H. Johnson Company - 2215 Brookwood Road, Mission Hills, KS
- John Finnemore of Primrose Schools - 3200 Windy Hill Road, Atlanta, GA

Mr. Reuter shared a circulation plan for daycare traffic, noting that drop-off and pick-up times would be staggered to reduce traffic congestion. He also noted that a single entry for the day care would be accessible on the south side of the building, and a fence would surround the building and playground.

After further discussion, Mr. Lenahan made a motion to approve the final development plan with staff recommendations. Mr. Valentino seconded the motion, which passed 7-0.

OTHER BUSINESS

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 7:37 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary