

The public may attend the meeting in person or view it online at
<https://www.facebook.com/CityofPrairieVillage>.

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JUNE 7, 2022
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

- I. ROLL CALL**
- II. APPROVAL OF PLANNING COMMISSION MINUTES - MAY 3, 2022**
- III. OLD BUSINESS**
- IV. PUBLIC HEARINGS**
 - None
- V. NON-PUBLIC HEARINGS**
 - PC2022-111 Lot split - 4101 W. 85th Street and 4105 W. 85th Street
Zoning: R-1A
Applicant: Kevin Green
 - PC2022-112 Lot split - 4201 W. 85th Street and 4203 W. 85th Street
Zoning: R-1A
Applicant: Kevin Green
 - PC2022-113 Revision to Final Development Plan
Meadowbrook Park
Zoning: MXD
Applicant: Justin Duff, VanTrust Real Estate
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

Plans available at City Hall if applicable.
If you cannot be present, comments can be made by e-mail to
cityclerk@pvkansas.com

***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 MAY 3, 2022

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 3, 2022, at 7:00 p.m. Commission members attended a virtual meeting via the Zoom software platform. Acting Chair Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jon Birkel, Melissa Brown and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Abby Kinney, 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. Valentino moved for the approval of the minutes of the February 1, 2022, regular Planning Commission meeting. Ms. Brown seconded the motion, which passed 3-0, with Mr. Birkel in abstention.

PUBLIC HEARINGS

PC2022-105 Renewal of Special Use Permit for Service Station, Car Wash and Convenience Store
Minit Mart, LLC
9440 Mission Road
Zoning: C-2
Applicant: Christopher S. Burger, Stevens & Brand, LLP

Ms. Kinney stated that the applicant was requesting the renewal of a special use permit for a service station. The original building was constructed in 1963; in 1992, the City approved a special use permit for the service station for 30 years. The permit was most recently updated in 2014 for the reconstruction of the car wash. The current application is only a renewal and does not involve any physical or operational changes to the property or use. The City does not have records of any complaints or other reports of non-compliance with ordinances or the conditions of the special use permit.

Ms. Kinney noted that staff recommended that the Planning Commission should recommend approval of the renewal of the special use permit to City Council, subject to the following conditions:

1. The use continues to comply with all conditions of the original special use permit and renewals, and all other applicable standards of the zoning ordinance.
2. Staff recommends approval with no expiration date, but the permit is still subject to revocation for non-compliance with any ordinance standards, other regulations, or special use permit conditions; or if unforeseen problems or significant changes in conditions in the area make the use and operation no longer consistent with the findings of the Commission.
3. The application be subject to all conditions of the original special use permit, except for those changes approved through the applicable to site plan process according to the standards in place at the time of a proposed change. The original conditions listed in Special Use Permit 91-13 are summarized as:
 1. Compliance with all City standards and regulations.
 2. The use is conducted according to the approved plans filed with the permit (unless above exception applies).
 3. Environmental audits / compliance shall be provided prior to any construction.
 4. Uses are limited to those permitted by the zoning code.
 5. 30-year period (except recommending no expiration with this renewal).
 6. Ability for revocation continues.

Mrs. Wallerstein recommended changing the wording of condition #3-5 to “Previously a 30-year time period, with the recommendation of no expiration with this renewal.”

Chris Burger of Stevens and Brand LLP, 900 Massachusetts, Suite 500, Lawrence, KS, was present on behalf of the applicant.

Mrs. Wallerstein opened the public hearing at 7:13 p.m. With no one present to speak, Mrs. Wallerstein closed the hearing at 7:14 p.m.

Mr. Valentino made a motion to recommend approval of the renewal of the special use permit with the listed conditions, including Mrs. Wallerstein’s edit of condition #3-5. Ms. Brown seconded the motion, which passed 4-0.

NON-PUBLIC HEARINGS

PC2022-106 Lot Split - 4109 W. 85th Street and 4113 W. 85th Street
Zoning: R-1A
Applicant: Kevin Green

Ms. Kinney stated that the applicant was requesting to split an existing lot into two lots to allow the individual ownership of each side of a single duplex building. This property is part of an overall development project for adult senior dwellings that includes a special use permit and final development plan.

The Planning Commission initially approved a preliminary development plan, final plat and final development plan for Mission Chateau at its March 2016 meeting. At that time, it was understood that the large lot to the south would be re-platted at a future date to facilitate the construction and sale of villas, according to the final development plan. A final plat for lots 3 through 13 for each of the twin villa lots was approved by the Planning Commission in July 2016 and accepted by the City Council. Each of these lots included a two-unit building.

As part of the special use permit and final development plan, it was understood that the twin villas would be individually owned, and a subsequent administrative step would be necessary to facilitate recording of documents to allow sale and individual ownership of each unit in each of the twin villa buildings. Three similar applications have been filed and approved by the Planning Commission for lots 8, 9, and 10.

Planning staff recommends that the Planning Commission approve the lot split subject to the following conditions:

1. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of an occupancy permit.
2. That each of the resulting lots and the building continue to be subject to all conditions of approval of the special use permit, preliminary and final development plans, and final plat, as well as the covenants recorded with the previous final plat.

Rob Young of R.L. Buford and Associates LLC, representing Kevin Green Homes, 6610 Royal Street, Pleasant Valley, MO, was present at the meeting.

Mr. Valentino made a motion to approve the lot split with the listed conditions. Mr. Birkel seconded the motion, which passed 4-0.

PC2022-107 Site Plan Exception for Retaining Wall
7801 Chadwick Street
Zoning: R-1A
Applicant: Russell Davidson

Ms. Kinney stated that the applicant was requesting the reconstruction and replacement of an existing retaining wall on the south side of the lot. The wall extends approximately 136', has an average height of 2.5', and does not exceed 4' at any location. The wall transitions the grade between two houses, and similar conditions exist along this block to accommodate the north/south grade of the block. The retaining wall is closer than 2' to the property line; the permit application was denied by the Building Official because zoning regulations require at least a 2' setback for retaining walls.

Ms. Kinney said that unlike fences, which are typically placed directly on the property line, the City's zoning regulations consider the unique combination of grading, property maintenance, and massing that is associated with constructing retaining walls. The

setback assures that all aspects and potential impacts of the retaining wall - including maintenance of the upper and lower portions - can occur on the site of the wall. The Planning Commission can approve different arrangements on a site-by-site basis through the site plan review process, 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.

Planning staff recommends that the site plan be approved, and the retaining wall be allowed to remain where it was originally constructed, subject to the following condition:

1. The applicant submit a drainage permit, which must be approved by Public Works, demonstrating no impact on adjacent property or other drainage.

Applicant and property owner Russell Davidson was present at the meeting.

Mr. Valentino made a motion to approve the site plan exception for the retaining wall with the listed condition. Ms. Brown seconded the motion, which passed 4-0.

PC2022-109 Site Plan Exception for Fence
9119 Alhambra Street
Zoning: R-1A
Applicant: Jason Leiker

Ms. Kinney said that the applicant was seeking to construct a 6' high privacy fence in the rear yard of the house along the street side lot line on 92nd Terrace. The fenced area would begin at the southeast corner of the house and extend approximately 12' along the building line at the 20' side setback. From this point, the fenced area would extend south to the street side lot line, and then extend along that lot line for approximately 31.5' east to the rear lot line where the fence would extend along the entire rear lot line.

Ms. Kinney noted that zoning regulations were recently amended to address fences along street-side property lines. The amendment adjusted the fence standard to match many existing conditions where street-side fences are at or near the property line. The new requirement is that street-side fences of a corner lot be on private property or at least 18 inches from a public sidewalk. However, where any street-side property line abuts the front lot line of an abutting lot (a "reverse corner" pattern), then the past standard applies that the fence be set back from the right-of-way at least 15' or at least one-half of the front yard of the adjacent building.

The existing condition on this lot would not trigger this additional setback rule. The property to the east along 92nd Terrace is a large institutional use that orients towards Mission Road and 91st Terrace. The 92nd Terrace corner of this property is oriented as a side or rear situation for this institutional property, not the front orientation that is the concern of the ordinance section requiring an additional setback on street corners. However, this property is platted with two existing lots that do front on 92nd Terrace. While the current arrangement of the institutional property extends onto these lots and would

not allow development of the lots as houses, it is possible that through infill or redevelopment in the future they could accommodate single family homes that front on 92nd Terrace. Ms. Kinney noted that the subject property and the new house to the north are both new construction on similarly platted lots, however none of the institutional buildings, structures, or facilities extended onto these lots, and they remain open and undeveloped.

Planning staff recommends approval of the fence site plan with the exception for the street-side additional setback given the above considerations, and subject to the extent shown in Exhibit 2A of the application.

Mrs. Wallerstein asked how the proposed fence would affect the vacant lot to the east once a home is built on it facing 92nd Terrace. Ms. Robichaud stated that staff was not aware of any plans to build on the two vacant lots, which were currently owned by the church to the north. As a result, any potential buyer of the vacant lot to the east of the property would be aware of the fence's location before making a purchase, making the exception unique and not precedent setting.

Mr. Valentino asked if the proposed fence location would potentially block site lines for drivers and cause safety issues. Ms. Robichaud said that the fence would still be set back significantly from the street and would not be in the right-of-way.

Applicant and property owner Jason Leiker was present to discuss the application. He noted that he wished to have the fence built at its proposed location to accommodate a swimming pool in the backyard. He added that the fence would still sit over 10' from the street.

Mr. Birkel made a motion to approve the site plan exception for the fence as presented in Exhibit 2A. Mr. Valentino seconded the motion, which passed 3-1, with Ms. Brown in opposition.

PC2022-110 Lot Split - 7540 Delmar Street
 Zoning: R-1A
 Applicant: Scott Confer, Phelps Engineering

Ms. Kinney stated that the applicant was requesting to split an existing lot into two lots to allow two single-family structures to be built. The existing lot is approximately 165' wide by 304' deep, resulting in a lot that is nearly 50,000 square feet. The proposal is to split the lot down the middle for two lots that are 82.5' wide, resulting in two lots that are each approximately 24,900 square feet. An existing house will be torn down to allow for two new houses.

Planning staff recommends approval of the lot split subject to the following conditions:

1. Prior to recording, a note be added to the survey plat that the existing structure over the proposed lot line is to be demolished, and the split is subject to approval and execution of a demolition permit.
2. The lots are assigned addresses and lot identification numbers acceptable to the Johnson County Land Records requirements.

Applicant Scott Confer of Phelps Engineering was present on behalf of applicant Jim Lambie, 8712 W. 151st Street, Overland Park, KS.

Mr. Valentino made a motion to approve the lot split with the two listed conditions. Mr. Birkel seconded the motion, which passed 4-0.

OTHER BUSINESS

ADJOURNMENT

With no further business to come before the Commission, Acting Chair Nancy Wallerstein adjourned the meeting at 8:02 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: June 7, 2022

Application: PC 2022-111

Request: Lot Split for Separate Ownership of Duplex

Action: *A Lot Split 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: 4101 & 4105 W. 85th Street

Applicant: Kevin Green, Kevin Green Homes

Current Zoning and Land Use: R-1A Single-Family Residential - Single-Family Dwellings

Surrounding Zoning and Land Use: **North:** R-1A/SUP Adult Senior Dwellings
East: R-1A Single-Family Residential – Vacant, Under Construction for more similar twin villas
South: R-1A Single-Family Residential - Single-Family Dwellings
West: R-1A Single-Family Residential – Vacant, Under Construction for more similar twin villas

Legal Description: LOT 11 MISSION CHATEAU 2ND PLAT

Property Area: 0.70 acres (30,305.18 s.f)

Related Case Files: PC 2022-106 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 12
PC 2020-108 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 9
PC-2019-101 Final Plat for Mission Chateau 2nd Plat – Lot Split of Lot 10
PC 2018-123 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 8
PC 2016-119 Final Plat for Mission Chateau 2nd Plat – Replat of Lot 2 into Lots 3 - 13
PC 2015-110 Preliminary and Final Plat, & Final Development Plan
PC 2015-08 Special Use Permit for Adult Senior Dwellings & Preliminary Development Plan
PC 2013-127 Preliminary Plat
PC 2013-126 Site Plan Approval for Adult Senior Dwellings
PC 2013-11 Special Use Permit for Adult Senior Dwellings
PC 2013-05 Special Use Permit for Adult Senior Dwellings
PC 2013-114 Site Plan Approval for Adult Senior Dwellings
PC 2004 Monument Sign
PC 1995-104 Site Plan Approval for Expansion of Mission Valley Middle School

Attachments Application, certificate of survey

General Location Map



Aerial Map



Block & Lot Aerial



Block & Lot Birdseye (subject lot on the right)



Lot Birdseye (subject lot on the left)

SUMMARY:

The applicant is requesting to split an existing lot into two lots to allow the individual ownership of each side of a single duplex building. This property is part of an overall development project for Adult Senior Dwellings that includes a Special Use Permit and Final Development Plan.

The Planning Commission recommended approval of a Special Use Permit and a Preliminary Development Plan at a Special Meeting on July 29, 2015. (PC 2015-08). The City Council approved the Planning Commission recommendations on August 17, 2015.

The Planning Commission approved a preliminary, final plat and final development plan for Mission Chateau at the March 1, 2016 meeting. (PC 2015-110). At this time, it was understood that the large lot to the south would be re-platted at a future date to facilitate the construction and sale of the villas, according to the final development plan. A final plat (Mission Chateau 2nd Plat) for Lots 3 through 13 for each of the twin villa lots was approved by the Planning Commission in July 2016 and accepted by the City Council. (PC-2016-119) Each of these lots included a two-unit building.

As part of the Special Use Permit and Final Development Plan, it was understood that the twin villas would be individually owned, and a subsequent administrative step would be necessary to facilitate recording of documents to allow sale and individual ownership of each unit in each of the twin villa buildings. Four similar applications have been filed and approved by the Planning Commission for lots 8, 10, 9, and 12, and this application is paired with a similar application for lot 13 (PC 2022-112, 4201 & 4203 W. 85th Street).

ANALYSIS:

Section 18.02.010 of the subdivision regulations provides the criteria for approval of a lot split. Essentially the applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming because of the lot split. The certificate of survey is also required to ensure that there are no issues with utility easements or rights-of-way that are created by the lot split or need to be addressed due to the lot split.

Section 18.02.010 also requires that applicants for a lot split submit a certificate of survey with the following information:

- a. The location of existing buildings on the site.
- b. The dimension and location of the lots, including a metes and bounds description of each lot.
- c. The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.
- d. Any platted building setback lines with dimensions.
- e. Indication of location of proposed or existing streets and driveways providing access to said lots.
- f. Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines, and proposed drainage systems. (Staff recommends waiver of topography)
- g. Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.

All of this information is included on the survey certificate submitted by the applicant from R.L Buford & Associates, with a certification date of 04/19/2022. It specifies that LOT 11 be divided into Tract I (4105 W. 85th Street) and Tract II (4101 W. 85th Street), with the division of the tracts occurring along the party wall of the attached unit.

In this case, the property is zoned R-1A; however, the twin villa lots are permitted as part of an overall project for Adult Senior Dwellings through a Special Use Permit and Final Development Plan. Therefore, the development standards associated with the Special Use Permit and Final Development Plan are used, rather than the basic R-1A standards. The twin villas are also subject to design plans approved as a condition of the original Final Development Plan and indicated on all plat approvals.

The twin villa constructed on Lot 11 meets all requirements of the Special Use Permit and Final Development Plan (approved in July 2015), and the Final Plat (approved March 2016). The proposed lot split will entail no physical changes to the site or buildings and is merely a mechanism to facilitate individual ownership of the units as anticipated.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the lot split subject to the following conditions:

1. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of an occupancy permit.
2. That each of the resulting lots and the building continue to be subject to all conditions of approval of the Special Use Permit, Preliminary and Final Development Plans, and Final Plat, as well as the covenants recorded with the previous final plat.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2022-111</u>
Filing Fee: <u>\$100.00</u>
Deposit: <u>\$500.00</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: Kevin Green Phone Number: 816-407-7500

Address: 6610 Royal Street, Pleasant Valley, MO 64068 E-Mail: kevin@kevingreenhomes.com

Owner: Kevin Green Homes Phone Number: 816-407-7500

Address: 6610 Royal Street, Pleasant Valley, MO Zip: 64068

Location of Property: 4101 & 4105 W. 35th Street

Legal Description: Lot 11, Mission Chateau 2nd Plat

Applicant requests consideration of the following: (Describe proposal/request in
detail) Lot split to separate duplex

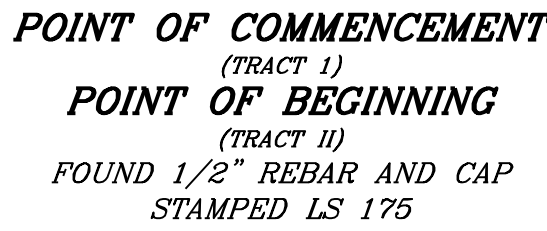
AGREEMENT TO PAY EXPENSES

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

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

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

[Signature] 5/4/2022 [Signature] 5/4/2022
Applicant's Signature/Date Owner's Signature/Date



N:5275.1571 E:3866.5286
LINE: N48°36'58"W 98.55'
N:5340.3086 E:3792.5869
LINE: N41°23'02"E 155.50
N:5456.9798 E:3895.3881
S48°43'23"E 98.26'
N:5392.1578 E:3969.2334
LINE: S41°16'37"W 155.68'
N:5275.1596 E:3866.5314

N:5212.0551 E:3938.1445
LINE: N48°36'58"W 95.45'
N:5275.1571 E:3866.5286
LINE: N41°16'37"E 155.68'
N:5392.1553 E:3969.2306
LINE: S48°43'23"E 98.26"
N:5362.5744 E:4002.9292
CURVE: R=228.00' L=51.34
N:5333.3166 E:4044.9847
LINE: S41°23'02"W 161.62'
N:5212.0536 E:3938.1375

STORMWATER STUDY
PREPARED BY BHC RHODES
#021390.00.01
REVISED MAY 27, 2016

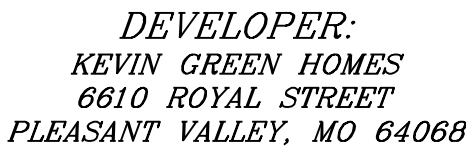
°DS = DOWNSPOUT
ALL DOWNSPOUTS TO BE
PIPED UNDER GROUND TO A
POINT A MINIMUM DISTANCE
OF 10 FEET FROM THE BUILDING

PARENT PARCEL:
LOT 11, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

ALL THAT PART OF LOT 11, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LOT 11; THENCE N48°36'58"W (THIS AND ALL BEARINGS CONTAINED HEREIN ARE REFERENCED TO SAID PLAT OF MISSION CHATEAU 2ND PLAT) ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 95.45 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 11, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF A PARTY WALL SEPARATING 4101 AND 4105 W. 85TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, THENCE N48°36'58"W, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 98.55 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 11; THENCE S41°16'37"W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 155.50 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 11, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF TRACT C, SAID MISSION CHATEAU 2ND PLAT; THENCE S48°43'23"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 98.26 FEET TO A POINT ON THE SAID NORTHEASTERLY LINE OF LOT 11, AND THE INTERSECTION OF THE PROLONGATION OF THE CENTERLINE OF SAID PARTY WALL; THENCE S41°16'37"W, ALONG THE CENTERLINE OF SAID PARTY WALL AND ITS NORTHEASTERLY AND SOUTHWESTERLY PROLONGATIONS, A DISTANCE OF 155.68 FEET TO THE POINT OF BEGINNING.

ALL THAT PART OF LOT 11, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE $N49^{\circ}36'56''W$ (THIS AND ALL BEARINGS CONTAINED HEREIN ARE REFERENCED TO SAID PLAT OF MISSION CHATEAU 2ND PLAT), ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 95.45 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 11, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF A PARTY WALL SEPARATING 4101 AND 4105 W. 85TH STREET; THENCE $N41^{\circ}16'37''E$, ALONG SAID PARTY WALL AND ITS SOUTHWESTERLY AND NORTHEASTERLY PROLONGATIONS, A DISTANCE OF 155.68 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 11; SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF TRACT C, SAID MISSION CHATEAU 2ND PLAT; THENCE $S48^{\circ}43'23''E$, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 44.84 FEET TO AN ORIGINAL CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID NORTHEASTERLY LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUS BEARING HAVING A RADIUS OF 228.00 FEET AND AN ARC DISTANCE OF 51.34 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 11; THENCE $S41^{\circ}23'02''W$, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 161.62 FEET TO THE POINT OF BEGINNING.

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
5/8" REBAR WITH PLASTIC CAP STAMPED "KS PS 808 - MO PS 2230" TO BE SET AT ALL CORNERS MARKED " ● "
2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " ✖ ", " ○ " OR " △ ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF MISSION CHATEAU 2ND PLAT.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF THE PLAT OF MISSION CHATEAU 2ND PLAT.
5. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS DEFINED BY THE "2020 MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE, AS ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS AND THE KANSAS SOCIETY OF LAND SURVEYORS, ON NOVEMBER 21, 2020.
7. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 39 OF 161, MAP NUMBER 20091C0039C, REVISED AUGUST 3, 2009, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
8. THE ELEVATIONS SHOWN HEREON ARE EXISTING GROUND MEASUREMENTS BASED UPON MANHOLE LWC1 (01)230 RIM ELEVATION FOUND ON JOHNSON COUNTY SEWER ASBUILTS.
9. ALL MONUMENTS SHOWN AS "SET" HEREON WILL BE SET POST CONSTRUCTION.
10. NORTHING AND EASTING COORDINATES SHOWN HEREON ARE ASSUMED REFERENCE
11. ALL BUILDING LINES AND EASEMENTS SHOWN HEREON ARE BASED UPON THE RECORDED PLAT OF MISSION CHATEAU 2ND PLAT UNLESS OTHERWISE NOTED



R.L. Buford & Associates, LLC

LAND SURVEYORS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
KS CERT OF AUTHORITY #CEN-00000135-279

P.O. BOX 14069, PARKVILLE, MO. 64152	(816) 741-6152
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FOR	SEC. - TWP. - RGE.	COUNTY	JOB NO.
<i>KEVIN GREEN</i>	28°-12'S-29'E	JOHNSON	JO-20189
	DATE	FIELD BOOK & PAGE	
	04/19/2022	LOOSE LEAF	

LOT 11 SPLIT IN TRACT I AND II

DRAWN BY
JAH

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: June 7, 2022

Application: PC 2022-112

Request: Lot Split for Separate Ownership of Duplex

Action: *A Lot Split 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: 4201 & 4203 W. 85th Street

Applicant: Kevin Green, Kevin Green Homes

Current Zoning and Land Use: R-1A Single-Family Residential - Single-Family Dwellings

Surrounding Zoning and Land Use: **North:** R-1A/SUP Adult Senior Dwellings
East: R-1A Single-Family Residential – Vacant, Under Construction for more similar twin villas
South: R-1A Single-Family Residential - Single-Family Dwellings
West: R-1A Single-Family Residential – Vacant, Under Construction for more similar twin villas

Legal Description: LOT 13 MISSION CHATEAU 2ND PLAT

Property Area: 0.76 acres (32,954.20s.f)

Related Case Files: PC 2022-106 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 12
PC 2020-108 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 9
PC-2019-101 Final Plat for Mission Chateau 2nd Plat – Lot Split of Lot 10
PC 2018-123 Final Plat of Mission Chateau 2nd Plat – Lot Split of Lot 8
PC 2016-119 Final Plat for Mission Chateau 2nd Plat – Replat of Lot 2 into Lots 3 - 13
PC 2015-110 Preliminary and Final Plat, & Final Development Plan
PC 2015-08 Special Use Permit for Adult Senior Dwellings & Preliminary Development Plan
PC 2013-127 Preliminary Plat
PC 2013-126 Site Plan Approval for Adult Senior Dwellings
PC 2013-11 Special Use Permit for Adult Senior Dwellings
PC 2013-05 Special Use Permit for Adult Senior Dwellings
PC 2013-114 Site Plan Approval for Adult Senior Dwellings
PC 2004 Monument Sign
PC 1995-104 Site Plan Approval for Expansion of Mission Valley Middle School

Attachments Application, certificate of survey

General Location Map**Aerial Map**

Block & Lot Aerial



Block & Lot Birdseye (subject lot on the left)



Lot Birdseye (subject lot on the right)

SUMMARY:

The applicant is requesting to split an existing lot into two lots to allow the individual ownership of each side of a single duplex building. This property is part of an overall development project for Adult Senior Dwellings that includes a Special Use Permit and Final Development Plan.

The Planning Commission recommended approval of a Special Use Permit and a Preliminary Development Plan at a Special Meeting on July 29, 2015. (PC 2015-08). The City Council approved the Planning Commission recommendations on August 17, 2015.

The Planning Commission approved a preliminary, final plat and final development plan for Mission Chateau at the March 1, 2016 meeting. (PC 2015-110). At this time, it was understood that the large lot to the south would be re-platted at a future date to facilitate the construction and sale of the villas, according to the final development plan. A final plat (Mission Chateau 2nd Plat) for Lots 3 through 13 for each of the twin villa lots was approved by the Planning Commission in July 2016 and accepted by the City Council. (PC-2016-119) Each of these lots included a two-unit building.

As part of the Special Use Permit and Final Development Plan, it was understood that the twin villas would be individually owned, and a subsequent administrative step would be necessary to facilitate recording of documents to allow sale and individual ownership of each unit in each of the twin villa buildings. Four similar applications have been filed and approved by the Planning Commission for lots 8, 10, 9, and 12, and this application is paired with a similar application for lot 11 (PC 2022-111, 4101 & 4105 W. 85th Street).

ANALYSIS:

Section 18.02.010 of the subdivision regulations provides the criteria for approval of a lot split. Essentially the applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming because of the lot split. The certificate of survey is also required to ensure that there are no issues with utility easements or rights-of-way that are created by the lot split or need to be addressed due to the lot split.

Section 18.02.010 also requires that applicants for a lot split submit a certificate of survey with the following information:

- a. The location of existing buildings on the site.
- b. The dimension and location of the lots, including a metes and bounds description of each lot.
- c. The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.
- d. Any platted building setback lines with dimensions.
- e. Indication of location of proposed or existing streets and driveways providing access to said lots.
- f. Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines, and proposed drainage systems. (Staff recommends waiver of topography)
- g. Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.

All of this information is included on the survey certificate submitted by the applicant from R.L Buford & Associates, with a certification date of 04/19/2022. It specifies that LOT 13 be divided into Tract I (4203 W. 85th Street) and Tract II (4201 W. 85th Street), with the division of the tracts occurring along the party wall of the attached unit.

In this case, the property is zoned R-1A; however, the twin villa lots are permitted as part of an overall project for Adult Senior Dwellings through a Special Use Permit and Final Development Plan. Therefore, the development standards associated with the Special Use Permit and Final Development Plan are used, rather than the basic R-1A standards. The twin villas are also subject to design plans approved as a condition of the original Final Development Plan and indicated on all plat approvals.

The twin villa constructed on Lot 13 meets all requirements of the Special Use Permit and Final Development Plan (approved in July 2015), and the Final Plat (approved March 2016). The proposed lot split will entail no physical changes to the site or buildings and is merely a mechanism to facilitate individual ownership of the units as anticipated.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the lot split subject to the following conditions:

1. That the applicant record the approved lot split with the register of deeds and provide a copy of the recorded document prior to issuance of an occupancy permit.
2. That each of the resulting lots and the building continue to be subject to all conditions of approval of the Special Use Permit, Preliminary and Final Development Plans, and Final Plat, as well as the covenants recorded with the previous final plat.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC2022-112</u>
Filing Fee: <u>\$100.00</u>
Deposit: <u>\$500.00</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: Kevin Green Phone Number: 816-407-7500

Address: 6610 Royal Street, Pleasant Valley, MO 64068 E-Mail: kevin@kevingreenhomes.com

Owner: Kevin Green Homes Phone Number: 816-407-7500

Address: 6610 Royal Street, Pleasant Valley, MO Zip: 64068

Location of Property: 4201 & 4203 W. 85th Street

Legal Description: Lot 13, Mission Chateau 2nd Plat

Applicant requests consideration of the following: (Describe proposal/request in
detail) Lot split to separate duplex

AGREEMENT TO PAY EXPENSES

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

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

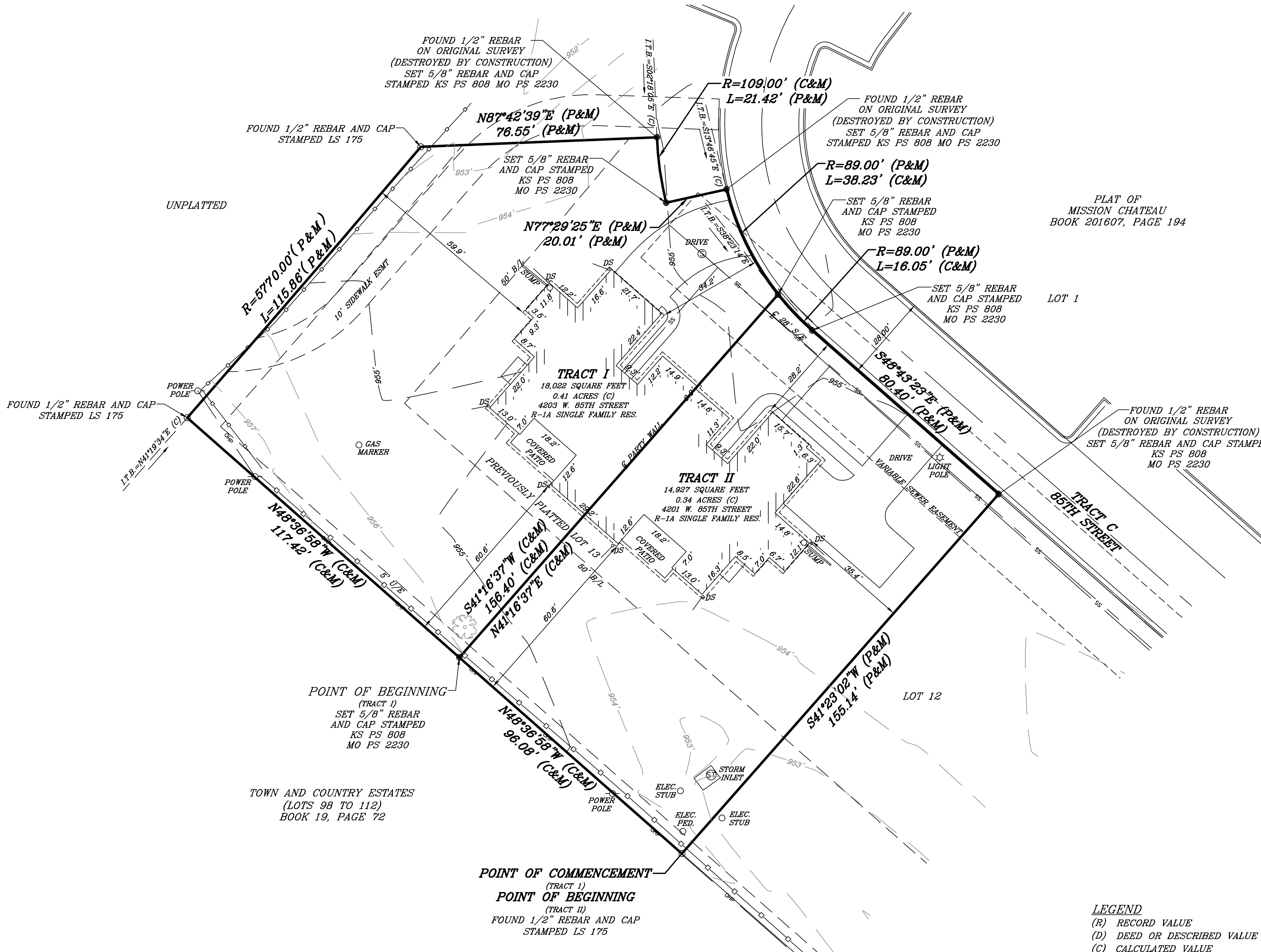
APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a
result of said application. Said costs shall be paid within ten (10) days of receipt of any bill
submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of
its commissions will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

Kevin W. Green
Applicant's Signature/Date

5/4/2022

Kevin W. Green
Owner's Signature/Date

5/4/2022

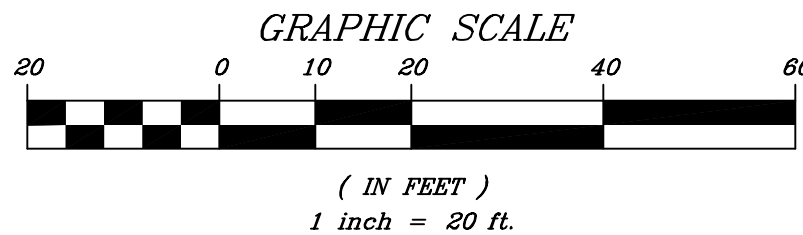


TRACT I CLOSURE
N:5532.0799 E:3574.9418
LINE: N48°36'58\"/>

TRACT II CLOSURE
N:5468.5622 E:3647.0293
LINE N48°36'58\"/>

STORMWATER STUDY
PREPARED BY BHC RHODES
#021390.00.01
REVISED MAY 27, 2016

*DS = DOWNSPOUT
ALL DOWNSPOUTS TO BE
PIPED UNDER GROUND TO A
POINT A MINIMUM DISTANCE
OF 10 FEET FROM THE BUILDING



DEVELOPER:
KEVIN GREEN HOMES
6810 ROYAL STREET
PLEASANT VALLEY, MO 64068

PROPERTY DESCRIPTIONS (RECOMMENDED)

PARENT PARCEL:
LOT 13, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

TRACT I (RECOMMENDED)
CONTAINING 18,022 SQUARE FEET OR 0.41 ACRES

ALL THAT PART OF LOT 13, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LOT 13; THENCE N48°36'58\"/>

TRACT II (RECOMMENDED)
CONTAINING 14,927 SQUARE FEET OR 0.34 ACRES

ALL THAT PART OF LOT 13, MISSION CHATEAU 2ND PLAT, A SUBDIVISION IN PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 13; THENCE N48°36'58\"/>

- BOUNDARY SURVEY NOTES:
- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
5/8\"/>
 - THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " * ", " O " OR " Δ ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
 - THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF MISSION CHATEAU 2ND PLAT.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE RECORDED PLAT OF MISSION CHATEAU 2ND PLAT.
 - THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT IN ADDITION TO OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS DEFINED BY THE "2020 MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE, AS ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS AND THE KANSAS SOCIETY OF LAND SURVEYORS, ON NOVEMBER 21, 2020.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 39 OF 161, MAP NUMBER 20091C0039C, REVISED AUGUST 3, 2009, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
 - THE ELEVATIONS SHOWN HEREON ARE EXISTING GROUND MEASUREMENTS BASED UPON MANHOLE LWC1 (01)230 RIM ELEVATION FOUND ON JOHNSON COUNTY SEWER ASBUILTS.
 - ALL MONUMENTS SHOWN AS "SET" HEREON WILL BE SET POST CONSTRUCTION.
 - NORTHING AND EASTING COORDINATES SHOWN HEREON ARE ASSUMED REFERENCE
 - ALL BUILDING LINES AND EASEMENTS SHOWN HEREON ARE BASED UPON THE RECORDED PLAT OF MISSION CHATEAU 2ND PLAT UNLESS OTHERWISE NOTED

LEGEND
(R) RECORD VALUE
(D) DEED OR DESCRIBED VALUE
(C) CALCULATED VALUE
(P) PLATTED VALUE
(M) MEASURED VALUE
S/E SEWER EASEMENT
U/E UTILITY EASEMENT
B/L BUILDING LINE

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R.L. Buford & Associates, LLC
LAND SURVEYING CONSULTANTS
1000 N. 10TH STREET, SUITE 100
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR
KEVIN GREEN
SEC-TWP-RGE- COUNTY JOB NO.
28-125-25E JOHNSON JO-20191
DATE FIELD BOOK & PAGE
04/19/2022 LOOSE LEAF

LOT 13 SPLIT - TRACT I AND II
DRAWN BY
JST

SURVEYOR'S CERTIFICATION: I, MAP A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE "2020 MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE, AS ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS AND THE KANSAS SOCIETY OF LAND SURVEYORS, ON NOVEMBER 21, 2020; AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE
4/19/2022
BRADLEY N. ANSON, LS KS PS 808 MO PS 2230

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Confluence, Kansas City, Missouri
- Christopher Shires, AICP, Principal
- PJ Novick, ASLA, LEED GA, Principal
DATE: June 7, 2022 Planning Commission Meeting (Confluence Project # 15018KC)

APPLICATION: PC2022-113

REQUEST: Approval of an Amendment to the Vision Book for the Meadowbrook Park Final Development Plan to allow detached garages on Cottage and Manor lot types.

PROPERTY ADDRESS: Meadowbrook Park Development, Meadowbrook Parkway, Prairie Village, Kansas

APPLICANT: Justin Duff
Van Trust Real Estate
4900 Main Street, STE 400
Kansas City, MO 64112

CURRENT ZONING AND LAND USE: MXD (Mixed Use District) - Meadowbrook

SURROUNDING ZONING & LAND USE:

North:	MXD (Mixed Use District) - Meadowbrook
East:	Prairie Village Zooning: R-1 Single Family Residential Dwellings
South:	CP-1 and CP-O – Office and Retail
West:	Overland Park Zoning: R-1 Single Family Residential – Single Family Dwellings and Church

LEGAL DESCRIPTION: Meadowbrook Park, official plat, City of Prairie Village, Johnson County, Kansas

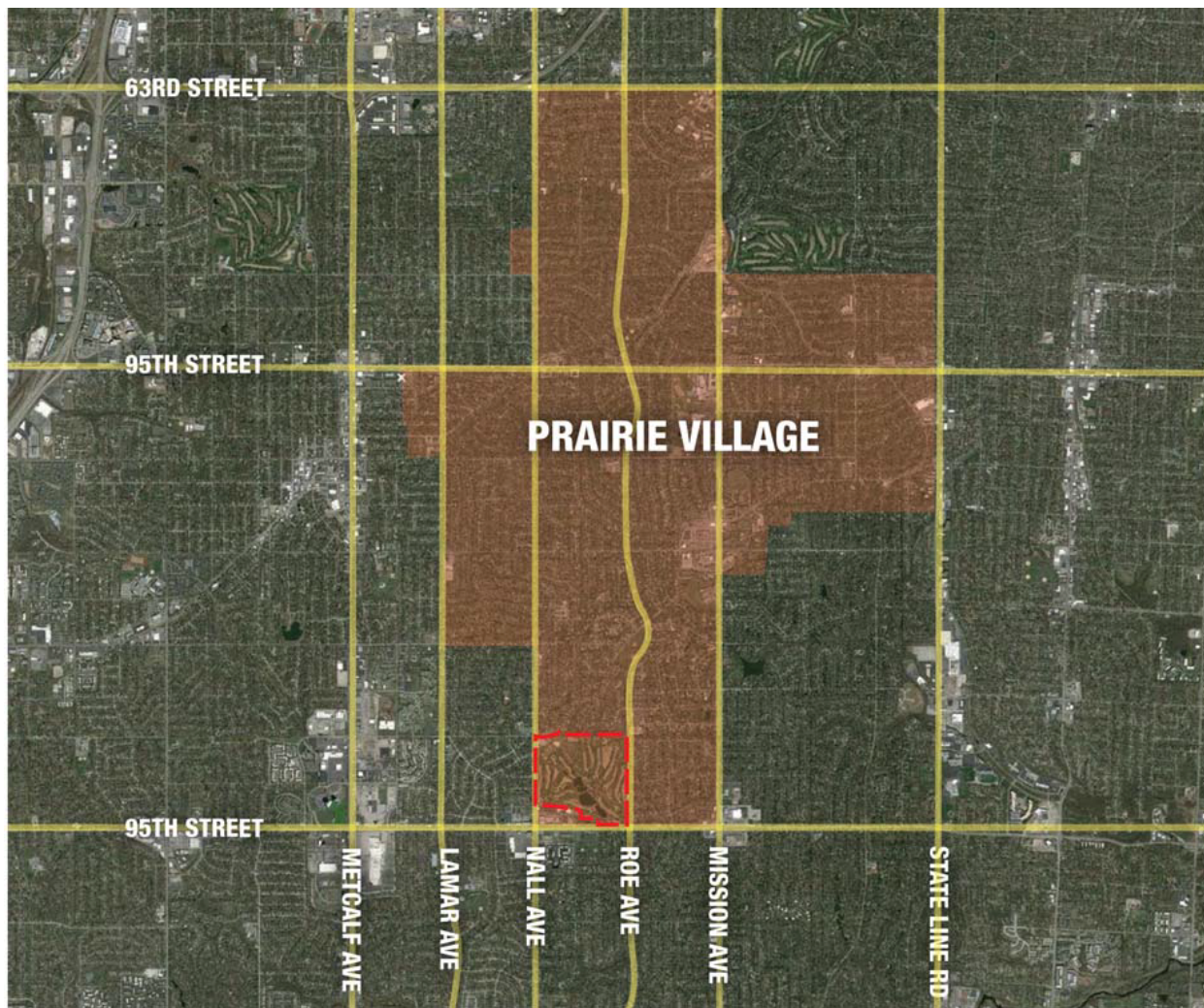
PROPERTY AREA: 45-acres

RELATED CASE FILES: PC2015-09, PC2015-118, PC2015-119, PC2015-002, PC2016-101, PC2016-102, PC2016-112, PC2016-113, PC2016-114, PC2017-111, PC2018-101

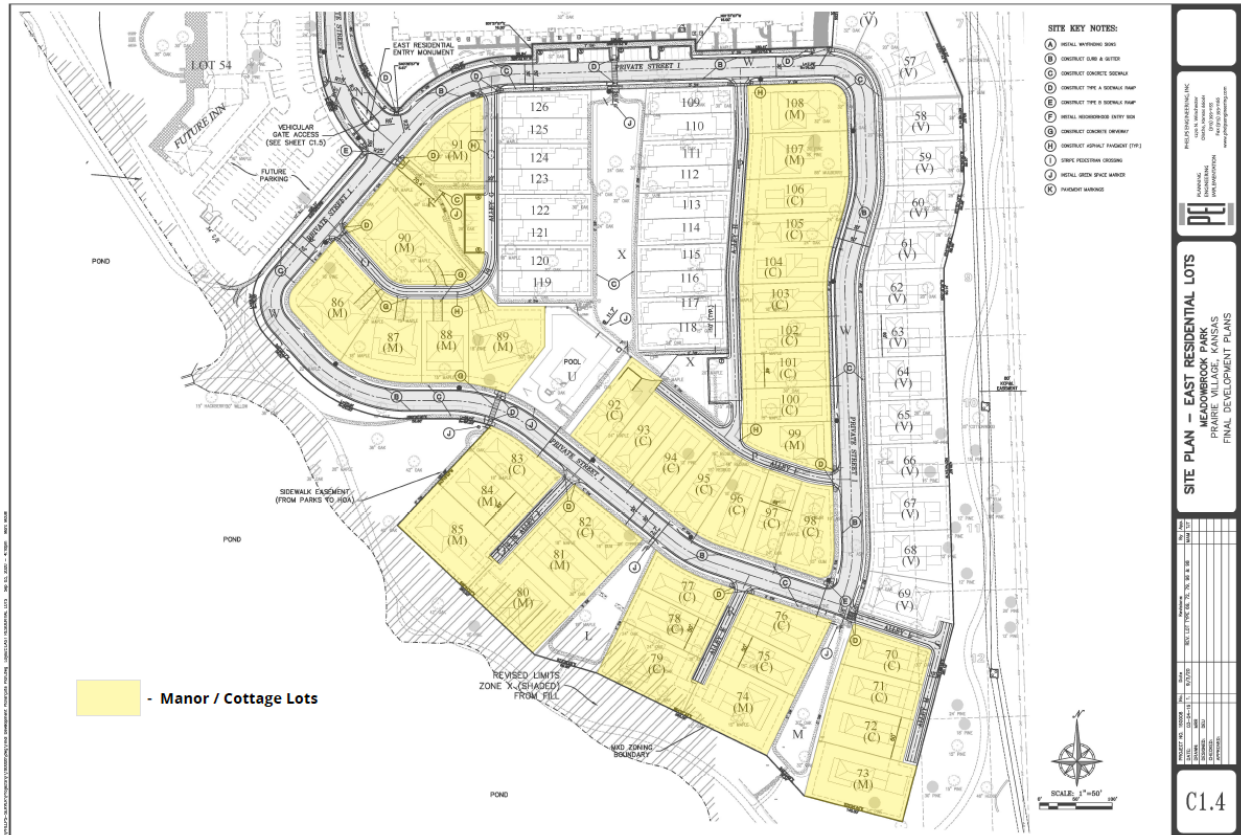
ATTACHMENTS:

Amendment Application and Vision Book Exhibits

GENERAL LOCATION MAP:



MANOR AND COTTEGE LOT LOCATION EXHIBIT:



COMMENTS:

The applicant is seeking approval of an amendment to the Vision Book that details the design standards for the approved Final Development Plan for the Meadowbrook Park development. The requested amendment would allow detached garages on both Cottage Manor style lots.

The Vision Book currently allows for accessory living quarters but does not include language regarding detached garages. The following is the text the applicant is requesting be added to the Vision Book for both lot types:

***One or two story detached accessory structures shall be permitted on Cottage and Manor lot types. Accessory structures may include: accessory living quarters that meet the vision book and local jurisdictional requirements, one or two car garages, and garden structures. The ground floor footprint of such accessory structure shall not exceed 650 square feet and shall not exceed two stories. The construction type shall be consistent with the main residential structure and shall consist of footings, masonry, and frame construction methods, in order to provide a permanent structure. The exterior design elements of the accessory structure shall be consistent and match the design, character, and materials of the main residence. The building setbacks for the accessory structure shall be consistent with the vision book for the lot type, but shall not be less than five feet for any side or rear setbacks unless it is solely a pergola garden structure. Garage doors for any detached garage, if perpendicular to the rear setback, shall be allowed to encroach into the rear 18-foot setback.*

Project History

On November 12, 2015, the Planning Commission held a public hearing on the requested rezoning of the greater Meadowbrook property to MXD (Mixed Use District) including the related Preliminary Development Plan. The Commission adopted a motion to recommend to the City Council approval of the requested rezoning and proposed Preliminary Development Plan. Following the Commission hearing, on December 7, 2015, the City Council reviewed the applications and the Commission recommendation and approved the rezoning and the Preliminary Development.

The Final Development Plan for the single family residential and apartment complex component of the Preliminary Development Plan for Meadowbrook and the Final Plat for Meadowbrook Park were reviewed and approved by the Planning Commission on April 5, 2016.

STAFF COMMENTS:

Staff has no issues with this requested amendment. The proposed language includes requirements that will ensure any detached, accessory structure meets the established design standards of the Meadowbrook Park Development.

Chapter 19.23 of the City's Zoning Code Regulations give the Planning Commission the power to approve minor variations between the Preliminary and Final Development Plans and it is staff's opinion this is a minor variation.

STAFF RECOMMENDATION:

Staff recommends the Commission approve the requested revision to the Vision Book for the Meadowbrook Park Final Development Plan to allow for detached garages on Manor and Cottage style lots.



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: VANTRUSS RENOVATIONS Phone Number: 816-569-1451

Address: 4900 MAIN ST. Suite 400 KCMO E-Mail: JUSTIN.DUFF@VANTRUSSKS.COM

Owner: MB-18 LLC Phone Number: 816-569-1451

Address: 4900 MAIN ST. Suite 400, KCMO Zip: 64112

Location of Property: MEADOWBROOK PARK

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) REVISE VISION BOOK (MEADOWBROOK PLANNING GUIDELINES) TO ALLOW

FOR STATIONARY GARAGES SIMILAR TO THE ACCESSORY LIVING QUARTER (ALQ) THAT WAS ORIGINALLY APPROVED.

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

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.

JUSTIN DUFF
Applicant's Signature/Date

5.9.22

JUSTIN DUFF
Owner's Signature/Date
As Authorized Agent

5.9.22



Architects | Designers | Planners

AR91636
671 Front St., Suite 220
Celebration, FL 34747
407.566.2575

May 6, 2022

Mr. Justin Duff
VanTrust Real Estate LLC
4900 Main Street, Suite 400
Kansas City, MO 64112
Overland Park, KS 66223

RE: Amendment Meadowbrook Park Vision Book 5/6/2022

Dear Justin

We have reviewed the Meadowbrook Park Vision Book regarding Accessory Use Structures and their requirements and recommend the following amendment. Fully detached accessory use structures provide an important element in communities such as Meadowbrook for several reasons and conditions. Some of the value of these detached structures include but are not limited to items such as the breaking down of large garages and their roof massing and providing architecture as screening for alley way views from public right of ways and from park and open spaces. The current vision book is silent on the use of the "detached" accessory structure as well as a more defined accessory use definition. To further the ability and tools needed to continue the success of Meadowbrook we recommend the following language and guidelines for these accessory uses.

"One or two story detached accessory structures shall be permitted on Cottage and Manor lot types. Accessory structures may include; accessory living quarters that meet the vision book and local jurisdictional requirements, one or two car garages, and garden structures. The ground floor footprint of such accessory structure shall not exceed 650 square feet and shall not exceed two story. The construction type shall be consistent with the main residential structure and shall consist of footings, masonry, and frame construction methods, to provide a permanent structure. The exterior design elements of the accessory structure shall be consistent and match the design character and materials of the main residence. The building setbacks for the accessory structure shall be consistent with the vision book for the lot type but shall not be less than five feet for any side or rear setback unless it is solely a pergola garden structure. Garage doors for any detached garage if perpendicular to the rear setback shall be allowed to encroach into the rear 18-foot setback"



We have also attached the recommended "red line" revision of the specific pages that describe the amendment.

We feel this amendment is consistent with the intent of the Vision Book and will allow continuation of the crafting of the streetscape and the placemaking of Meadowbrook. Should you have any questions please feel free to call.

Sincerely,

A handwritten signature in black ink that reads "Mark Jones".

Mark Jones

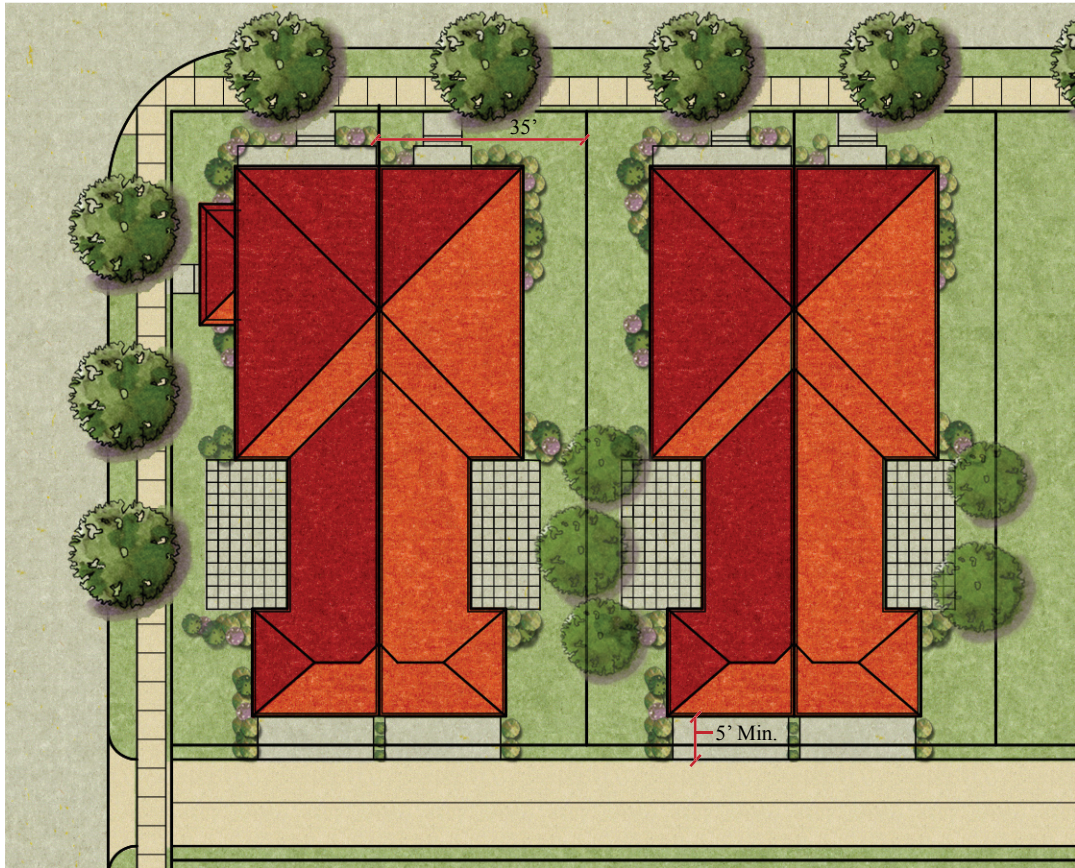
LRK

Enclosures: Amendment 5/6/2022

<sender's initials/typist initials>
document1

LOT TYPES

ATTACHED HOME LOTS



LOT STANDARDS

- Min. Lot Area: 4,000 sq. ft.
- Min. Lot Width at Front Setback: 35 ft.
- Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 0 ft. (where attached) / 5 ft. (to an interior lot line)
- Min. Rear Yard Setback: 5 ft.
- Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single family attached residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: On any Attached Home Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further details at final approval

COTTAGE LOTS



LOT STANDARDS

- Min. Lot Area: 5,600 sq. ft.
- Min. Lot Width at Front Setback: 43 ft. (typical 48 ft.)
- Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)**
- Min. Rear Yard Setback: 5 ft.
- Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single family residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: On any Cottage Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

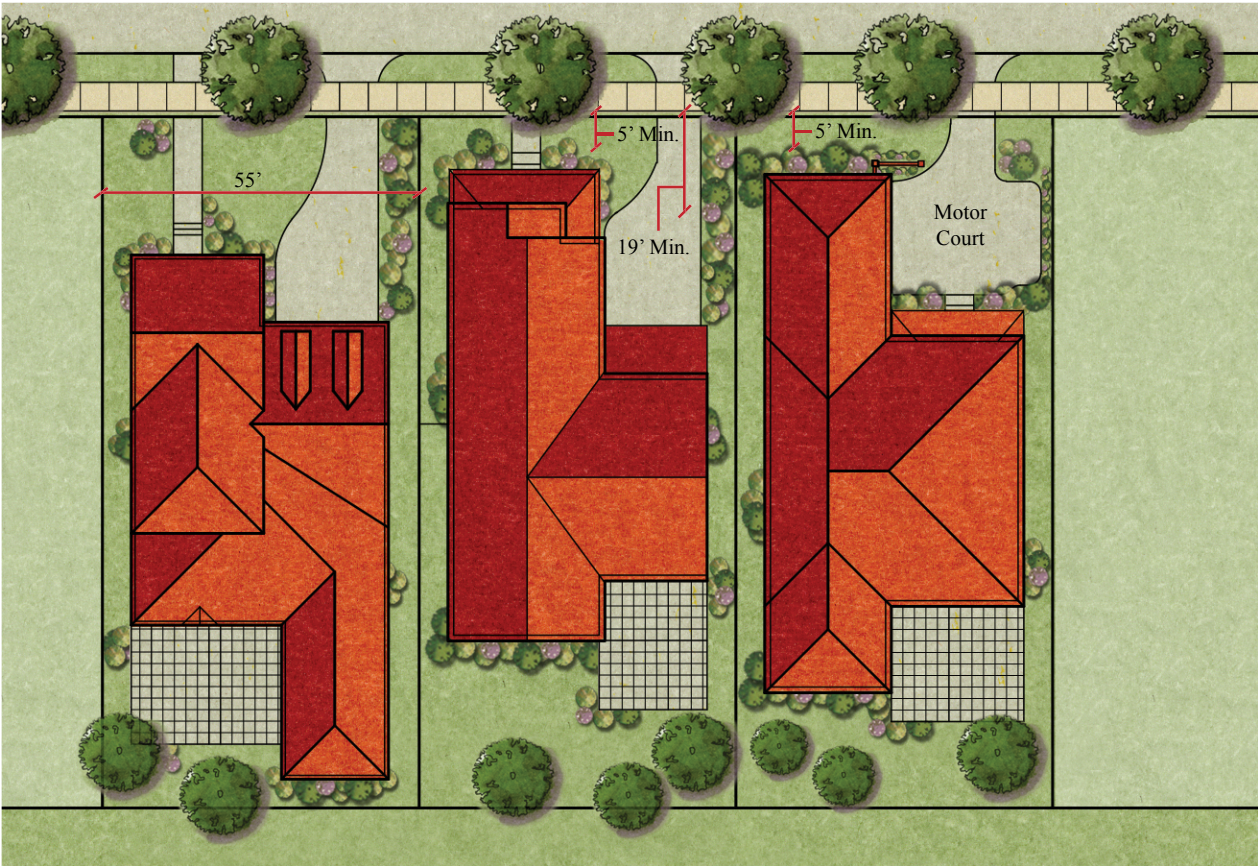
*Landscaping shown is illustrative and will be further details at final approval

**In such situations where a building is built or planned to be built less than 5 ft from a side yard line (following the 0 ft side yard setback standard), the adjoining lot's side yard setback shall be no less than 5 ft on that same adjoining side.

LOT OPTIONS

Any Attached Home Lot may be reassigned as a Cottage Lot, and vice versa. Any Attached Home or Cottage Lot may be “split” in such a manner to enlarge the adjacent lots on both sides.

VILLAGE LOTS



LOT STANDARDS

- Min. Lot Area: 6,000 sq. ft.
- Min. Lot Width at front setback: 55 ft.
- Min. Front Yard Setback: 5 ft.
- Min. Front Yard Setback to Garage: 19 ft. from edge of sidewalk for homes with front access driveways providing direct perpendicular access from the street to the garage or 5 ft. from edge of sidewalk for homes with motor court driveways providing side access from the street to the garage
- Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)**
- Min. Rear Yard Setback: 5 ft.
- Maximum Building Height: 45 ft.
- Vehicular Access: Front-load from street

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single family residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

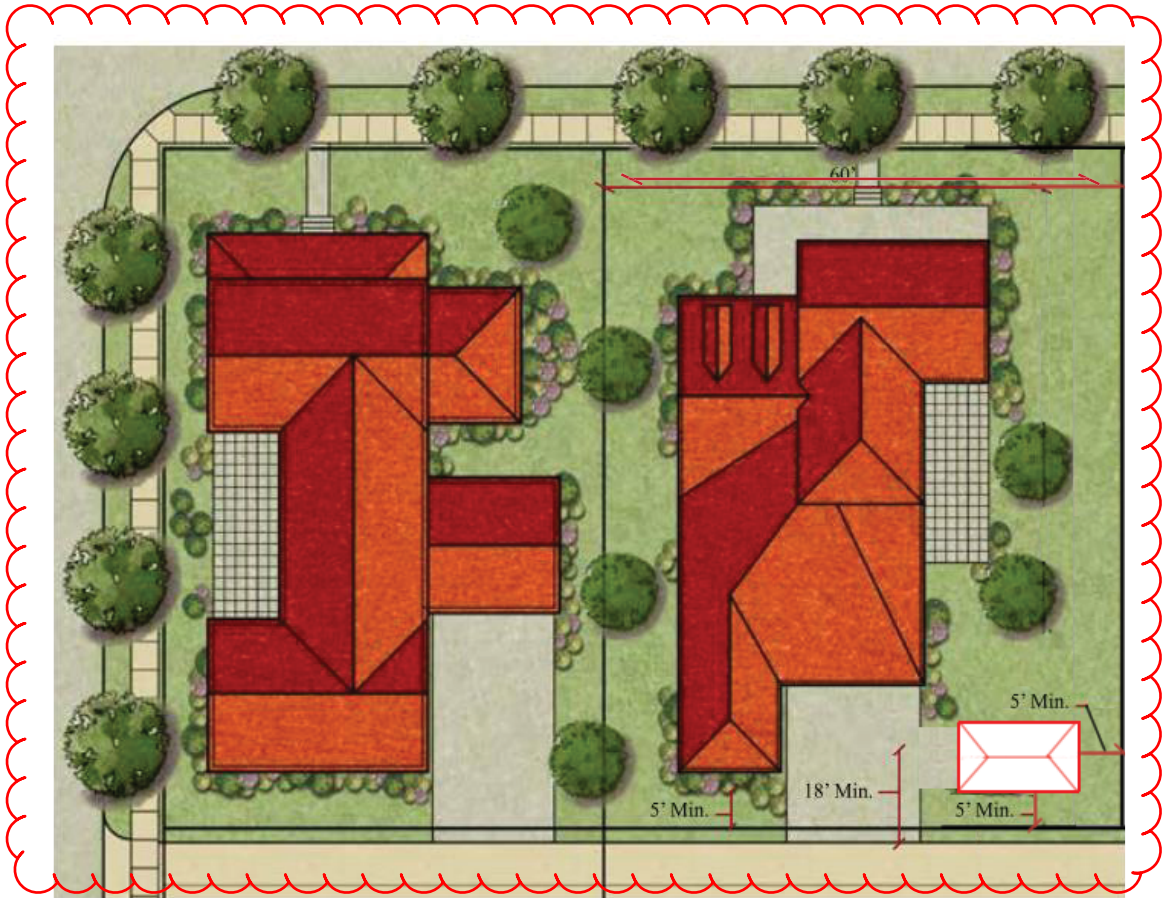
Accessory Living Quarter: On any Village Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

A low wall not to exceed 36 inches tall with shrubs on the street side shall be attached to the garage wall to screen the drive of the motor court and may be stucco, stone or brick with a brick, stucco or stone cap. Piers shall be located at all transitions in direction. Piers may extend up to 12 inches above the wall height. All walls and materials shall be reviewed and approved by the architectural review board.

*Landscaping shown is illustrative and will be further details at final approval

**In such situations where a building is built or planned to be built less than 5 ft from a side yard line (following the 0 ft side yard setback standard), the adjoining lot's side yard setback shall be no less than 5 ft on that same adjoining side.

MANOR LOTS



LOT STANDARDS

- Min. Lot Area: 6,500 sq. ft.
- Min. Lot Width at Front Setback: 60 ft.
- Min. Front Yard Setback: 10 ft. (to any yard bordering a street or open space)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley
- Min. Side Yard Setback: 5 ft.
- Min. Rear Yard Setback: 5 ft.
- Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line. Window wells providing light and access for basements are permitted to project up to a lot line. Yard areas may contain fencing and/or masonry walls designed to be compatible with the architectural design of the associated home(s) and that serve to define, separate or enclose yards, patios or other private or semi-private outdoor spaces.

Permitted Building Height and Projections: Maximum height of single family residential structure shall be 45 feet with an additional 10 feet allowed for chimneys. Building height shall be defined as the dimension from the top of the foundation at the main entry to the ridgeline of the structure.

Accessory Living Quarter: On any Manor Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further details at final approval

****One or two story detached accessory structures shall be permitted on Cottage and Manor lot types. Accessory structures may include: accessory living quarters that meet the vision book and local jurisdictional requirements, one or two car garages, and garden structures. The ground floor footprint of such accessory structure shall not exceed 650 square feet and shall not exceed two stories. The construction type shall be consistent with the main residential structure and shall consist of footings, masonry and frame construction methods, in order to provide a permanent structure. The exterior design elements of the accessory structure shall be consistent and match the design, character and materials of the main residence. The building setbacks for the accessory structure shall be consistent with the vision book for the lot type, but shall not be less than five feet for any side or rear setbacks unless it is solely a pergola garden structure. Garage doors for any detached garage, if perpendicular to the rear setback, shall be allowed to encroach into the rear 18 foot setback.**