

PLANNING COMMISSION MINUTES JUNE 7, 2022

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 7, 2022, at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jon Birkel (via Zoom), James Breneman, Patrick Lenahan, Melissa Brown and Jeffrey Valentino.

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

APPROVAL OF MINUTES

Ms. Brown moved for the approval of the minutes of the May 3, 2022, regular Planning Commission meeting. Mr. Birkel seconded the motion, which passed 3-0, with Mr. Breneman, Mr. Lenahan and Mr. Wolf in abstention.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2022-111 Lot Split - 4101 W. 85th Street and 4105 W. 85th Street
 Zoning: R-1A
 Applicant: Kevin Green

Mr. Brewster 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. Four similar applications have been filed and approved by the Planning Commission for lots 8, 9, 10 and 12.

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.

Mr. Breneman made a motion to approve the lot split with the listed conditions. Mr. Lenahan seconded the motion, which passed 6-0.

PC2022-112 Lot Split - 4201 W. 85th Street and 4203 W. 85th Street
Zoning: R-1A
Applicant: Kevin Green

Mr. Brewster said that as in application PC2022-111, 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. Four similar applications have been filed and approved by the Planning Commission for lots 8, 9, 10 and 12.

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.

Mr. Breneman made a motion to approve the lot split with the listed conditions. Mr. Lenahan seconded the motion, which passed 6-0.

PC2022-113 Revision to Final Development Plan
Meadowbrook Park
Zoning: MXD
Applicant: Justin Duff, VanTrust Real Estate

PJ Novick stated that the applicant was 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 and 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.”

Mr. Novick said that staff had no issues with the requested amendment, and that the proposed language includes requirements that will ensure any detached, accessory structure meets the established design standards of the Meadowbrook Park development. He added that staff recommended 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.

Ms. Brown asked why the following text was included in the Vision Book description of the manor lots, but not the cottage or village lots:

“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.”

Applicant Justin Duff, VanTrust Real Estate, 4900 Main Street, Kansas City, MO, said that edits would be made to the vision book to ensure the referenced language was included in the description of all three lots.

Mr. Breneman asked why the drawings of the cottage lots showed a 5' measurement from the back of the garage to the curb, whereas the manor lots showed a measurement of 5' from the back of the garage to the lot line. Mr. Duff stated the images would be edited so that both show the distance to the curb for consistency.

Mr. Lenahan made a motion to approve the revision to the final development plan as presented, with the condition that edits be made to the drawings as noted. Ms. Brown seconded the motion, which passed 6-0.

OTHER BUSINESS

None

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 7:25 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary