

PLANNING COMMISSION MINUTES JANUARY 4, 2022

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, January 4, 2022 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, Nancy Wallerstein and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, Building Official; Greg Shelton, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the December 7, 2021 regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed 5-0, with Mr. Wolf and Mr. Lenahan in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2022-101 Revised Site Plan
Homestead Country Club
4100 Homestead Court
Zoning: R-1A
Applicant: Jeff Pflughoft

Mr. Brewster stated that the application was for revisions to a site plan associated with an approved special use permit, which requires Planning Commission approval. The initial application for the revisions was denied by the Planning Commission at its November 2021 meeting due to a lack of detailed information about the proposed projects, which include the following items:

- A 15' x 18' storage shed. R-1A zoning districts allow up to three accessory structures for non-residential uses, limited to 300 square feet each and 16' tall.

There are no particular design standards for these types of buildings; generic storage sheds are allowed provided they meet all setbacks, are generally not visible from the right-of-way, and are appropriately landscaped. The structure will be placed in a well-landscaped area and will not be visible from any adjacent property or right-of-way.

- A 65' x 65' enclosed pickleball structure between the enclosed tennis courts, a small accessory structure, and the clubhouse. The applicant is proposing a prefabricated, corrugated metal structure, finished with gray walls and a bronze roof and gutter system, matching the colors of the enclosed tennis structure and coordinated with the colors of the main clubhouse. Due to its size, the building is not eligible for the general accessory building standards and needs to meet building design criteria. The building is located internally on the site at a transition between the clubhouse and the enclosed tennis structure.

The enclosed pickleball court will feature a similar utilitarian design as the tennis enclosure, with a 16' x 8' overhead door on the west elevation, and a 3' x 7' entry door on the south elevation. Due to the location of the building and its smaller scale relative to the tennis structure, there is not a significant impact on the adjacent properties, provided all perimeter landscaping is maintained. The building is located in an internal landscape area near the entry to the club and is visible at the entry to the site from Homestead Court, with a similar relationship and perspective provided by the east and north elevations of the larger tennis structure. The landscape of the front lawn area is an important attribute of this site in relation to Homestead Court.

- A 72' x 50' covered poolside deck. A dense evergreen screen addition is proposed on the south boundary near this structure. The closest point of this structure to adjacent properties is at the southeast corner, at which it is approximately 48.5' from the south property line. Due to the angle of the property line and the orientation of the covered patio, this distance increases significantly on either side of this closest corner. The structure is proposed to have a pre-finished metal roof with the same color and finishes as the adjacent building: dark bronze, with gray painted steel posts.

Mr. Brewster said staff recommended approval of the revised site plan with the following conditions:

1. Approval of the accessory structure west of the tennis enclosure, based on existing and proposed landscape screening.
2. Approval of the enclosed pickleball structure, provided the Planning Commission determination of the following:
 - a. Based on additional design details provided by the applicant, and the relative scale, location, and relationship to the larger tennis structure, it may be compatible with the clubhouse and the tennis structure.

- b. The relationship of the proposed building to the streetscape and to adjacent properties will not present a greater impact than the current situation.
 - c. Additionally, the tree preservation plan presented with the resubmitted plan is followed so that the three mature trees in the front lawn area are protected and preserved through construction, according to ordinance requirements. In addition, staff recommends that two additional street trees be planted, along the frontage of Homestead Court to maintain the long-term tree canopy and reinforce the prominence of the shaded lawn as the entry feature for the site and clubhouse.
3. Approval of the proposed poolside covered deck, subject to the submitted elevations and coordinating element, and based on the existing and proposed landscape screening.

The following additional conditions were part of the partial approval of the revised site plan by the Planning Commission in July 2021:

- 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 pickleball courts) is approved, provided pickleball courts are 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 pickleball furthest from adjacent residential areas.
- 6. Landscape for the increased 50' 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.

Mr. Breneman suggested that the number of trees required to be planted in Section 2-c be changed from two to three. After further discussion, commissioners agreed to change the language in the section to "staff recommends that two additional street trees be planted (three, if possible), along the frontage of Homestead Court".

Mr. Birkel suggested that 6 to 8 trees, specifically evergreen varieties, be planted within 5' to 10' of the pickleball structure to better hide the building.

Applicant Jeff Pflughoft, Purchasing Manager for Hulsing Hotels, 4100 Homestead Court, was present to speak about the project. He stated that he did not anticipate adding HVAC service to the pickleball structure, and that no additional exterior lighting would be installed. He also noted that he was agreeable with staff recommendations, and was willing to add 6 to 8 trees around the perimeter of the pickleball structure, per Mr. Birkel's request.

Mr. Birkel made a motion to approve the revised site plan with staff recommendations, including the planting of 6 to 8 trees around the perimeter of the pickleball structure. Mr. Breneman seconded the motion, which passed 7-0.

OTHER BUSINESS

None

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 7:38 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary