

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, SEPTEMBER 13, 2022
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - August 2, 2022

III. OLD BUSINESS

IV. PUBLIC HEARINGS

None

V. NON-PUBLIC HEARINGS

- | | |
|------------|--|
| PC2022-119 | Site Plan Exception for Solar Panel Installation
7813 Canterbury Street
Zoning: R-1A
Applicant: Bob Solger, Solar Design Studio |
| PC2022-120 | Site Plan Exception for Fence
7401 High Drive
Zoning: R-1A
Applicant: Jere Sellers |
| PC2022-121 | Design Review for Exception to Fenestration Requirements
6841 Linden Street
Zoning: R-1A
Applicant: Dan Wessel |
| PC2022-122 | Site Plan Exception for Impervious Coverage Area
9119 Alhambra Street
Zoning: R-1A
Applicant: Jason Leiker |
| PC2022-123 | Site Plan for Monument Sign
8340 Mission Road
Zoning: C-0
Applicant: Dick Robinson, High Tech Signs of Mid America, LLC |

VI. OTHER BUSINESS

Discussion of Ad Hoc Housing Committee Recommendations

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 AUGUST 02, 2022

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 2, 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, James Breneman, Patrick Lenahan, Greg Wolf, Melissa Brown, and Nancy Wallerstein.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Ashley Freburg, Deputy City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Lenahan moved for the approval of the minutes of the July 12, 2022, regular Planning Commission meeting. Ms. Wallerstein seconded the motion, which passed 5-0. Mr. Breneman abstained.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2022-115 Site Plan Exception for Fence
4411 W. 90th Street
Zoning: R-1A
Applicant: Bryan Kuhn

This application was continued from the July 2022 Planning Commission meeting, for the applicant to consider alternative fence or wall designs associated with the exception request. After further consideration, the applicant did not alter the application.

Mr. Brewster said the applicant is requesting to locate an 8' high privacy fence along the west property line, extending along the entire side yard from the rear lot line to the front. This lot line abuts commercial zoning and a commercial use to the west. Part of this boundary is the rear of a commercial building and part of it is a parking lot for commercial use. There is a currently a 6' high privacy fence extending along this property line, only in

the rear and side of the residential lot. The remainder of this is a heavily landscaped edge mostly on the residential lot.

This request does not meet the ordinance requirements and would require the following two exceptions:

- Section 19.44.025(b)(3) has a maximum fence height of 6', and only allows up to 8' if the fence is within the building envelope (i.e., within all setbacks, as would apply to any building)
- Section 19.44.025(c)(1) limits fences in the front yard (any area in front of the front building line) to only "decorative fences"; decorative fences are described as at least 50% open and limited to no higher than 2.5'.

Mr. Brewster said staff recommended approval of the fence site plan with the height exception (8', instead of the required 6') and a design exception for the front yard (privacy fence rather than decorative fence) based upon adjacency of this property to a commercial use, with buildings and parking areas directly abutting the residential property. The exception should be based on the conceptual plan proposed in the application with the following limitations:

1. No fence shall be permitted within the right-of-way, or within 6' of the curb, whichever distance is greater from the street edge.
2. The landscape buffer be maintained along the fence in the front yard.

Applicant and property owner Bryan Kuhn was present to discuss the application.

Mr. Breneman made a motion to approve PC2022-115 with the conditions listed by staff. Ms. Wallerstein seconded the motion, which passed 6-0.

PC2022-117 Lot Split
3900 and 3904 W. 85th Street
Zoning: R-1A
Applicant: Kevin Green

Mr. Brewster said 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. (PC2015-08). 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. (PC2016-110). 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 (PC2016-119). 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. Six similar applications have been filed and approved by the Planning Commission for lots 8 through 13.

Mr. Brewster said 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.

Applicant and developer Kevin Green was not present to discuss the application.

Mr. Lenahan made a motion to approve PC2022-117 with the conditions listed by staff. Mr. Birkel seconded the motion, which passed 6-0.

PC2022-118 Site Plan Exception for Fence
5330 W. 79th Street
Zoning: R-1B
Applicant: Ric Resig

Mr. Brewster said 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 Birch Street, allowing replacement of an approximate 4' chain link fence located in the current location approximately on property line, rather than 17.5' from the property line. The application does not indicate a specific fence type, but Mr. Resig confirmed the current fence would be replaced with a 6' privacy fence that is permitted according to fence standards in the side or rear yard.

The property is a corner lot on the northeast corner of 79th Street and Birch Street. The lot to the south (abutting the rear lot line) orients to Birch Street. The subject lot is an "end grain" lot, meaning it faces 79th Street while other lots further south on the block are oriented to Birch Street.

In this circumstance, the zoning ordinance requires the fence to be set back from the lot line on Birch Street the greater of 15' or one-half the front setback of the adjacent lots. [19.44.025.(c)(3)]. The abutting lot has a front setback of 35' from Birch Street, so the required fence setback is 17.5'. 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 front yard areas.)

The proposal is for an exception to replace an existing chain link fence, rather than at the 17.5' setback as required by the ordinance. The fence would be approximately 11.5' from the curb of Birch Street. This requirement is to protect the front yard and streetscape views of "reverse corner" or "end grain" lots that front on the street differently than the corner lots that they abut. As an end grain lot, the building has a side-side orientation to the property line to the north and the principal structure is approximately 15' from that lot line. This results in a shallow rear fenced yard and a larger portion of the yard space exists in the side yard towards Birch Street. Therefore, the most prominent part of the existing fenced yard is in this area abutting Birch Street.

The applicant held a neighborhood meeting on July 25, 2022, in accordance with the City's Resident Participation Policy.

Mr. Brewster said staff recommends approval of this fence site plan with the exception given the following considerations:

1. This is a replacement of an existing non-conforming fence.
2. There is a sufficient amount of right-of-way between the lot line and the curb of Birch Street.
3. The subject property has a side-side relationship to the house to the north, resulting in a fenced rear yard area only 15' deep.
4. Although the conversion of the fence from 4' chain link to 6' privacy fence could increase barriers, there is a significant amount of vegetation throughout this area and a fence meeting the requirement would need to be placed at least 17.5' from the side lot line (further back than all of the vegetation barriers).
5. The proposed fence will meet all other standards other than the required setback along Birch Street.

Applicant and property owner Ric Resig was present to discuss the application.

Mr. Lenahan made a motion to approve PC2022-118 with the conditions listed by staff. 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 7:17 p.m.

Ashley Freburg
Deputy City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: September 13, 2022 Planning Commission Meeting

Application: PC 2022-119

Request: Site plan review for solar panels, 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. Solar panel standards have specific criteria to evaluate for granting exceptions.*

Property Address: 7813 Canterbury

Applicant / Owner: Bob Solger, Solar Design Studio / Steve & Karen McGuire

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: RIDGEWOOD LOT 12 BLK 5 PVC-0593 0106

Property Area: 10,609.5 sq. ft. (0.24 ac.)

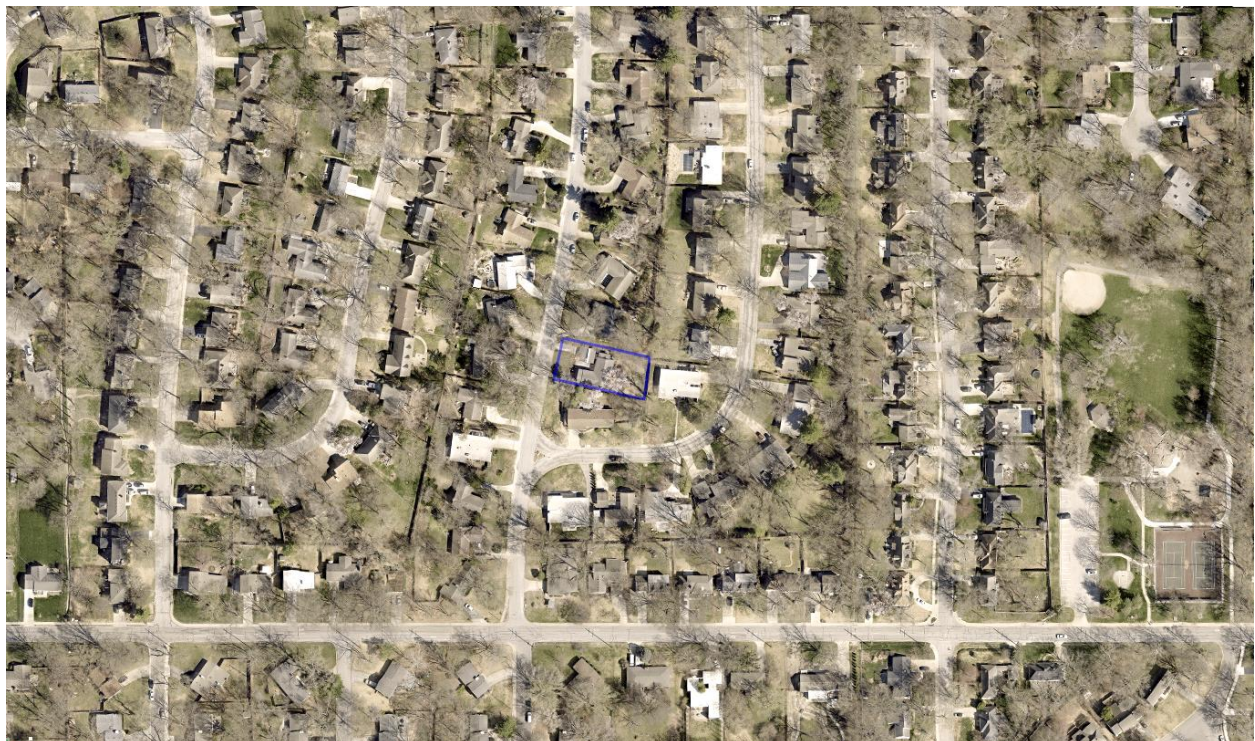
Related Case Files: none

Attachments: Application, lot plan, site photos, solar panel specifications

General Location – Map



General Location – Aerial



Site – Aerial



Birdseye



Street View (looking northeast from Canterbury Street)



Street View (looking south from Canterbury Street)



BACKGROUND:

The applicant is requesting an exception related to the installation 10 solar panels on the principal dwelling and detached accessory car port. The panels were installed subject to a permit indicating the ordinance requirement that panels not project more than 5 inches from the surface of the roof. Upon installation and inspection, staff indicated that the panels were too high and needed to be lowered. The applicant complied but the lowest the panels can go is approximately 5.8 inches from the roof surface. The panels are on the west (front) side of the principal structure and the rear pitch of the car port. The car port is situated in the front but is in a recessed front area due to the building footprint ("L" configuration with the most forward wing on the south portion of the lot.)

The lot has a west-facing home on south end of the block near Canterbury Street and Chadwick Street. The residence to the south orients to Chadwick Street and has a rear yard abutting the south side lot line of the subject house. Homes in the vicinity are low-scale (1-story) mid-century modern style ranches, with some having skewed orientation to the street. All property in the area is Zoned R-1A.

The applicant held a neighborhood meeting on April 25, 2022, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

ANALYSIS:

The renewable energy provisions and solar energy standards of the zoning ordinance [\[19.50.010\]](#) have design compatibility standards, which among other things require roof mounted panels to be generally parallel with the roof and project no more than 5 inches from the roof. [\[19.50.010\(3\)\(1\)\]](#). The applicant has submitted images, specifications, and narrative explaining why the selected panels can only be mounted with approximately 5.8 to 6.0 inches above the roof. In general, this is due to the mounting bracket mechanism and the general need for all solar panels to have appropriate ventilation from the roof. (In 2016 the Planning Commission issued an interpretation that "flush" and "roof mounted" allowed some reasonable separation and projection above this roof due to this issue, and a subsequent code amendment added the 5-inch projection allowance to clarify that interpretation.).

The solar panel standards also allow for exceptions to be granted through the site plan review process [\[19.50.010\(d\)\]](#). The exception criteria are to allow some leniency in application of the standards and to account for energy design and technology issues, provided that the intent of the section is met and the exception is necessary due to the design and function of the solar technology.

The intent of the section and the specific design standard is to allow renewable energy sources and require design standards that are compatible with the context and character of the district. Specifically, the compatibility standards protect the character of the neighborhood, architectural design of buildings, and situate panels in a manner that minimizes potential impacts on adjacent property and the streetscape.

In this case, the following factors support an exception:

- The exception is a minimal deviation from the required standard (approximately 5.8" projecting rather than 5), and will not be detectible from the ground, adjacent property, or the streetscape.
- The panels are otherwise parallel with the pitch of the roof and appear consistent with the existing scale and massing of the principal and accessory buildings.
- The applicant has supplied specifications for the panels that justify the exception to promote the function of the panels and appropriate installation.
- The panels are situated in a way that is not directly visible from adjacent property or the street due

CRITERIA:

In addition to the Site Plan review criteria, [\[Section 19.32.030.\]](#), the following are the specific criteria the Planning Commission shall consider for exceptions and alternatives for solar panel installations [\[Section 19.50.010\(d\)\]](#):

- (1) The intent of this Chapter, and whether the proposal is contrary to the intent of any other sections of this chapter.
- (2) The context of the application, and in particular the relationship of the proposed facilities to surrounding property.
- (3) Whether the proposed design and requested exceptions are necessary to ensure that the function and efficiency of the solar energy system is maintained, and whether the exception could negatively impact other design or sustainability principles.

RECOMMENDATION:

Staff recommends approval of this site plan with the exception to allow the panels to project approximately 5.8 to 6.0 inches above the roof surface due to:

- The limited nature of the exception request.
 - The panels remaining parallel to the roof structure and consistent with the scale and massing of the buildings.
 - The situation of the buildings and specific panel locations will have limited impact on the streetscape and adjacent property.
 - The specifications submitted demonstrate a need for the exception to allow property installation and maintain the function of the solar panels.
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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: Solar Design Studio - Bob Solger Phone Number: 913.221.6253

Address: 23185 Hwy 92 Platte City, MO 64079 E-Mail bob@solardesignstudio.com

Owner: Steve & Karen McGuire Phone Number: 913-972-4979

Address: 7813 Canterbury St Zip: 66208

Location of Property: Prairie Village

Legal Description: RIDGEWOOD LOT 12 BLK 5 PVC-0593 0106

Applicant requests consideration of the following: (Describe proposal/request in detail) Request for Exceptions and Alternatives to ordinance 19.50.010 Sub Section C 1, IAW with Sub Section D 1-3.
Systems mounted on pitched roof structures or vertical walls shall not project more than 5 inches off the surface of the roof or wall and be generally parallel to the roof pitch or vertical wall. See attached sheet for specific information.

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 Exceptions and Alternatives to ordinance 19.50.010 Sub Section C 1.

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.

Bob Solger 8/3/2022
Applicant's Signature/Date

Steve McGuire 8/3/22
Owner's Signature/Date

The solar array we installed on our home in July cannot be adjusted to comply with a 5" height requirement above the roof plane .

Properly installing a solar pv array on a residential roof involves consideration of the following:

- Structural Capability and Safety
- Aesthetics and Profile
- Ensuring the roof will not leak after installing a system
- Air circulation under the modules to cool them to ensure energy production performance during the summer and in the winter months to allow for snow to pass under the modules

The attachments systems for pitched roofs racking system are comprised of Flashing, L-Foot Attachment, Rail and Solar Module frames.

The picture below illustrates the application.

The solar module height is 1.57"

The XR100 Rail height is 2.44"

The Fast Foot Assembly Cap for attaching height is 3.35" - 1.56" for the adjustment slot = 1.79"

Total height 5.8" is the lowest height that can be achieved and is not noticeable from the ground.





ROOF VIEW FACING WEST, CARPORT EAST FACING



FRONT OF HOME VIEW FACING EAST



CARPORT
SKYLIGHT

STREET VIEW FACING EAST

The attached information documents the specific products used on this project and rational for requesting the Exception and Alternative.

Solaria PowerXT-400R PM

Achieving over 20% efficiency, Solaria PowerXT solar panels are one of the highest power panels in the residential and commercial solar market. Compared to conventional panels, Solaria PowerXT panels have fewer gaps between the solar cells; this leads to higher power and superior aesthetics. Solaria PowerXT Pure Black™ panels are manufactured with black backsheet and frames, enhancing a home or building's architectural beauty.



High Efficiency, High Power

Solaria PowerXT panels achieve up to 20.2% efficiency. Solaria PowerXT panels are one of the highest power panels available.



High Quality and Reliability

Solder-less cell interconnections are highly reliable and designed to far exceed the industry leading 30 year warranty.



Improved Aesthetics

Compared to conventional panels, Solaria PowerXT panels have a more uniform appearance and superior aesthetics.



Lower System Costs

Solaria PowerXT panels produce more power per square meter area. This reduces installation costs due to fewer balance of system components.



Improved Shading Tolerance

Sub-strings are interconnected in parallel, within each of the four panel quadrants, which dramatically lowers the shading losses and boosts energy yield.



PID Resistant

Solaria PowerXT panels are PID resistant. This insures stable and predictable energy production over time.



About Solaria

Established in 2000, The Solaria Corporation has created one of the industry's most respected IP portfolios, with over 250 issued and pending patents in PV solar cell and module technology. Headquartered in California, Solaria has developed a technology platform that unlocks the potential of solar energy.



Performance at STC (1000W/m², 25° C, AM 1.5)

Solaria PowerXT-		400R-PM
Max Power (P _{max})	[W]	400
Efficiency	[%]	20.2
Open Circuit Voltage (V _{oc})	[V]	51.1
Short Circuit Current (I _{sc})	[A]	9.82
Max Power Voltage (V _{mp})	[V]	42.4
Max Power Current (I _{mp})	[A]	9.41
Power Tolerance	[%]	-0/+3

Performance at NOCT (800W/m², 20°C Amb, Wind 1 m/s, AM 1.5)

Max Power (P _{max})	[W]	295
Open Circuit Voltage (V _{oc})	[V]	48.1
Short Circuit Current (I _{sc})	[A]	7.92
Max Power Voltage (V _{mp})	[V]	40.0
Max Power Current (I _{mp})	[A]	7.59

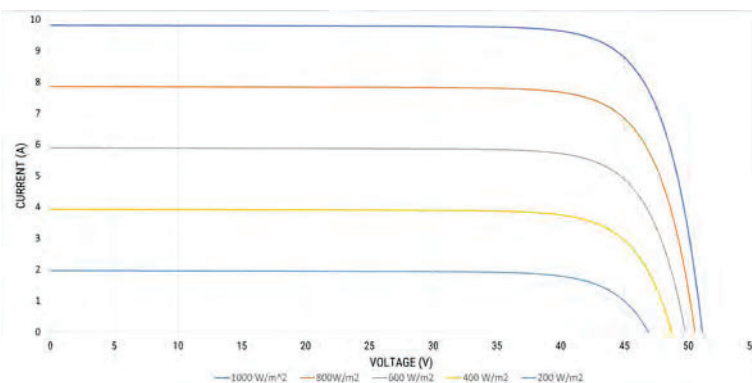
Temperature Characteristics

NOCT	[°C]	45 +/-2
Temp. Coeff. of P _{max}	[% / °C]	-0.39
Temp. Coeff. of V _{oc}	[% / °C]	-0.29
Temp. Coeff. of I _{sc}	[% / °C]	0.04

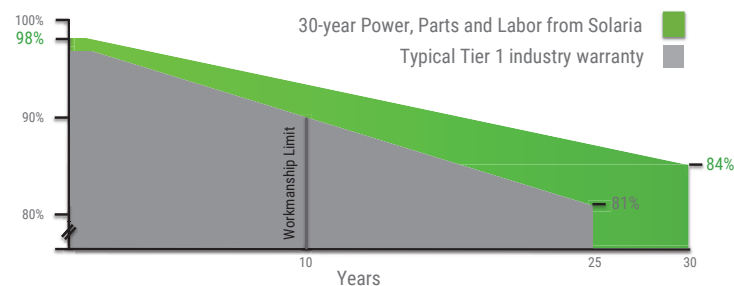
Design Parameters

Operating temperature	[°C]	-40 to +85
Max System Voltage	[V]	1000
Max Fuse Rating	[A]	20
Bypass Diodes	[#]	4

IV Curves vs. Irradiance (400W Panel)



Comprehensive 30-Year Warranty



Mechanical Characteristics

Cell Type	Monocrystalline Silicon
Dimensions (L x W x H)	64.72" x 47.4" x 1.57" 1644mm x 1204mm x 40mm
Weight	21 kg / 46 lbs
Glass Type / Thickness	AR Coated, Tempered / 2.84mm
Frame Type	Black Anodized Aluminum
Cable Type / Length	12 AWG PV Wire (UL) / 1000mm
Connector Type	MC4
Junction Box	IP68 / 4 diodes
Front Load	5400 Pa / 113 psf*
Rear Load	3600 Pa / 75 psf*

* Refer to Solaria Installation Manual for details

Certifications / Warranty

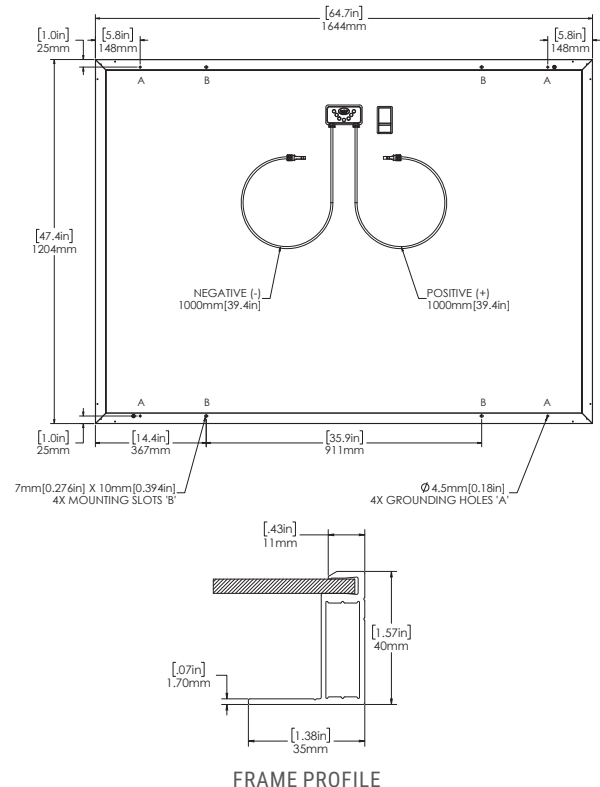
Certifications	UL 61730 / IEC 61215 / IEC 61730 CEC & FSEC Listed
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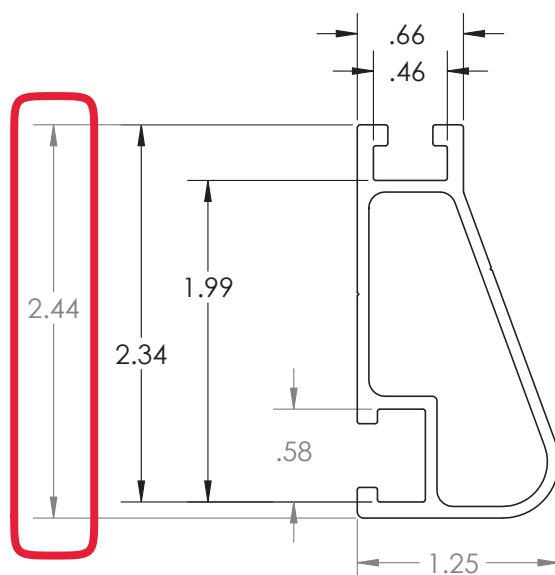
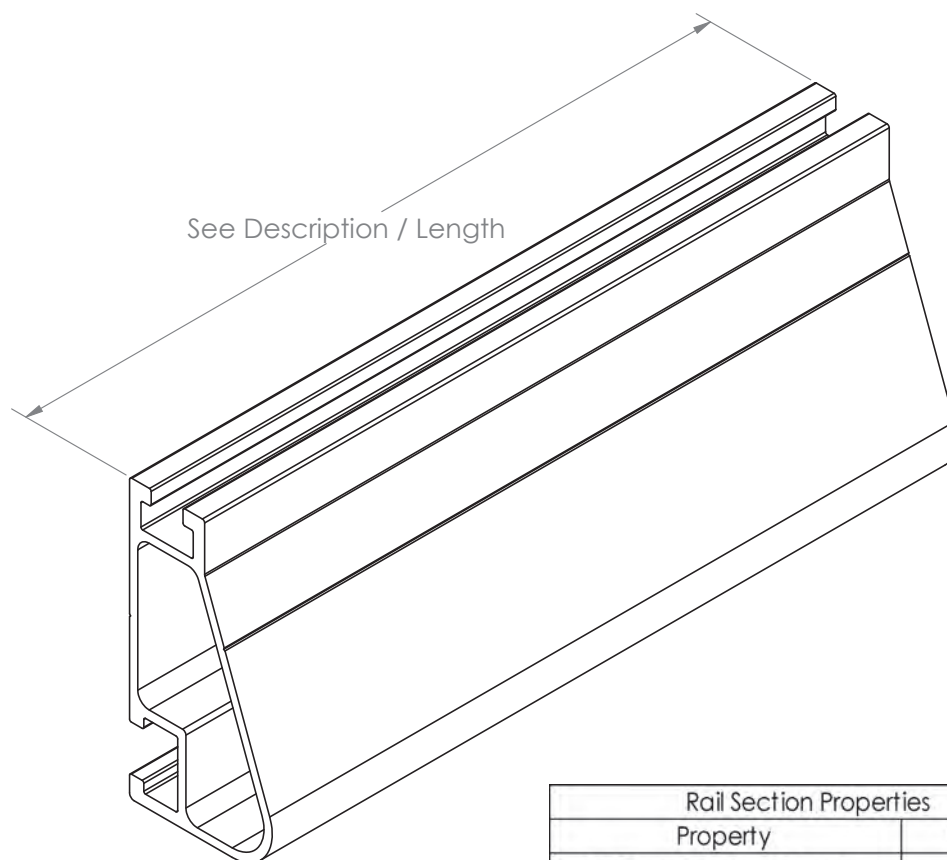
Fire Type (UL 1703)	1
Warranty	30 years*

* Warranty details at www.solaria.com

Packaging

Stacking Method	Horizontal / Palletized
Panels/ Pallet	25
Pallet Dims (L x W x H)	66.57" x 48.7" x 48.4" 1720mm x 1260mm x 1235mm
Pallet Weight	575kg / 1268 lbs
Pallets / 40-ft Container	18
Panels / 40-ft Container	450

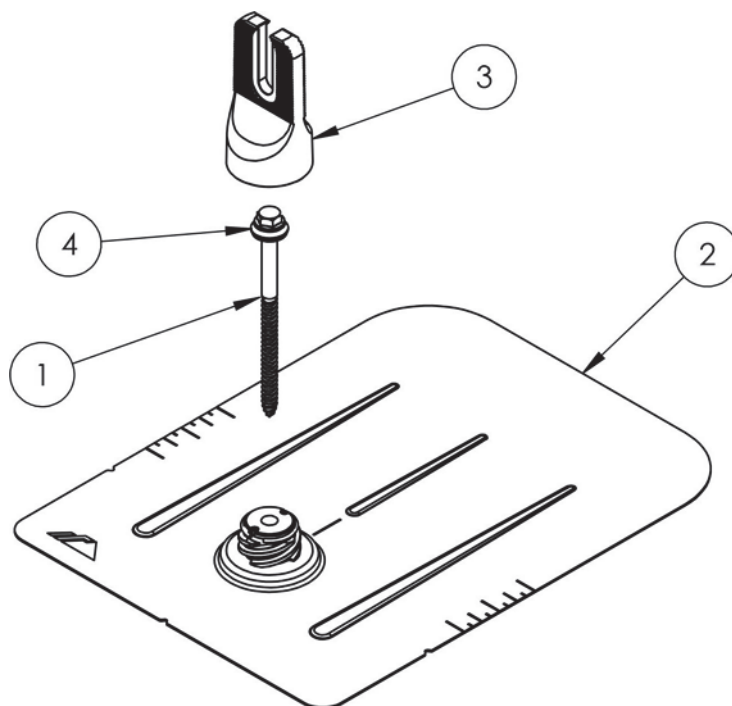




Rail Section Properties	
Property	Value
Total Cross-Sectional Area	0.582 in ²
Section Modulus (X-axis)	0.297 in ³
Moment of Inertia (X-axis)	0.390 in ⁴
Moment of Inertia (Y-axis)	0.085 in ⁴
Torsional Constant	0.214 in ³
Polar Moment of Inertia	0.126 in ⁴

APPROVED MATERIALS:
 6005-T6, 6005A-T61, 6105-T5, 6N01-T6
 (34,000 PSI YIELD STRENGTH MINIMUM)

Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-100-132A	XR-100-132B	XR100, Rail 132" (11 Feet)	6000-Series Aluminum	7.50 lbs.
XR-100-168A	XR-100-168B	XR100, Rail 168" (14 Feet)		9.55 lbs.
XR-100-204A	XR-100-204B	XR100, Rail 204" (17 Feet)		11.60 lbs.

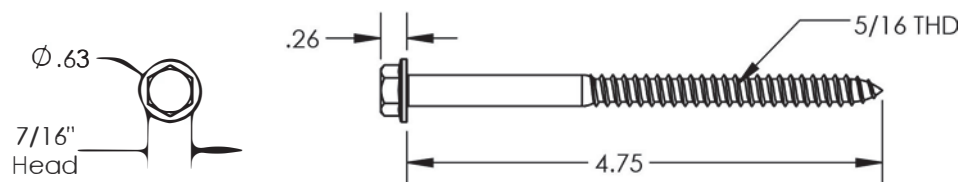


ITEM NO.	DESCRIPTION
1	BOLT LAG 5/16 X 4.75"
2	ASSY, FLASHING
3	ASSY, CAP
4	WASHER, EPDM BACKED

FLASHFOOT 2

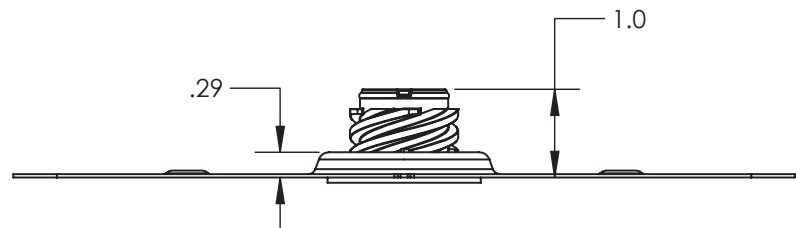
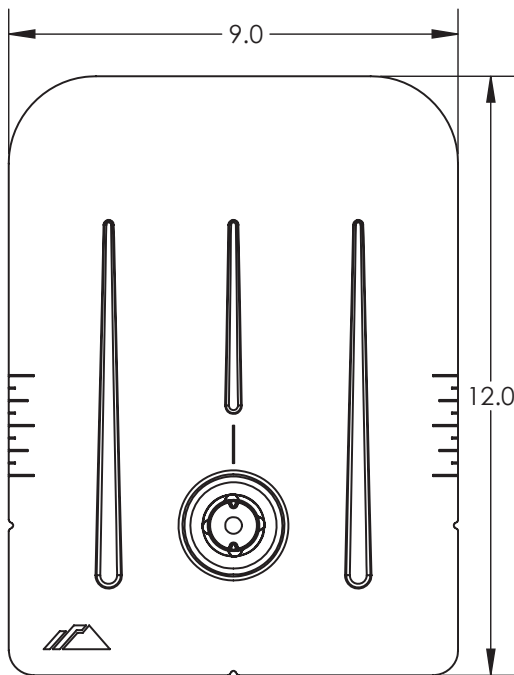
Part Number	Description
FF2-01-M2	FLASHFOOT2, MILL
FF2-01-B2	FLASHFOOT2, BLACK

1) Bolt, Lag 5/16 x 4.75



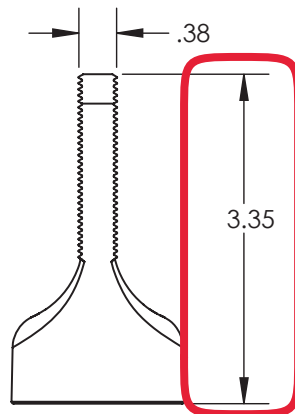
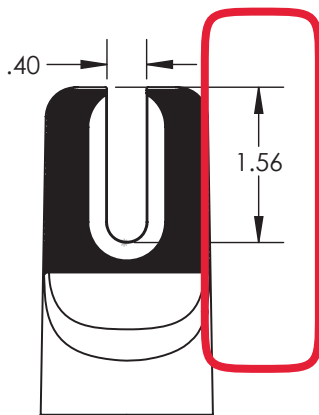
Property	Value
Material	300 Series Stainless Steel
Finish	Clear

2) Assy, Flashing



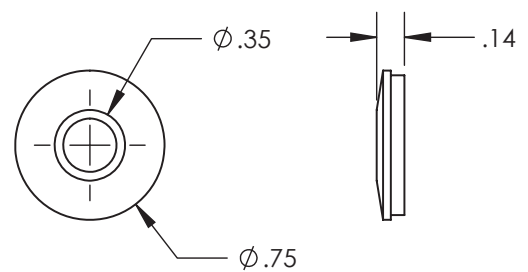
Property	Value
Material	Aluminum
Finish	Mill/Black

3) Assy, Cap



Property	Value
Material	Aluminum
Finish	Mill/Black

4) Washer, EPDM Backed

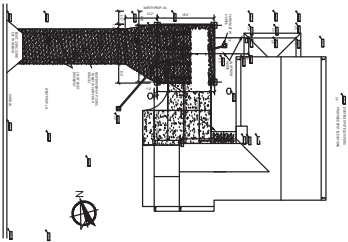


Property	Value
Material	300 Series Stainless Steel
Finish	Clear

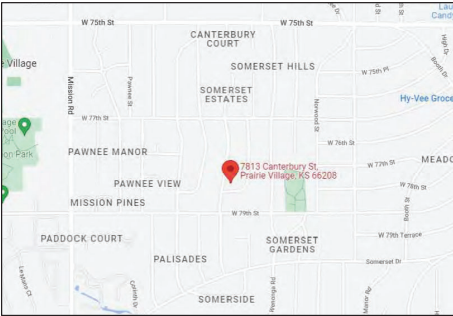
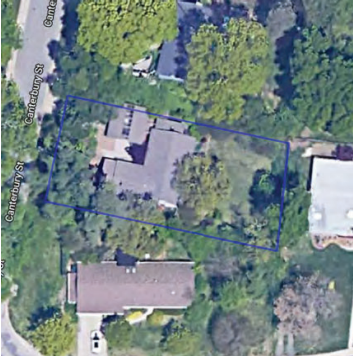
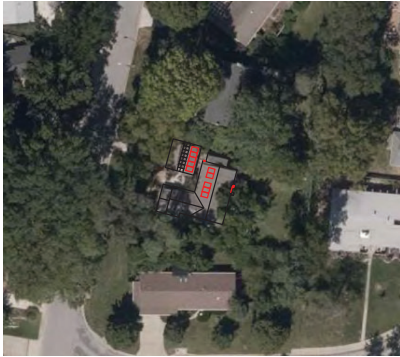
SOLAR PV INSTALLATION PROJECT - MCGUIRE RESIDENCE, 7813 CANTERBURY STREET, PRAIRIE VILLAGE, KS 66208

COMPONENTS LIST		
QTY	NAME	DESCRIPTION
10	PV MODULE	SOLARIA POWERXT, 400R-PM, 400 WATTS
10	PV INVERTER	ENPHASE, IQ7A-72-2-US
	RACKING	IRONRIDGE

SYSTEM SPECS				
	MODULES	DC KW	INVERTERS	AC KW
TOTAL ARRAY FIELD	10	4.0 KW DC	10	3.49 KW AC



NOT TO SCALE



PROJECT INFORMATION

APPLICABLE CODES AND STANDARDS

BUILDING: 2018 IBC
ELECTRICAL: 2017 NEC
FIRE: 2018 IFC
RESIDENTIAL: 2018 IRC
ASCE: 7-16
AHJ: PRAIRIE VILLAGE
CONSTRUCTION TYPE: VB
OCCUPANCY CLASS: R-3

LOT INFORMATION

ASSESSOR PARCEL ID: OP62000005 0012
ZONING: R-1A
WIND EXPOSURE CATEGORY: B
WIND SPEED: 110
RISK CATEGORY: II
SNOW LOAD: 20 lbs.
MIN AMBIENT TEMP: -20°C
MAX AMBIENT TEMP: 35°C

UTILITY INFORMATION

UTILITY PROVIDER: EVERGY
SERVICE ENTRANCE SIZE: 120V/240V, 1P, 3W, 100 AMPS
INVERTER VOLTAGE: 240Vac

SOLAR ROOF COVERING

PERFORMANCE TYPE 1 (UL 1703)
FIRE RATING CLASS C (UL 790 UL/CORD C1703)

CONTRACTOR NOTES

- IEEE-1547 AND UL-1741 COMPLIANT.
- SOLAR INSTALLER RESPONSIBLE FOR FIELD CONFIRMING ALL MEASUREMENTS
- ALL CHANGES TO THE DESIGN MUST BE APPROVED BY THE DESIGN ENGINEER
- SOLAR INSTALLER IS RESPONSIBLE FOR REQUESTING CHANGES AND PROVIDING AS BUILT INFORMATION
- ALL ELECTRICAL WORK TO BE INSTALLED BY A QUALIFIED LICENSED ELECTRICIAN AND APPRENTICES WORKING UNDER THE DIRECT SUPERVISION OF THE LICENSED CONTRACTOR
- ALL SOLAR MODULES SHALL BE UL LISTED 1703 & NEC APPROVED. ALL INVERTERS SHALL BE UL LISTED 1741 CERTIFIED & NEC APPROVED. ALL ELECTRICAL COMPONENTS AND MATERIALS SHALL BE LISTED FOR ITS PURPOSE AND INSTALLED IN A WORKMAN LIKE MANNER. ALL OUTDOOR EQUIPMENT SHALL MEET APPROPRIATE NEMA STANDARDS
- ALL FABRICATION AND MANUFACTURING SHALL BE PERFORMED BY CERTIFIED INDIVIDUALS IN APPROVED ASSEMBLY AND FABRICATION SHOPS
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTED AMONG SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR AUTHORITY HAVING JURISDICTION
- CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER IN THE FORM OF AN "RFI". REQUEST FOR INFORMATION, PRIOR TO MAKING ANY CHANGES. APPROVED CHANGES SHALL REQUIRE A DRAWING REVISION TO MAINTAIN CONTROL OVER THE ENGINEER APPROVED DESIGN
- THE ELECTRICAL CONTRACTOR IS ADVISED THAT ALL DRAWINGS AND COMPONENT MANUALS ARE TO BE UNDERSTOOD PRIOR TO INSTALLATION. THE CONTRACTOR IS ADVISED TO HAVE ALL SWITCHES IN THE "OFF" POSITION AND FUSES REMOVED PRIOR TO INSTALLATION OF FUSE-BEARING COMPONENTS
- THIS SYSTEM IS INTENDED TO BE OPERATED IN PARALLEL WITH THE UTILITY SERVICE PROVIDER. ANTI-ISLANDING PROTECTION IS A REQUIREMENT OF UL 1741 AND IS INTENDED TO PREVENT THE OPERATION OF THE PV SYSTEM WHEN THE UTILITY GRID IS NOT OPERATIONAL
- PERMISSION TO OPERATE THE SYSTEM IS NOT AUTHORIZED UNTIL FINAL INSPECTIONS AND APPROVALS ARE OBTAINED FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND THE LOCAL UTILITY SERVICE PROVIDER
- ALL FASTENERS SHALL BE CORROSION RESISTANT APPROPRIATE FOR SITE CONDITIONS. CONNECTORS SHALL BE TORQUED PER DEVICE LISTING OR ENGINEERING RECOMMENDATIONS
- THE CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS THAT MAY OCCUR IN THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ENGINEER/DESIGNER. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGES RESULTING IN ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ENGINEER/DESIGNER BEFORE BEGINNING WORK
- THE ENGINEER/DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE CONTRACTOR OR SUB CONTRACTORS WHO FAIL TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES
- DURING DUE DILIGENCE, THE SOLAR CONTRACTOR SHOULD REQUEST A COPY OF THE EXISTING ROOFING MATERIALS AND WORKMANSHIP WARRANTIES, THE ROOFING INSTALLATION DATE(S) ALONG WITH THE ROOFING CONTRACTOR INFORMATION FROM THE CUSTOMER. THE SOLAR CONTRACTOR SHOULD REVIEW THE ROOFING WARRANTIES AND IDENTIFY REMAINING MATERIALS AND/OR WORKMANSHIP COVERAGE DURATIONS. THE SOLAR CONTRACTOR SHOULD CONTACT THE ROOFING CONTRACTOR, REVIEW THE PROPOSED SOLAR PROJECT AND THE PROPOSED SOLAR-TO-ROOF ATTACHMENT METHODOLOGY TO IDENTIFY IF THAT APPROACH MAY VOID ANY EXISTING ROOF MATERIALS OR WORKMANSHIP WARRANTIES. THE TWO CONTRACTORS MAY NEED TO CONTACT THE ROOFING MANUFACTURER FOR ANY NEEDED MANUFACTURER WARRANTY CLARIFICATION OR DIRECTION. THE SOLAR CONTRACTOR SHOULD SUMMARIZE THESE FINDINGS AND RECOMMENDATIONS TO THE CUSTOMER

N. EXAMPLE RECOMMENDATIONS TO PREVENT VOIDING EXISTING ROOF WARRANTIES MAY INCLUDE

- USING SOLAR-TO-ROOF ATTACHMENT PRODUCTS AND / OR METHODOLOGIES SPECIFIED OR PREFERRED BY THE ROOFING MANUFACTURER OR CONTRACTOR.
- SUBCONTRACTING WITH THE ORIGINAL ROOFING CONTRACTOR TO INSTALL THE SOLAR-TO-ROOF ATTACHMENTS AND/OR
- SUBCONTRACTING WITH A ROOFING CONTRACTOR THAT HOLDS A CURRENT INSTALLATION CERTIFICATION WITH THE ROOFING MANUFACTURER TO INSTALL THE SOLAR-TO-ROOF ATTACHMENTS

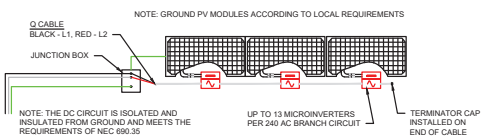
SHEET INDEX

P.1	PV CS	COVER SHEET
P.2	PV N1	NOTES TO INSTALLER
P.3	PV A1.1	ARRAY PLAN
P.4	PV E1.1	SINGLE LINE DIAGRAM
P.5	PV E1.2	CALCULATIONS
P.6	PV E2.1	SAFETY PLACARDS & SIGNAGE
P.7	PV R1.1	RACKING PLANS
P.8	PV R2.1	RACKING MANUFACTURER DATA SHEETS
P.9	PV DS1	MANUFACTURER DATA SHEETS
P.10	PV DS2	MANUFACTURER DATA SHEETS
P.11	PV DS3	MANUFACTURER DATA SHEETS

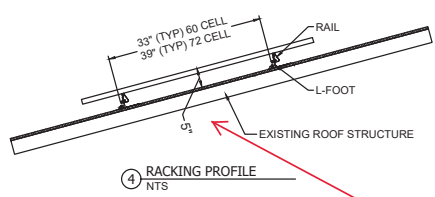
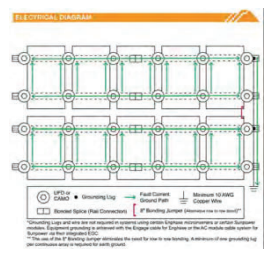
REV	DESCRIPTION OF CHANGE	DATE	DRAWN BY	NABCEP CERTIFICATION	DRAFTING & DESIGN	COMPANY CONTACT INFO & LOGO	SEAL/SIGNATURE	PROJECT DETAILS	Sheet Name
1	30% Design	5/12/2022	CAL		Designed By: Carrie A. Luce	Company Name: JR&CO Company Address: 1201 W. 31st Street Kansas City, MO 64108 Company Phone: 816.587.6148 Company Website: www.jrcousa.com		McGuire Residence 7813 Canterbury Street Prairie Village, KS 66208	COVER SHEET
2	60% Review	5/16/2022	BS						
3	PE Review	6/06/2022	BS						
4	As Built Plans	7/19/2022	BS						
5	-	-	-						
6	-	-	-						
7	-	-	-						

DRAWING LEGEND	STRING LEGEND	DETAIL REFERENCE LEGEND
NEW EQUIPMENT	BRANCH 1 (5.5)	REF 2 - PV A1.1
EXISTING EQUIPMENT	MICRO QTY	SHEET TITLE
ROOF OBSTRUCTIONS	STRING LENGTH	DETAIL #
FIRE SETBACK AS NOTED	STRING ID#	REFER TO
JUNCTION BOX	MODULES IN STRING, COLOR COORDINATED	

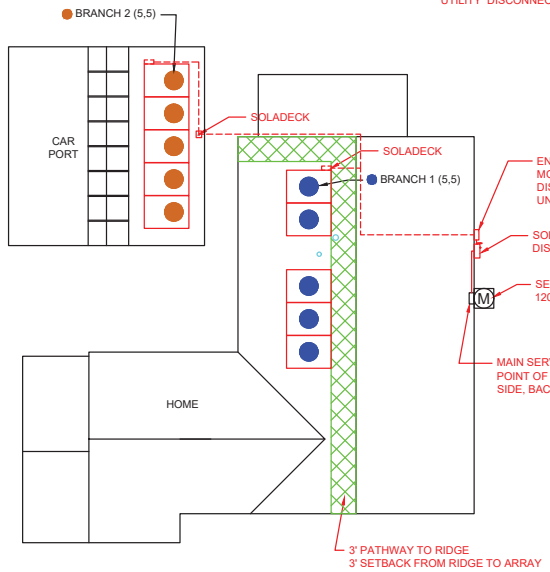
- GENERAL NOTES**
- A. ALL CONDUIT TO BE MOUNTED 1/2" - 3-1/2" FROM ROOF SURFACE
- B. SEAL ALL ROOF PENETRATIONS REQUIRED FOR CONDUIT RUNS
- C. WIRING MUST BE PROPERLY SUPPORTED USING UV PROTECTED CABLE TIES AND COMPLETELY HELD OFF OF THE ROOF SURFACE
- D. CONDUITS, WIRING SYSTEMS & RACEWAYS ON THE ROOF SHALL BE INSTALLED AT THE SHORTEST PATH IN A MANNER TO MINIMIZE TRIP HAZARDS, IAW APPLICABLE FIRE CODE 1204.2.3
- E. NO TRENCHING OR UNDERGROUND RACEWAY INSTALLATIONS REQUIRED FOR THIS PROJECT
- F. WIRE ARRAYS AS INDICATED, LABEL AND MARK CONDUIT AS REQUIRED
- G. MODULES MOUNTED IN PORTRAIT ORIENTATION
- H. WIRES SHALL BE RATED AND LABELED "SUNLIGHT RESISTANT" WHERE EXPOSED TO AMBIENT TEMPERATURES
- I. WIRING NOT KEPT DIRECTLY UNDER SOLAR MODULES MUST BE INSTALLED IN EMT
- J. SOLAR INSTALLER RESPONSIBLE FOR FIELD CONFIRMING ALL MEASUREMENTS ON SITE
- K. CHANGES TO ARRAY LAYOUT ARE TO BE APPROVED BY DESIGN ENGINEER
- L. SOLAR INSTALLER TO FOLLOW RACKING MANUFACTURE'S INSTRUCTIONS FOR INSTALLING RACKING SYSTEM AND MODULES
- M. EQUIPMENT SHALL BE INSTALLED IAW NEC 2017 AND ALL APPLICABLE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION
- N. GROUND WIRE MUST BE CONTINUOUS AND INSTALLED TO ALL FOR PANEL REMOVAL WITHOUT DISRUPTING CONTINUITY. ALL MODULE GROUND CONNECTIONS SHALL BE MADE IAW NEC 690-4(C)
- O. FOLLOW MANUFACTURE'S SUGGESTED INSTALLATION PRACTICES AND WIRING SPECIFICATIONS
- P. REFERENCE ENPHASE, IQ7A-72-2-US INSTALLATION GUIDE FOR INVERTER MOUNTING SPECIFICATIONS



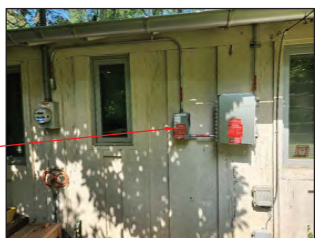
GROUNDING CONSIDERATIONS:
ENPHASE MICROINVERTERS HAVE INTEGRATED GROUND AND DO NOT REQUIRE GROUNDING ELECTRODE CONDUCTORS (GEC), EQUIPMENT GROUNDING CONDUCTORS (EGC), OR GROUNDING CONDUCTOR (NEUTRAL). YOUR AUTHORITY HAVING JURISDICTION (AHJ) MAY REQUIRE YOU TO BOND THE MOUNTING BRACKET TO THE RACKING. IF SO, USE UL2703 HARDWARE OR STAR WASHERS. THE MICROINVERTER ITSELF HAS A CLASS II DOUBLE-INSULATED RATING, WHICH INCLUDES GROUND FAULT PROTECTION (GFP). TO SUPPORT GFP, USE ONLY PV MODULES EQUIPPED WITH DC CABLES LABELED PV WIRE OR PV CABLE



ADJUST HEIGHT TO 6"



LOCATION OF SOLAR UTILITY DISCONNECT



ENPHASE IQ-COMBINER WITH ENVOY MONITORING. HOME RUN TO SOLAR UTILITY DISCONNECT, APPROX 65'. MOUNT CONDUIT UNDER EAVES OR EXTERIOR OF HOUSE

SOLAR UTILITY DISCONNECT, 30A

SERVICE ENTRANCE METER 120V/240V, 1P, 3W, 100 AMPS

MAIN SERVICE PANEL, 100A POINT OF INTERCONNECTION, LOAD SIDE, BACKFED 20A BREAKER

PER NEC 404.8(A), CENTER OF DISCONNECT HANDLE GRIP AT ITS HIGHEST POSITION TO BE NO MORE THAN 6'-7" ABOVE THE GROUND

(10) SOLARIA POWERXT, 400R-PM, 400W MODULES = 4.0 KW DC
(10) ENPHASE, IQ7A-72-2-US, PV INVERTER = 3.49 KW AC



REV	DESCRIPTION OF CHANGE	DATE	DRAWN BY	NABCEP CERTIFICATION	DRAFTING & DESIGN	COMPANY CONTACT INFO & LOGO	SEAL/SIGNATURE	PROJECT DETAILS	Sheet Name
1	30% Design	5/12/2022	CAL		Designed By: Carrie A. Luce	Company Name: JR&CO Company Address: 1201 W. 31st Street Kansas City, MO 64108 Company Phone: 816.587.6148 Company Website: www.jrcousa.com		McGuire Residence 7813 Canterbury Street Prairie Village, KS 66208	ARRAY LAYOUT
2	60% Review	5/16/2022	BS						Sheet Title
3	PE Review	6/06/2022	BS						PV A1.1
4	As Built Plans	7/19/2022	BS						Sheet Number
5	-	-	-						3
6	-	-	-						
7	-	-	-						

Adam Geffert
City Clerk, City of Prairie Village
7700 Mission Road Prairie Village, KS 66208

Mr. Geffert,

Find attached a copy of the notice we distributed to our neighbors. Rather than mail the document we hand delivered them and had an opportunity to talk with all our adjacent neighbors and several others.

Following are the comments and written responses we received:

- Brian and Darby Riley 7822 Chadwick- (directly east)- "We can't see them at all. I think installing solar panels is a great idea, we would like to put them on our house in the future."
- Brenda Schuley 7819 Canterbury- (directly south)- "I think they look great !"
- Brian Bengé 7807 Canterbury- (directly north) "They don't bother us at all we can barely see them, I think it is a good idea."
- Jim Sajovic 7751 Canterbury- "What panels? I didn't know you had installed any. Clearly, they are not bothering us. I think providing a clean way to power your car is a pretty cool idea."
- Donna Maria Viene 7750 Canterbury- "I think solar is a great idea, more people should do it. I hope to install panels on my house next year." "No problem with your installation."
- Ben and Johanna Comes 7800 Canterbury- "My husband and I live at 7800 Canterbury Street, which is diagonal to the McGuires property. We can see their property from our front windows, and we cannot see the solar panels on their roof. Even if we could see the panels, it would not bother us. In fact, we think it is wonderful that Prairie Village residents are installing solar panels! We support leaving the panels as they are."
- Jill Noone 7808 Canterbury- (directly west) " I can't really see the panels from my house, coming and going they certainly don't bother me, in fact I think more people should install solar. I would like to be able to charge my car with power from the sun. I think it is great."
- Bob and Shelly Peters 7814 Canterbury- (directly west) "To the Prairie Village Planning Commission, we live directly across the street from 7813 Canterbury. From our vantage point we can see no difference in or view. In fact we would have to try very hard to see the solar panels. We appreciate the McGuires energy saving efforts."
- Jill Patton 7820 Canterbury- "I don't have any problem with the McGuires solar panels. I think they look fine!"

Our comments to staff and Planning Commission on 19.50.010 section D Exception and Alteration:

1. The installation is not contrary to the intent of this or any other section of the ordinance.
2. The visual context of the application is greatly minimized by the geometry of the carport roof and the conservative size of the installation (4KW)
3. As shown with the technical details included in the request for the height exception the panels and their associated hardware require an air flow to ensure performance and a robust racking and attachment system to insure structural and waterproof integrity.

As an aside, we selected state of the art panels and hardware to maximize efficiency while minimizing any visual impact. The panels, their frames and the racking system are all flat black, at a premium cost to best relate to the simple character of our home, in keeping with the aesthetic of our mid century neighborhood.

Steve and Karen McGuire 7813 Canterbury 8/31/2022

Hello Neighbors,

In July we had a small (4kw) photovoltaic solar system installed at our home. On final inspection the City Inspector passed all aspects of the installation but noted that the panels looked like they were installed with more than 5" from the face of the panel to the roof shingles. We checked and the face of the panel was in fact 7" above the roof. The panel attachment system has some adjustment, and the face has since been lowered to 5 ¾" above the roof.

Because the Prairie Village Zoning Ordinance stipulates that "Solar Energy Systems mounted on pitched roof structures shall not project more than 5 inches off the roof surface and be generally parallel to the roof pitch", we are required to apply to the Planning Commission to allow our installation under the exceptions and alternatives portion of the ordinance.

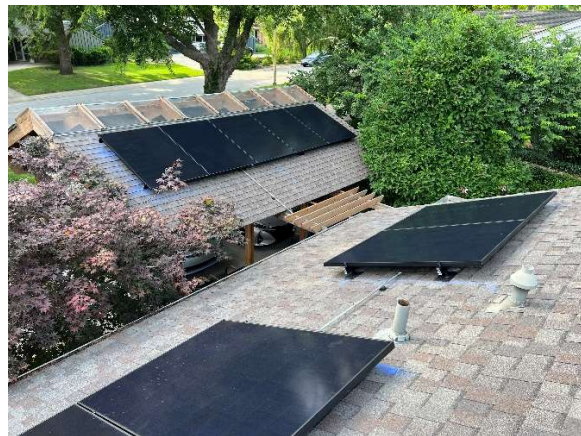
In response to the ordinance procedures, all property owners within 200 feet of our home (hence your receipt of this letter) are invited to come to an informational meeting at our house at 7:00 PM Thursday August 25th to view the installation and have any questions that you may have addressed, or if you are just curious and want to come by to chat. Your attendance is not required.

The Prairie Village Planning Commission will hear our case at the September 13th meeting.

Thank You

Steve and Karen McGuire

7813 Canterbury



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: September 13, 2022 Planning Commission Meeting

Application: PC 2022-120

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: 7401 High Drive

Applicant / Owner: Jere Sellers / Makonikey Jere LLC, Jere & Monica Sellers

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

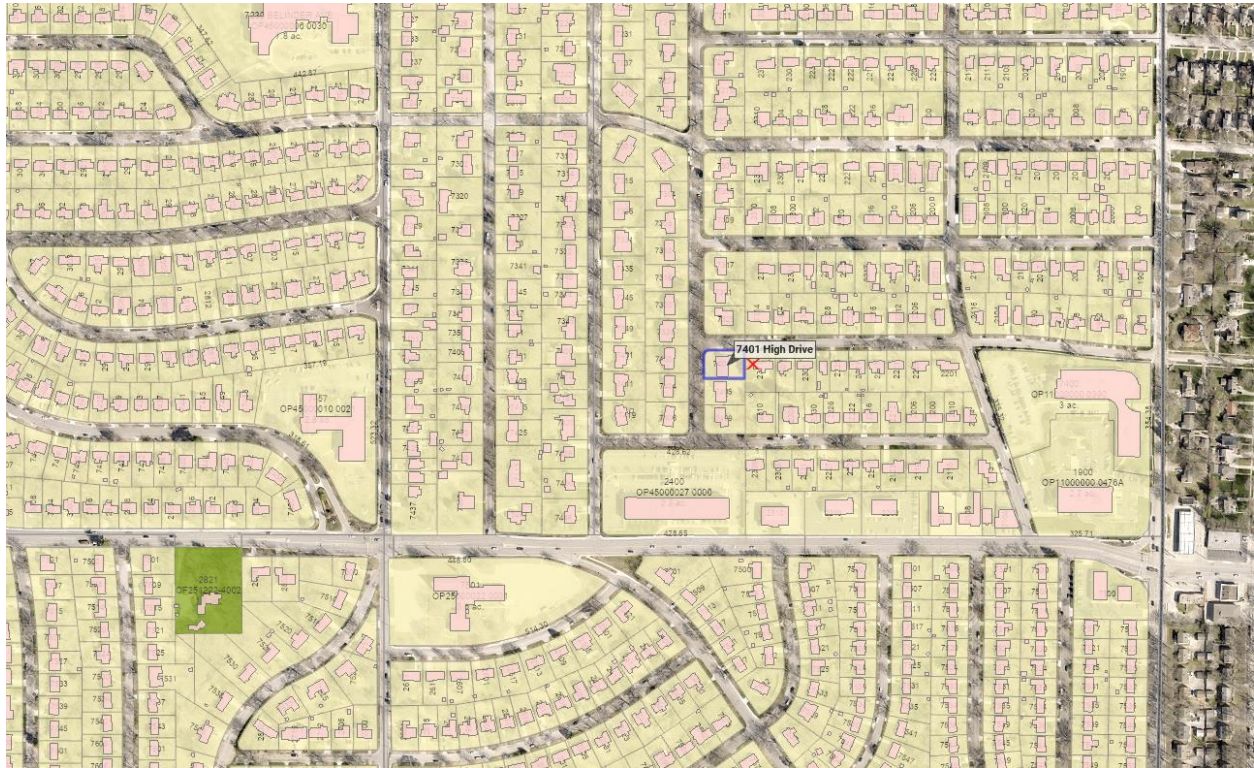
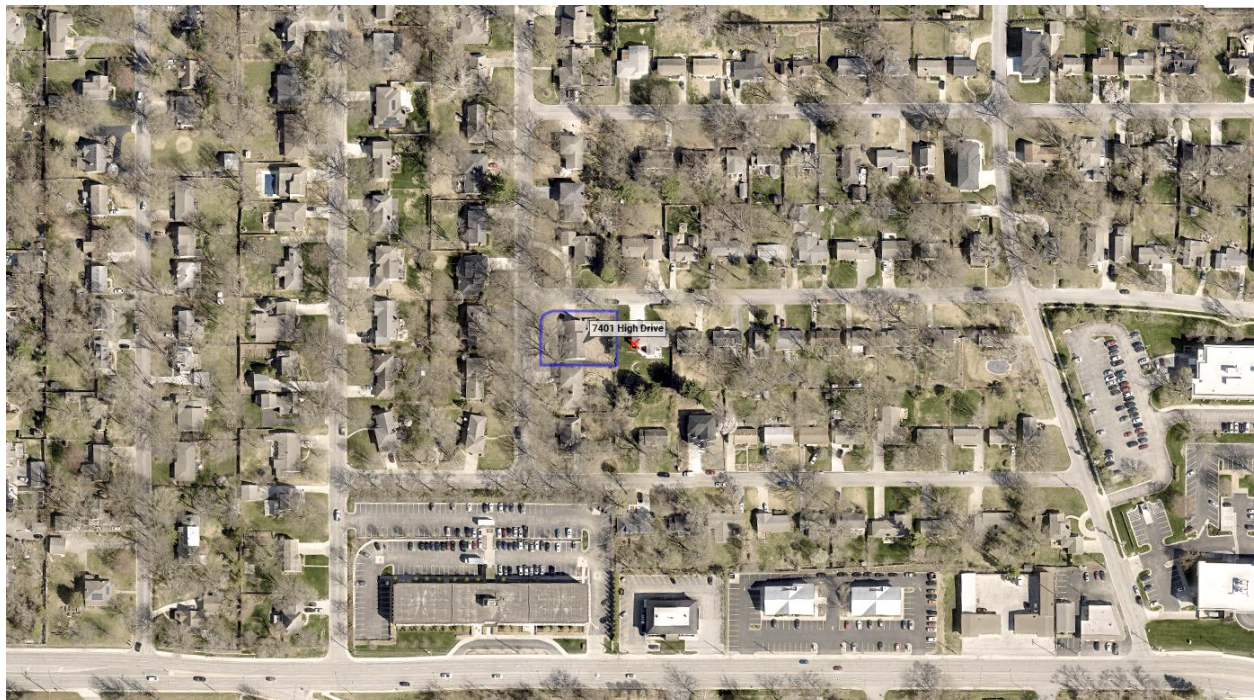
Surrounding Zoning and Land Use: **North:** R-1A Single-Family District – Single-Family Dwellings
East: R-1A Single-Family District - Single-Family Dwellings
South: R-1A Single-Family District – Single-Family Dwellings
West: R-1A Single-Family District - Single-Family Dwellings

Legal Description: PRAIRIE HILLS LOT 1 BLK 25 PVC-

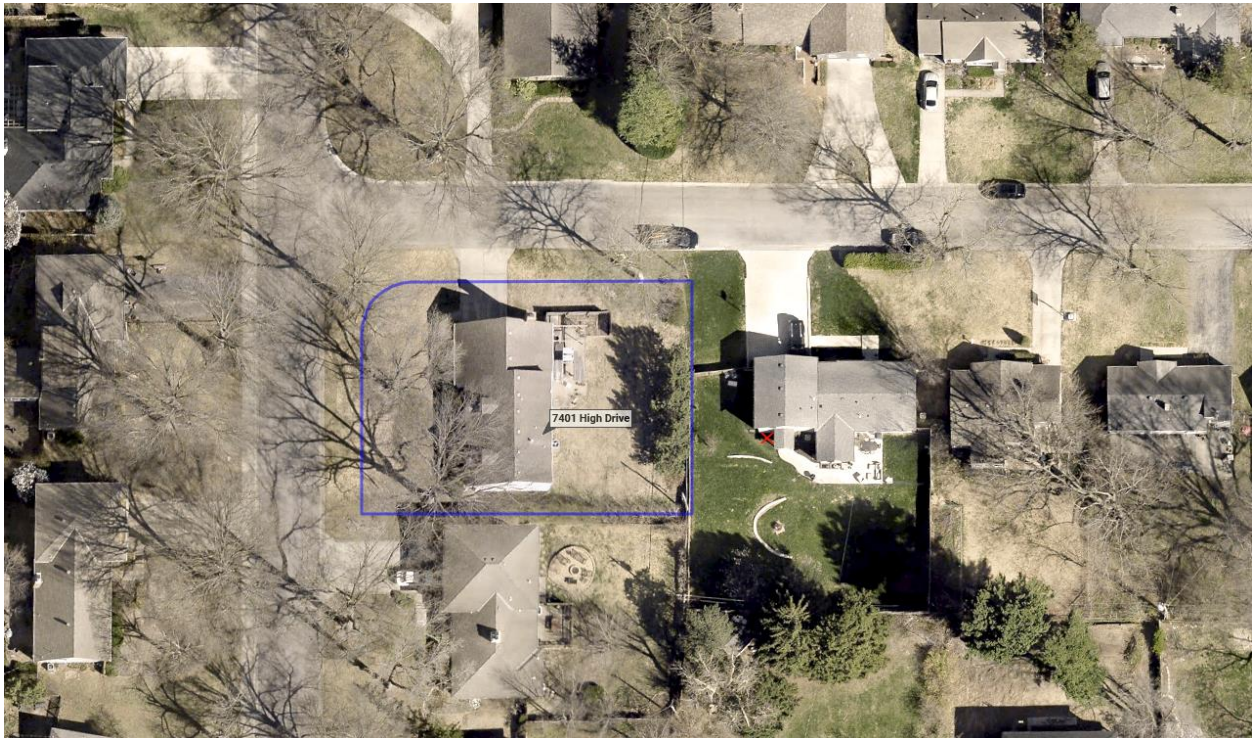
Property Area: 11,509.87 sq. ft. (0.26 ac.)

Related Case Files: none

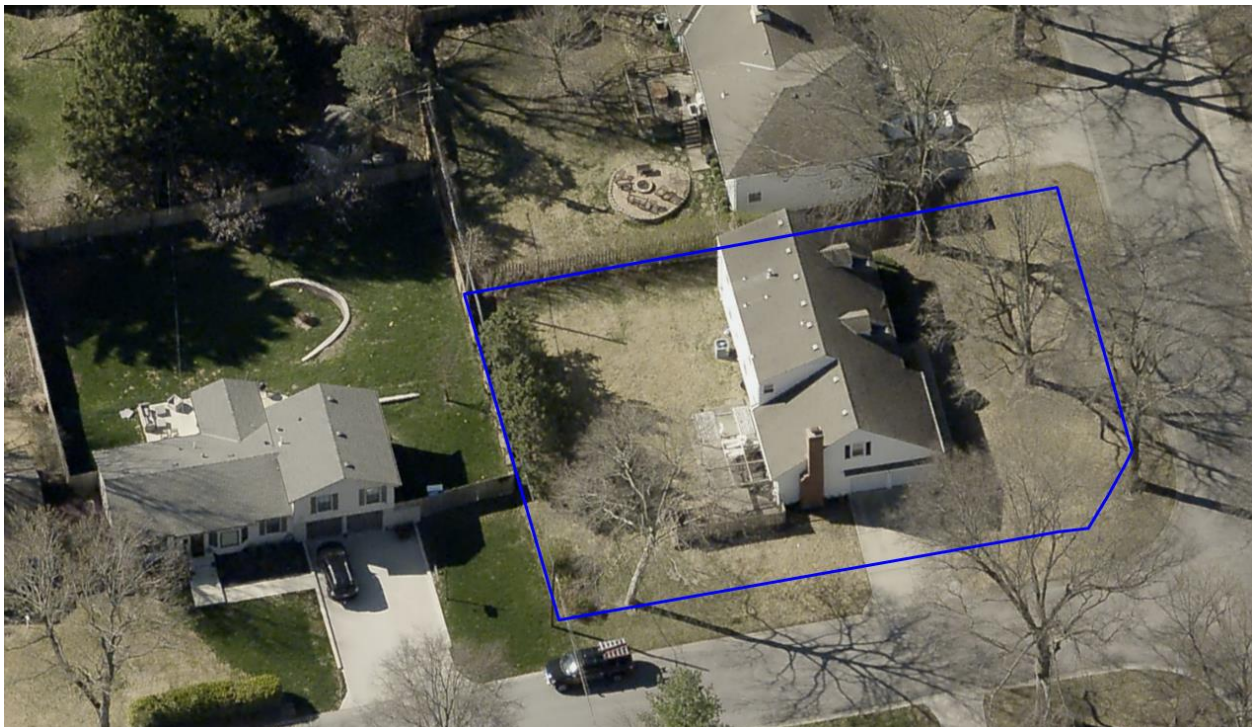
Attachments: Application, lot plan, site photos

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

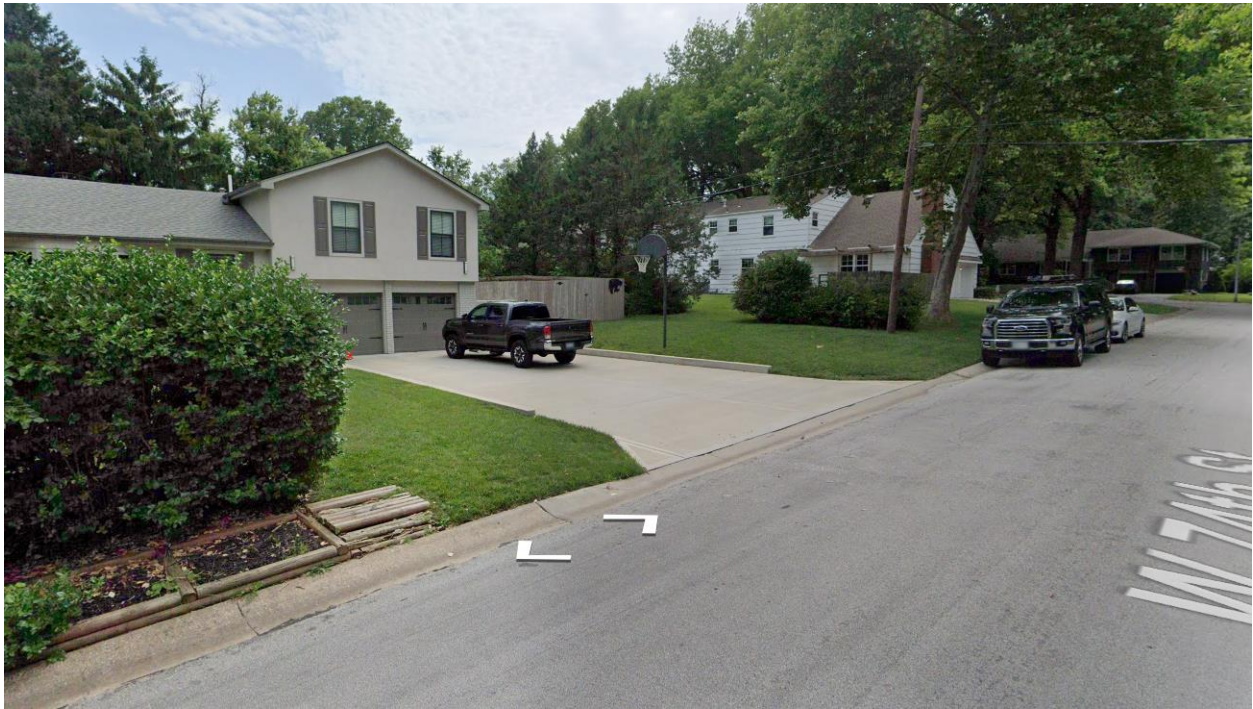
Site – Aerial



Birdseye



Street View (looking north from 79^h Street)



Street View (looking south from Birch 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 W. 74th Street, allowing new 6-foot high wood privacy fence to be approximately 5 feet from the property line, rather than 17.5 feet from the property line.

The property is a corner lot on the southeast corner of W. 74th Street High Drive. The lot to the east (abutting the rear lot line) orients to W. 74th Street. The subject lot is an “end grain” lot, meaning it faces High Drive while other lots further south on the block are oriented to W. 74th Street.

In this circumstance, the zoning ordinance requires the fence to be setback from the lot line on W. 74th Street the greater of 15 feet or one-half the front setback of the adjacent lots. [\[19.44.025.\(c\)\(3\)\]](#). The abutting lot has a front setback of 35 feet from Birch Street, so the required fence setback is 17.5 feet. 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 applicant held a neighborhood meeting on August 29, 2022, in accordance with the City’s Resident 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 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 proposal is for an exception to place a new fence approximately 5 property line, rather than at the 17.5 feet setback as required by the ordinance. The fence would be approximately 17 feet from the curb of W. 74th Street.

The intent of this standard is to protect the front yard and streetscape views of “reverse corner” or “end grain” lots that front on the street differently than the corner lots that they abut. The lot is an “end grain” lot and the building has a rear-to-side orientation to the property line to the east which will be most impacted by the exception. The structures are approximately 80 feet apart, and the residence to the east is approximately 25 feet from this side property line at its closest point. Additionally, this is the garage and driveway side of this residence, and the front entry and primary living space is at the opposite side of where the proposed fence would project. In this circumstance, the proposed exception will not have a significant negative effect on the intent of the standard.

The following factors that affect this particular situation:

- The proposed fence would be located 5 feet from the property line, rather than the required 17.5 feet, but remains approximately 17 feet from the curb of W. 74th Street.
 - A fenced yard meeting the standards would have a smaller rear fenced area and only allow approximately 3 to 5 feet of the street side yard between the house and the street to be fenced.
 - The lot is an end grain pattern with three lots on the west end of the block fronting on High Drive while the rest of the houses to the east front W. 74th Street.
 - The property most impacted by the proposed exception to the east, is approximately 25 feet from the side property line where the fence will project, and is oriented in a way that the exception will not have a significant negative impact on the views of the streetscape for the home.
 - The proposed fence will meet all other fence requirements in Section [19.44.025](#), except for the location.
-

CRITERIA:

In addition to the Site Plan review criteria [\[Section 19.32.030.\]](#), the following are the specific criteria the Planning Commission shall consider for exceptions to the fence standards: [\[19.44.025\(g\)\(1\)\]](#)

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site.

This fence exception impacts the first and last criteria. The proposed fence location will allow better utilization of the side and rear yard based on the corner location and the location of the existing house. Further, when comparing the proposed location to the location required by the ordinance, it does not present any significant negative impacts on the public streetscape or the property most impacted to the east. The application will otherwise meet all site plan review criteria and fence standards applicable to this site.

RECOMMENDATION:

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

- The proposed fence would be located 5 feet from the property line, rather than the required 17.5 feet, but remains approximately 17 feet from the curb of W. 74th Street.
 - A fenced yard meeting the standards would have a smaller rear fenced area and only allow approximately 3 to 5 feet of the street side yard between the house and the street to be fenced.
 - The lot is an end grain pattern with three lots on the west end of the block fronting on High Drive while the rest of the houses to the east front W. 74th Street.
 - The property most impacted by the proposed exception to the east, is approximately 25 feet from the side property line where the fence will project, and is oriented in a way that the exception will not have a significant negative impact on the views of the streetscape for the home.
 - The proposed fence will meet all other fence requirements in Section [19.44.025](#), except for the location.
-



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC 2022-120
Filing Fee:	\$100.00
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: Jere Sellers Phone Number: 816.718.5468
Address: 3510 W. 73rd Street, PV, KS 66208 E-Mail: jere.sellers@gmail.com ^{AND/OR}
jere.sellers@stinson.com
Owner: Jere & Vernica Sellers as principals Phone Number: 816.718.5468 or 816.691.3190
thru our LLCs - Makonkey Jere LLC and Makonkey Vernica LLC
Address: (same as above) Zip: 66208
Location of Property: 7401 High Drive, PV, KS 66208
Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) Request a variance to build a fence (wooden 6' high) on the N side of the property and on the west to connect with a neighbor's fence. This is a corner lot that has not had a fence.

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.

Jere Sellers 8/8/2022 Jere Sellers for Makonkey Jere LLC
Applicant's Signature/Date Owner's Signature/Date
8/8/2022

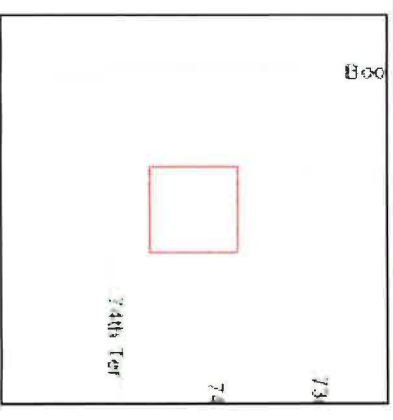


OP45000025 0001

LEGEND

AIMS Imagery: Current Imagery (2021)

74th St 50' Row
 $25 + 17'6" = 42'6"$ From center line
17'6" setback required
7401 High Dr



Disclaimer: No person shall sell, give, reproduce, or receive for the purpose of selling or offering for sale, any portion of the data provided herein. Johnson County makes every effort to produce and publish the most current and accurate information possible. Johnson County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy and currency of the data. 7/25/2022

David McAuliffe

From: jeresellers@gmail.com
Sent: Monday, August 1, 2022 12:02 PM
To: Sellers, Jere
Cc: David McAuliffe
Subject: Re: 7401 High Drive

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

David,

This weekend we looked at the location of the flags. On the north side of the property (74th Street side) we ideally would like to go 12' further north (toward 74th Street) with the fence. This is not as far north as the large Sycamore tree or the hedge row to the east.

Please do whatever next steps you need to do and send me any updates so we can then file for a variance with the City Clerk. Please email or call me with any questions. Thank you.

Sent from my iPhone

On Jul 25, 2022, at 5:33 PM, Sellers, Jere <jere.sellers@stinson.com> wrote:

Thanks David. We'll see where you put your flags and then then let you know how much further we were thinking.

Jere D. Sellers

Partner
Pronouns: He/Him

STINSON LLP

1201 Walnut Street, Suite 2900
Kansas City, MO 64106-2150
Direct: 816.691.3190 \ Mobile: 816.718.5468 \ [Bio](#)

Assistant: KCM.LSSTeam1@stinson.com \ 816.691.2738

STINSON.COM

From: David McAuliffe <dmcauliffe@pvkansas.com>
Sent: Monday, July 25, 2022 4:55 PM
To: Sellers, Jere <jere.sellers@stinson.com>
Cc: jeresellers@gmail.com
Subject: RE: 7401 High Drive

External Email – Use Caution

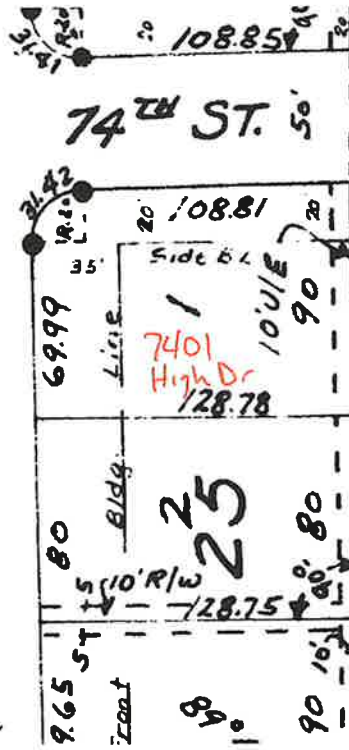
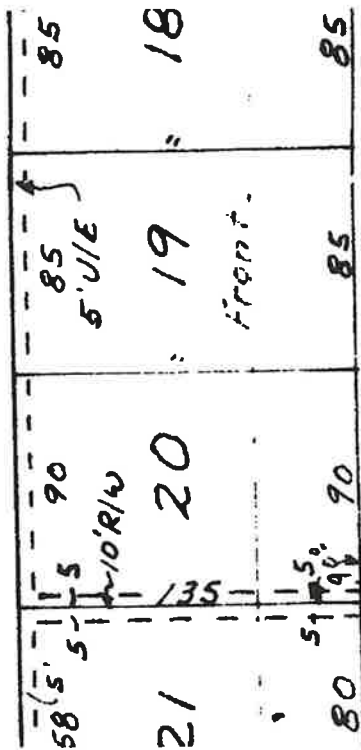
Please let us know how far out you plan to ask for, I believe you said maybe 5' further than what is allowed by the zoning code, but we need to mark that up.











2656.0'



North West line
T12N 6 55E
R17E 6 55E
S4 10 2 19

State of Missouri
County of Jackson

On this 1st day of April, 1924, before me personally appeared Wilkam M. Henson and Cora Henson, his wife, who be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

In testimony whereof I have hereunto set my hand and affixed my notarial seal at my office in said County the day and year above written.

My commission expires June 20-1926. Seal
The Within plat examined and approved by me this April 12th 1924
G.W. Horanuck County Attorney

Letha E. Crouch
Notary Public in and for Jackson County, Missouri

Seal

134928
FILED FOR RECORD AND RECORDED
April 17 AD 1924
Thamie Anderson, Notary
Register of Deeds

THIS IS NOT AN ORIGINAL
RECORDED DOCUMENT

Veronica and Jere Sellers
7401 High Drive
Prairie Village, KS 66208

August 23, 2022 (Hand delivery)

Re: 7401 High Drive proposed fence

Dear Neighbor,

We are writing to make you aware of our plans to add a fence to the above property. Specifically, a 6 foot privacy fence on the north and east side of the property, as well as on the southside of the house. This property sits on the corner of High Drive and 74th Street, and has never had a fence enclosing the back yard. It is a corner lot which under current regulations creates unique obstacles.

The Prairie Village zoning regulations were updated a few years ago such that the usable enclosed space on our side yard (on the northeast side of the property) would be significantly reduced without a variance. Our daughter, her husband, two young children, and one dog live in the house. They love the neighborhood, and that's why they recently moved down the street from 2212 W. 74th into this house. However, they need a fenced yard and would like to maximize the enclosed yard size, beyond what current regulations allow.

We have applied to the City of Prairie Village Planning Commission ("Planning Commission") for approval to place a fence that connects with, and is the same size as, the neighbor to the east (figure 1). The Planning Commission requires us to provide neighbors within a certain radius with the opportunity to ask questions or raise any concerns regarding the proposed fence. There is a large hedge row over 6 feet tall in the northeast corner of the property and so the fence would not change the view of the street from what is present with the hedge (figures 2 & 3). The fence would extend west to the back corner of the house similar to the pre-existing decorative fence (even which is beyond the allowed distance under the current code) (figure 3 & 4). The white flag and dashed line in figures 3 & 4 indicates the location of the proposed fence.

This letter is to make you aware of a meeting that we are holding on Monday, August 29, 2022 at 7:00pm via Zoom. You are invited, but not required, to attend and to express any concerns and ask questions. We will submit a record of the meeting to the Planning Commission for their September meeting. This record will identify attendees and will document any concerns that may be expressed. Below is the Zoom information for you to attend by video or phone.

Jere Sellers is inviting you to a scheduled Zoom meeting.

<https://stinsonllp.zoom.us/j/91322656630?pwd=cTdSdDcxUHRRWVZtQUprUTRlb2R6dz09>

Dial-in Audio

877 853 5257 US Toll-free

Meeting ID: 913 2265 6630

Password: 302669

Sincerely,
Veronica & Jere Sellers (mobile # 816.718.5468)

Figure 1 – looking south from ne corner



Figure 2 – west view of the ne corner

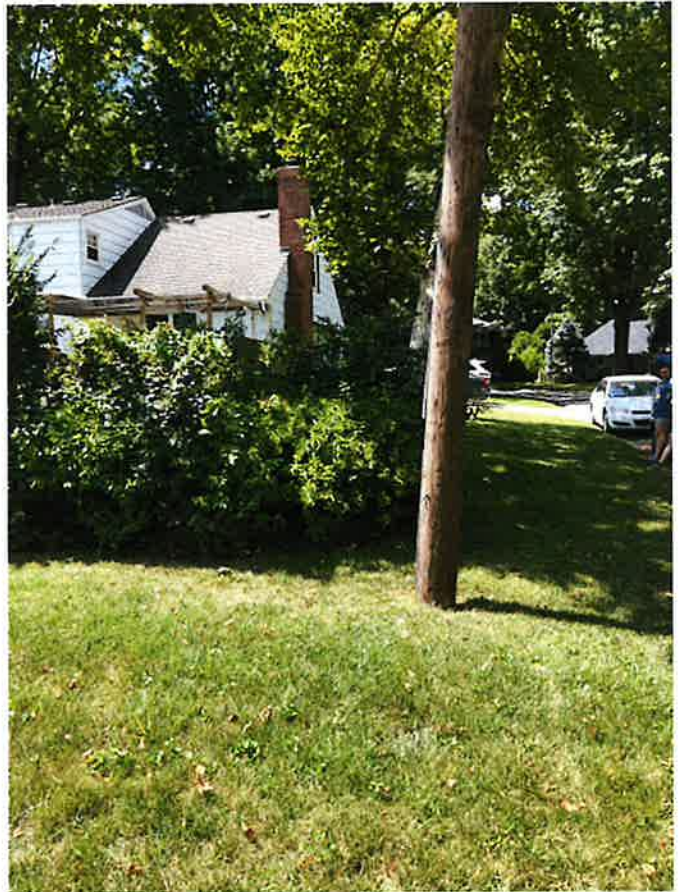


Figure 3 – east view from the drive way



Figure 4 – west view from the ne corner



Veronica and Jere Sellers
7401 High Drive
Prairie Village, KS 66208

September 2, 2022 (Hand delivery)

Adam Geffert, City Clerk
Prairie Village City Hall

Re: 7401 High Drive ("Property") proposed fence – PC2022-120

Dear Mr. Geffert,

This letter provides the follow up and support for the fence variance for the above property. As is required and based on the list you provided Veronica and I, together with our daughter Amanda Sellers Schmidt and her husband Erick Schmidt (who live at the Property), held a Zoom meeting on Monday, August 29th for neighbors within 200 feet of the Property.

In order to notify neighbors of the proposed fence variance we hand delivered a copy of the attached letter on August 23, 2022, along with the indicated 4 figures. Prior to the August 29th meeting we received multiple calls and texts in support of the proposed fence. Neither before nor at the meeting did any neighbor voice any concern over the proposed fence.

Attached is a list of the neighbors who received copies of the letter and we have marked the ones we heard from before the meeting. Only one neighbor, Kenley Beck, who lives at 7405 High, just south of the Property, attended the Zoom meeting. Mr. Beck did not voice any concerns with the proposed fence and we spent most of the time discussing lack of disruption to his side of the property, the existing fence between our properties, and the existing landscaping along the fence.

In addition to the support we've received from the neighbors, we've calculated the impact to the useable square space in the back yard of the Property if this variance is allowed. If granted, the variance would increase the usable space of the fenced yard by 22%, which is a significant increase for a family with two young children and a dog. If the variance is denied, it would create a significant hardship to our daughter and her family analogous to a takings by the city.

If the variance is granted, the proposed fence on the north and east side of the property would be the same 6 foot high wooden privacy fence as used by the property owner directly to the east. Furthermore, the fence will have less visual obstruction than the tall hedge row that currently exists in the northeast corner of the property. We have attached an addendum that describes how our request meets the five criteria for granting a variance.

I will be out of town on September 13th, but my wife Veronica, along with our daughter Amanda and her family will attend the 7pm Planning Commission meeting at City Hall. Please let us know if we can answer any questions before the meeting. We look forward to discussing our proposal with the Planning Commission.

Sincerely,
Veronica & Jere Sellers



Address list for notices of fence variance:

Hattie Cunningham
2230 W. 74th Terr.
Prairie Village, KS 66208

Michael & Cassandra Dunn
7401 Booth
Prairie Village, KS 66208

Allen & Alison Greenlief
7404 High Drive
Prairie Village, KS 66208

Thelda Kestenbaum
7409 High Drive
Prairie Village, KS 66208

Jo Ellyn Lyons
2300 W. 74th Street
Prairie Village, KS 66208

Frederick Family Trust
2300 W. 74th Terr.
Prairie Village, KS 66208

Stephen & Madeleine Herrera
2311 W. 73rd Terr.
Prairie Village, KS 66208

Brittani and Clay King (spoke to Ms. King before the application and she had no objections)
2311 W. 74th St.
Prairie Village, KS 66208

Jacquita Lou James Trustee (8/27 called and voiced her support for the fence)
2314 W. 74th St.
Prairie Village, KS 66208

Lisa Welker Trustee and Gary Welker Trustee
7324 High Drive
Prairie Village, KS 66208

Matthew & Maggie Bucci (8/24 text message with their support)
7349 Booth
Prairie Village, KS 66208

Frank & Tracy Tankard (8/26 orally told our daughter and son-in-law of their support)
7400 High Drive
Prairie Village, KS 66208

Tara & Stephen Sublette
7408 High Drive
Prairie Village, KS 66208

Molly Callahan
2301 W. 74th St.
Prairie Village, KS 66208

Joseph & Rita Tarantino
2304 W. 74th St.
Prairie Village, KS 66208

Cheryl Citron Revocable Trust
2310 W. 74th Terr.
Prairie Village, KS 66208

Margaret Chase Trustee & Robert Chase Trustee
7316 High Dr.
Prairie Village, KS 66208

Karen Sorenson Trustee (8/28 orally told our daughter and son-in-law that she had no objections)
7320 High Dr.
Prairie Village, KS 66208

Jessica O'Donnell
7321 High Dr.
Prairie Village, KS 66208

Joann Harper Trustee
7325 High Dr.
Prairie Village, KS 66208

Kenley & Karen Beck (8/29 participated in Zoom meeting and had no objections)
7405 High Dr.
Prairie Village, KS 66208

Evan Ewoldsen
7419 Booth
Prairie Village, KS 66208

Carma and Eric Willett
2307 W. 74th St.
Prairie Village, KS 66208

Andrew & Molly Rush
7411 Booth
Prairie Village, KS 66208

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: September 13, 2022 Planning Commission Meeting

Application: PC 2022-121

Request: Design review for exception to the fenestration requirements

Action: *The neighborhood design standards allow the Planning Commission to consider designs that may not meet the specific standards for building and site design, may be justified upon a finding that it meets one or more specific criteria for exceptions, and equally or better serves the design objectives and intent of the neighborhood design standards*

Property Address: 5220 W. 69th Street

Applicant / Owner: Dan Wessel / Patrick and Shannon O'Bryan

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

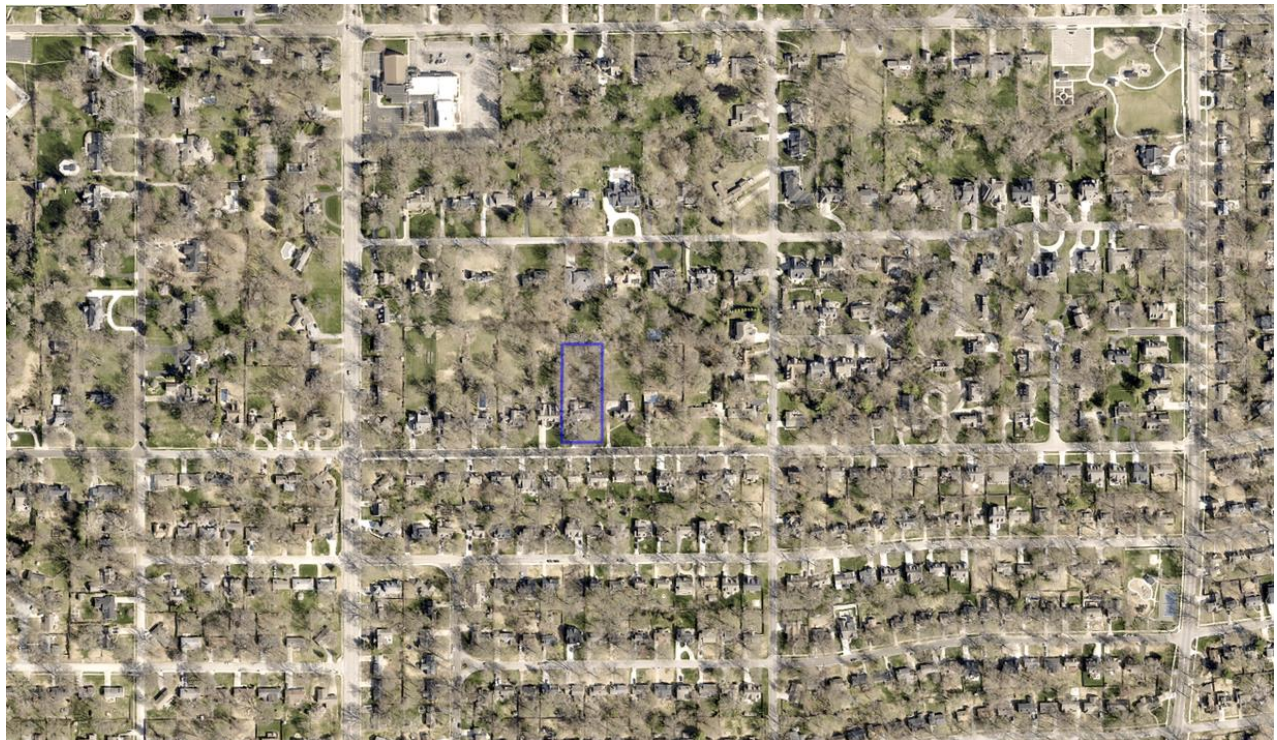
Surrounding Zoning and Land Use: **North:** R-1A Single-Family District – Single-Family Dwellings
East: R-1A Single-Family District – Single-Family Dwellings
South: R-1A Single-Family District – Single-Family Dwellings
West: R-1A Single-Family District - Single-Family Dwellings

Legal Description: 16-12-25 S 1/2 SE 1/4 NW 1/4 SW 1/4 EX E 533.60' & EX S 25' IN 69TH ST PVC-0442E

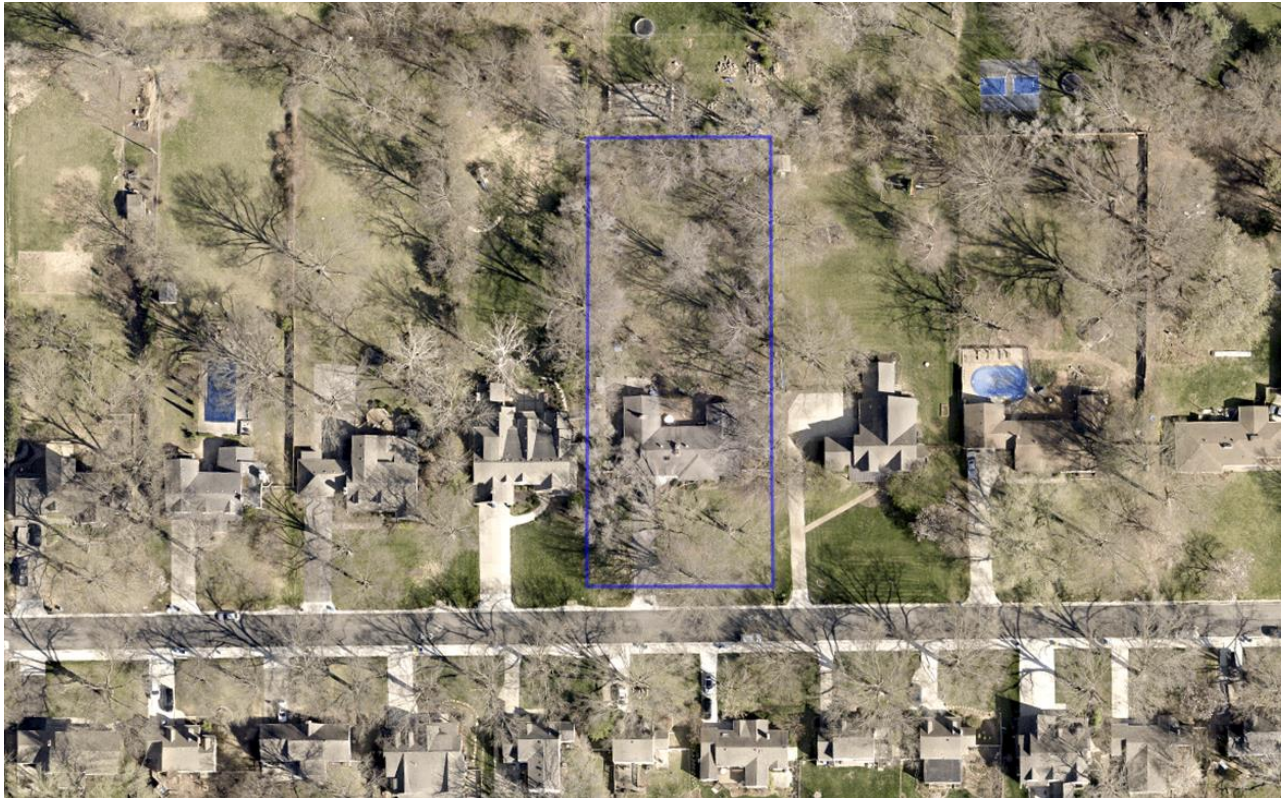
Property Area: 38,521.25 sq. ft. (0.88 ac.)

Related Case Files: none

Attachments: Application, building plans and elevations

General Location – Map**Aerial Map**

Site Context – Aerial



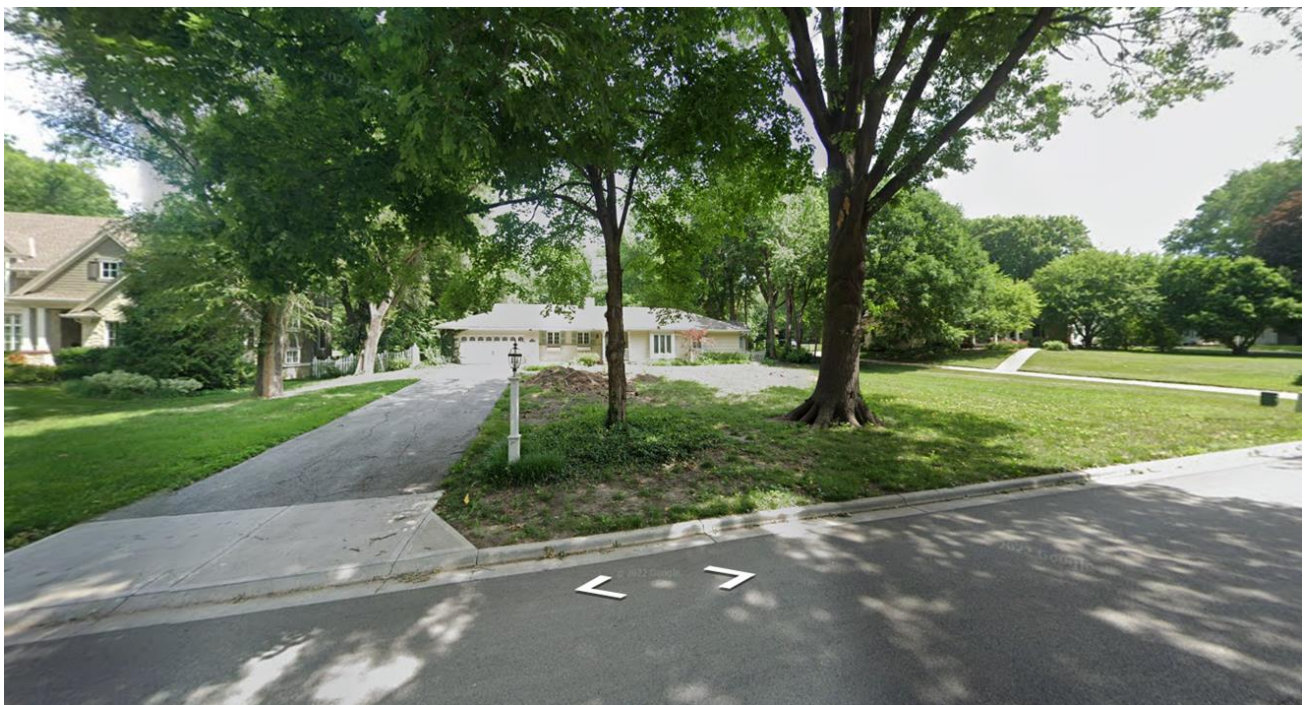
Site Context - Birdseye



Street Views



Looking northeast on W. 69th Street subject property on right



Looking north on 69th Street at subject property

BACKGROUND:

The applicant is applying for a design exception to allow the east elevation of the proposed residence to not meet the window requirements. Specifically the exception would be to the requirement that a minimum of 8% of the side elevations be comprised of window or entrance openings. The proposed application is approximately 2.62%. This is made up of 2 windows associated with the second story. (A third window appears in the elevation, but that is associated with a massing component that is more than 12' removed from the side elevation, and therefore is not subject to the requirement.)

ANALYSIS:

This property is zoned R-1A. The neighborhood design development standards in section [19.06.025](#) apply to this property, and specifically:

(1) Windows and Entrances. All elevations shall have window and door opening covering at least:

- a. Fifteen percent on all front elevations or any street facing side elevation; and
- b. Eight percent on other side elevations; and
- c. Fifteen percent on rear elevations

Any molding or architectural details integrated with the window or door opening may count for up to three percent of the requirement.

[\[19.06.025\(d\)\(1\)\]](#)

This is a subsection of the building massing standards and intended to break down the volume of the buildable area and height into smaller scale masses and to improve the relationship of the building to the lot, adjacent buildings, and the streetscape. Windows and entrances can accomplish this by eliminating large blank walls, adding interest to the elevation, and creating meaningful connections to surrounding outside spaces. Garage doors are excluded from this count since one of the objectives of the standards is to promote more "human-scale" design and reduce the emphasis on automobiles. However, this latter issue primarily deals with issues on front elevations.

In this case, the exception is requested for a side elevation (8%) requirement, which also includes a side-oriented garage. The elevation has varied massing due to the step back of one of the garage bays, gables at two different depths, and a larger remainder of the elevation more than 12 feet beyond the forward part. Staff has measured the elevations as follows:

- Plane A (double garage and gable) 319 s.f.
- Plane B (single garage and gable) 262 s.f.
- Plane C (rear dormer) 25 s.f.
- Total elevation 606 s.f.
- Windows 2.62 % + Allowance for up to 3% to be trim and molding = 5.62% (8% required)

The lower level therefore is all garage doors. Although they technically cannot count to the window and opening requirement, for this side-oriented garage and the overall elevation they accomplish many of the goals stated above. Further, the windows that are provided on this elevation are appropriately placed in association with the gables and provide sufficient transparency for the upper level space.

CRITERIA:

Section 19.06.025(f) allows the Planning Commission to grant exceptions to the neighborhood design standards based on the following criteria:

- (1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations.

- (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
- (3) The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
- (4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
- (5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.
- (6) The exception will equally or better serve the design objectives stated in [section 19.06.025](#)(a) and the intent stated for the particular standard being altered.

This application meets all standards, except for the window and entrances requirement on the east elevation. Staff believes that considering the elevation it meets the intent of this building and massing standards. Despite not technically meeting the 8% window requirement, the elevation has substantial interest and relief, and the location of the garage in relation to the overall building and site design also add to the “transparency” of this elevation. Therefore, staff believes this application meets the criteria for a design exception.

RECOMMENDATION:

Staff recommends approval the exception to the neighborhood design standards (window and entrance requirements on the east elevation) subject to the plans submitted.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC 2022-121
Filing Fee:	100.00
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: DAN WESSEL Phone Number: 816-303-8800 OFFICE
816-786-6298 CELL
Address: 7244 WARD PKWY, KEND E-Mail: danwessel@gmail.com
Owner: PATRICK & SHANNON O'BRYAN Phone Number: 816-718-7312
Address: 6841 LINDEN, PRAIRIE VILLAGE, KS Zip: 66208
Location of Property: 5220 W. 69th ST., P.V. KS.
Legal Description: 16-12-25 S 1/2 SE 1/4 SW 1/4 EXE 533.60' & EX 525' IN
69th ST PVC-0442E
Applicant requests consideration of the following: (Describe proposal/request in
detail) EAST GABLED/GARAGE WALL FENESTRATION TO
BE ALLOWED AS PROPOSED WITHOUT ADDITIONAL WINDOW SPACE

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.

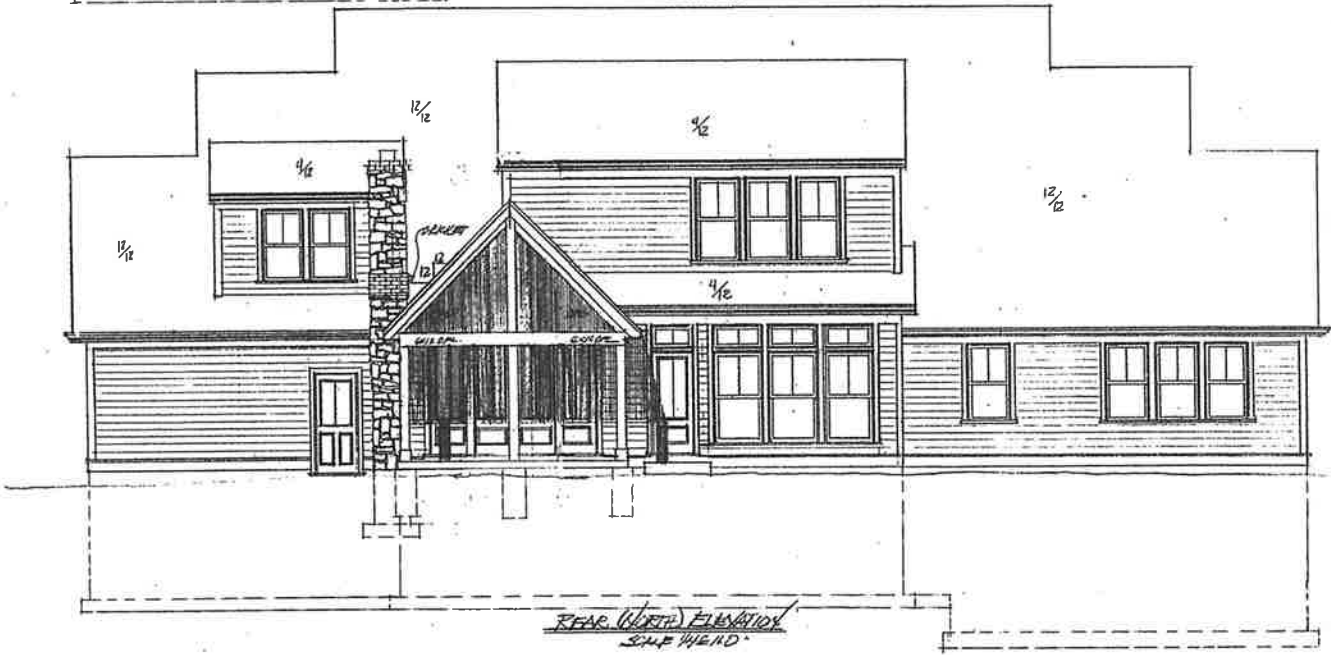
**APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a
result of said application. Said costs shall be paid within ten (10) days of receipt of any bill
submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of
its commissions will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

[Signature] 08/17/2022
Applicant's Signature/Date

Owner's Signature/Date



FRONT (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

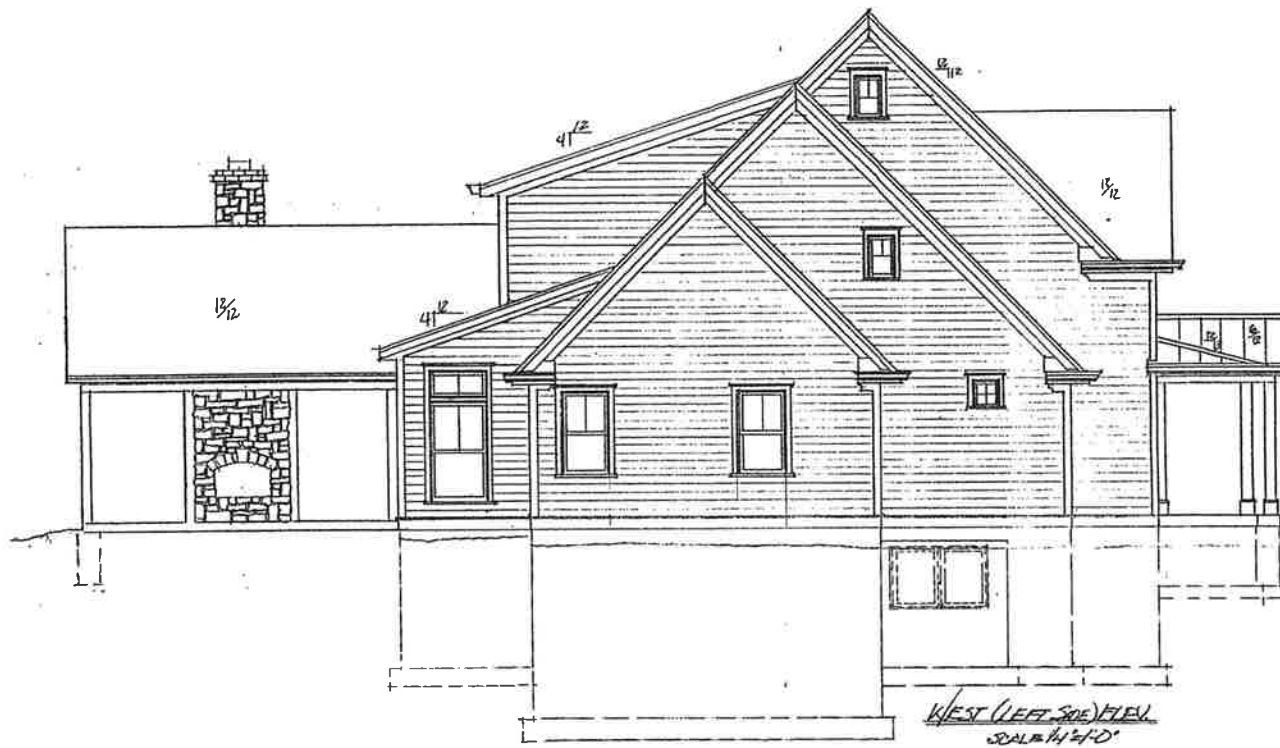


REAR (NORTH) ELEVATION
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



PATRICK & SHANNON O'BRYEN RESIDENCE - A NEW CONSTRUCTION
5230 W. 69th St., PRIMAVERA VILLAGES, KANSAS
02/08/2022 3572 S.W. LUNA DRIVE, 591 S.W. CORNER, PERRY, KS 667 52 F. GUYER
02/08/2022 41276 SOUTH LUNA STREET, 6762 S.W. CORNER, PERRY, KS 667 52 F. GUYER
REV 02/02/2022



PRELIMINARY
NOT FOR CONSTRUCTION

UNPLATTED LOTS

ADDRESS	FRONT SETBACK
5100	76.4'
5114	79.48'
5200	79.48'
5210	76.5'
5220	72.6'
AVERAGE = 76.892'	

O'BRYAN RES.

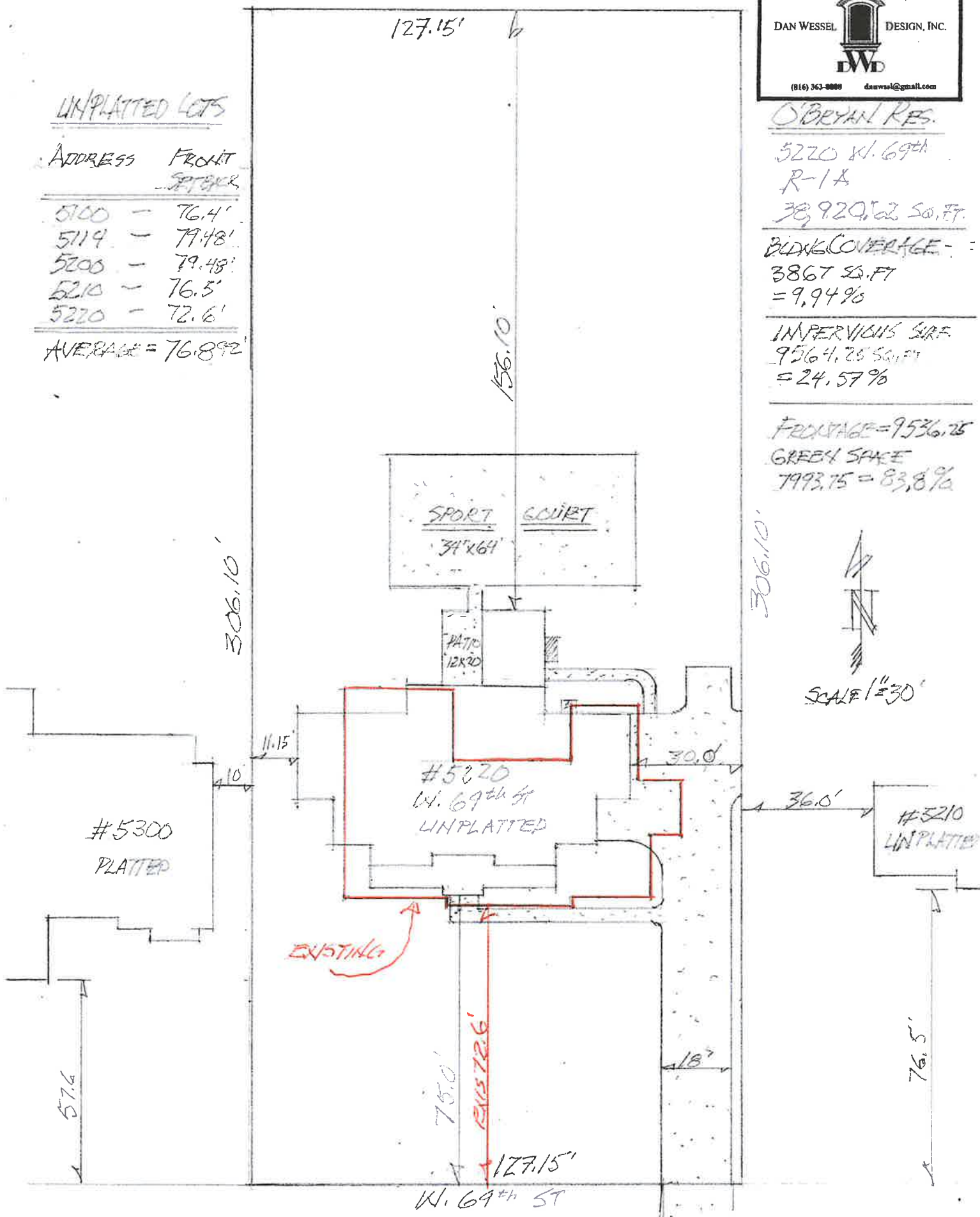
5220 W. 69th ST
R-1A

38,929.62 SQ. FT.

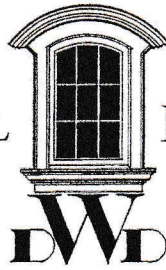
BUILDING COVERAGE =
3867 SQ. FT
= 9.94%

IMPERVIOUS SURF
9564.25 SQ. FT
= 24.57%

FRONTAGE = 9536.25
GREEN SPACE
7993.75 = 83.8%



DAN WESSEL DESIGN, INC.



(816) 363-8808

DATE: 09/01/2022

FROM: Dan Wessel Design, Inc.
7244 Ward Parkway
Kansas City, Mo., 64114
(816) 363-8808

TO: Adam Geffert
City Clerk
Prairie Village, KS

RE: 5220 W. 69th St.

SUBJ: Neighborhood Meeting Summary

Pursuant to the Planning Commission application process, a neighborhood meeting with property owners within 200' of 5220 W. 69th St. was held at 5:30 PM, Wednesday, 31 August, 2020 at the subject property.

In attendance:

Patrick O'Bryan, 6841 Linden St., PV, KS – Owner of subject property

Dan Wessel, 7244 Ward Pkwy, KC, MO – Designer of proposed new home for 5220 W. 69th St.

Nancy Silverforb, 5219 W. 69th St., PV, KS

Arthur and Tonyia Kennedy, 5219 W. 68th St., PV, KS

The request for non-compliant east side wall design was explained. Neighbors in attendance were supportive and expressed no objections.

Meeting adjourned at 6:00 PM.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: September 13, 2022 Planning Commission Meeting

Application: PC 2022-122

Request: Site plan review for a pool and patio, 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: 9119 Alhambra Steet

Applicant / Owner: Jason Leiker and Aimee Ford

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 - Church
South: R-1A Single-Family District – Single-Family Dwellings
West: R-1A Single-Family District - Single-Family Dwellings

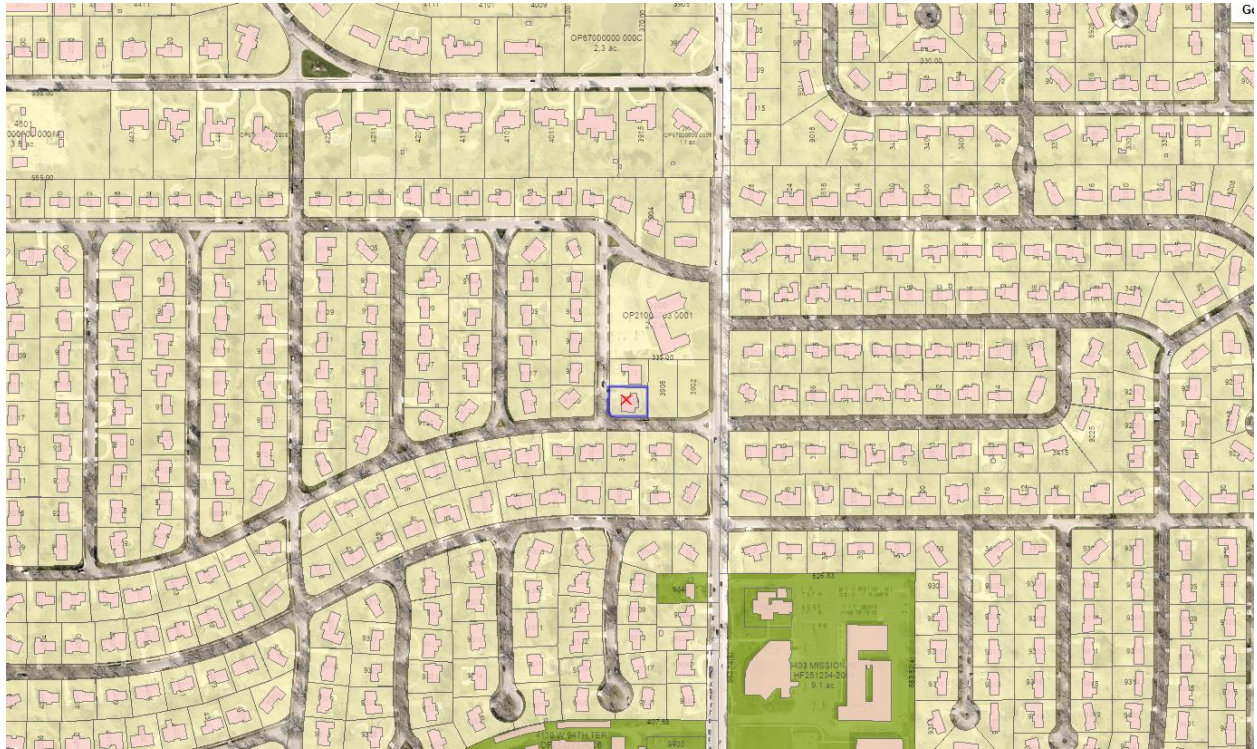
Legal Description: KENILWORTH LOT 3 BLK 3 PVC 715A 28 BTAO 2347 3

Property Area: 12,971.57 sq. ft. (0.30 ac.)

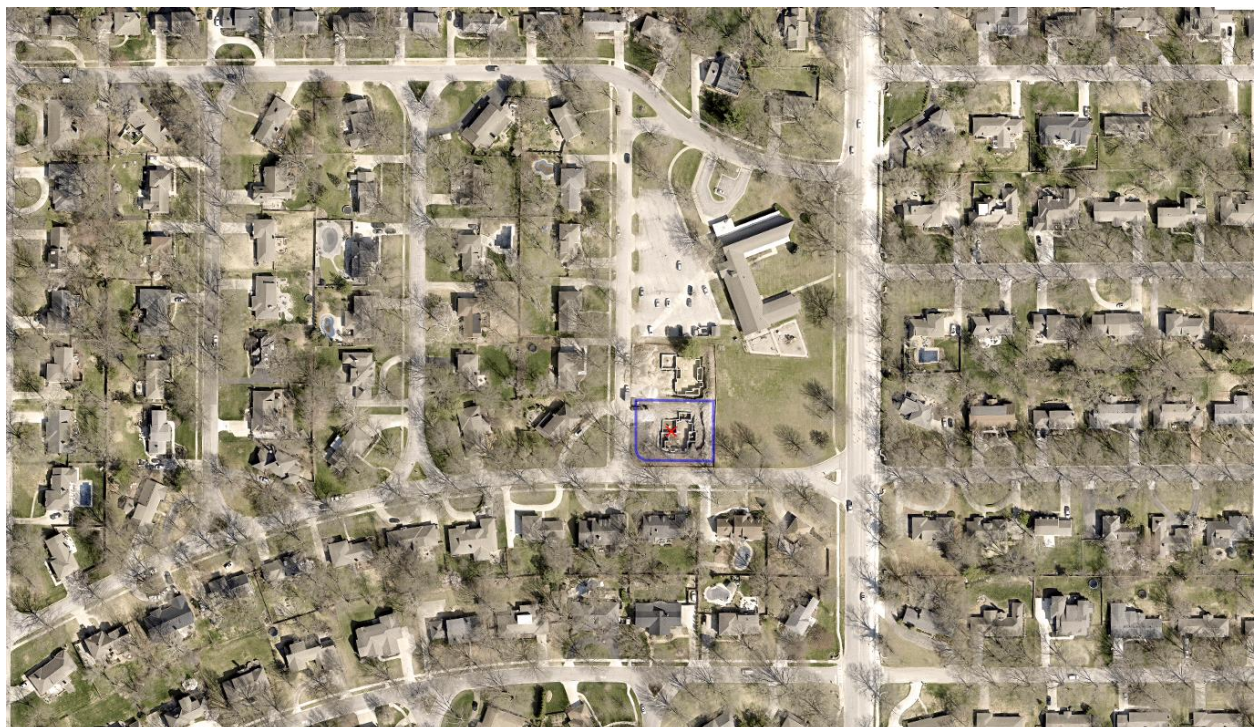
Related Case Files: PC 2022-109, Site plan with fence exception

Attachments: Application, lot plan with pool diagram, plan and permit reviews and correspondence

General Location – Map



Aerial Map



Site Context – Aerial



Site Context - Birdseye



Street Views



Looking east on 92nd Terrace; subject property on left, prior to home construction



Looking west on 92nd Terrace; subject property on right prior to home construction

BACKGROUND:

The applicant is applying to build a pool and deck in the rear yard, and requesting an exception to the 40% impervious surface limit. The application includes a 17-foot x 41-foot pool and surrounding pool deck in the rear yard.

The property to the east along 92nd Terrace is a large institutional use that orients towards Mission Road and 91st Terrace. The lots were historically platted, and recently sold from the parent institutional property for development. Additionally, this applicant received an exception to the fence standards in May, for a fence to be built near the property line along 92nd Terrace (because the institutional property to the east is also a platted lot, it was technically a “front yard” of an abutting lot, triggering the additional side setback requirement for street side fences.)

In 2018, in association with the revisions to the R-1A and R-1B development standards and adoption of the neighborhood design standards, the City also adopted an impervious surface standard of 40%. This standard applies to any new homes built after the adoption date. The existing dwelling was built in 2021, which means it is subject to all new neighborhood design and lot coverage standards.

Based on a plan review of the proposed pool and deck area, the application does not meet the 40% lot coverage, and is 40.9% (Lot size = 12,987 s.f.; Existing impervious coverage 4,495 s.f.; proposed pool/deck = 324 s.f.)

The applicant held a neighborhood meeting on September 3, 2022, in accordance with the City’s Resident Participation Policy, and has provided background on the meeting to supplement the application.

ANALYSIS:

This property is zoned R-1A. The development standards in section [19.06.015](#) apply to this property, and specifically:

- Lot Width: 80’ minimum
- Lot Depth: 125’ minimum
- Building Coverage: 30% maximum
- Impervious Surface Coverage: 40% maximum

Section 19.06.015(b)(2)b. provides that the planning commission may grant exceptions to the total lot impervious surface standards based on the neighborhood design exception criteria in [19.06.025\(f\)](#). Those criteria are:

- (1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations;
- (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
- (3) The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
- (4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
- (5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.
- (6) The exception will equally or better serve the design objectives stated in [section 19.06.025\(a\)](#) and the intent stated for the particular standard being altered.

When dealing with the specific exception for lot coverage, criteria (2) is the main criteria affected. The lot impervious coverage standard is primarily to address stormwater issues. (In contrast, the “building

coverage" standard addresses the building footprint and scale of structures in relation to the overall lot size, and in relation to adjacent lot and building patterns.) Since this proposal is for an in-ground pool and surrounding deck, it only affects the 40% impervious coverage standard, and not the 30% building coverage standard. This criteria is analyzed below with the Site Design and engineering criteria for site plans.

CRITERIA:

The following are the Site Plan review criteria: [\[Section 19.32.030.\]](#) They are generally reviewed in conjunction with the specific neighborhood design exception criteria as indicated above.

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 application meets all standards other than the 40% impervious coverage standard. As a recent build (2021) the application is required to meet both the 30% building coverage, which was approved with its building permit in 2021 (approximately 22%); and the 40% impervious coverage, which was also approved with its permit in 2021, (approximately 34.6%), but which is now being impacted by the proposal for an in-ground pool. There are no other planning and design criteria impacted by this application, other than the stormwater issues analyzed in B. 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.**

This site is currently served by streets and utilities and this plan does not affect any access or utility issues. The applicant submitted a drainage study, and Public Works determined that the study is acceptable to approve. A drainage permit for the pool and grading has also been approved as an amendment to the original drainage permit at construction, contingent on the Planning Commission approval of the exception.

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 proposed pool and surrounding deck is entirely underground. Other than the impervious surface requirements, the pool would meet all other standards. It is completely surrounded by a wood privacy fence. The fence on the far south end of this lot nearest 92nd Terrace did receive an exception from the Planning Commission in May, due to the limited nature of the exception and the unique situation of the abutting property to the east that triggered an additional fence setback. Since all improvements proposed are within the fenced area, this plan does not negatively impact the Landscape Design criteria other than the stormwater issues addressed in B. above.

RECOMMENDATION:

Staff recommends approval of this site plan with the lot coverage exception based on the following considerations:

- The limited nature of the exception (approximately 0.9% from the standard) and the negligible impact it will have on overall stormwater policies for the City.
- The drainage plan for the specific improvements demonstrating no adverse impact on the abutting property or the overall stormwater system.



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: Jason Leiker/Amiee Ford Phone Number: 9135791550
Address: 9119 Alhambra Street E-Mail: jleiker@levycraig.com
Owner: Jason Leiker/Amiee Ford Phone Number: 9135791550
Address: 9119 Alhambra Street, PVKS Zip: 66207
Location of Property: Kenilworth, PVKS
Legal Description: Lot 3, Block 3, Kenilworth, a subdivision in Prairie Village, Kansas

Applicant requests consideration of the following: (Describe proposal/request in detail) A variance to have a planned cement patio adjacent to the swimming pool being installed currently. The issue we are seeking the new variance is we exceed the 40% allowed maximum impervious surface for our lot. We exceed 40% by less than 3% (only 124.2 squan

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 Jason Leiker/Amiee Ford for 9119 Alhambra Street, PVKS 66207 for said variance.

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.

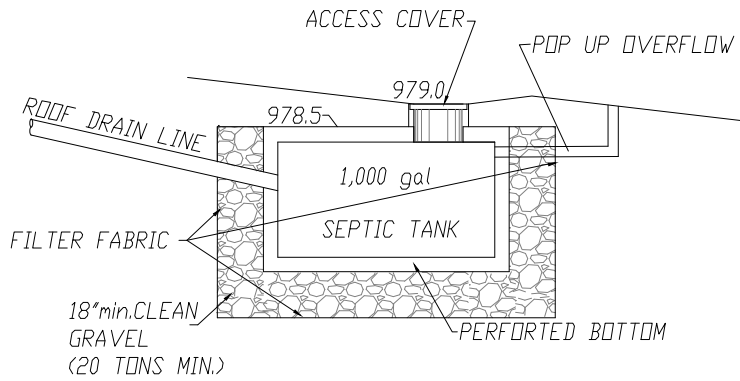
APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will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

/s/ Jason S Leiker 08/25/2022

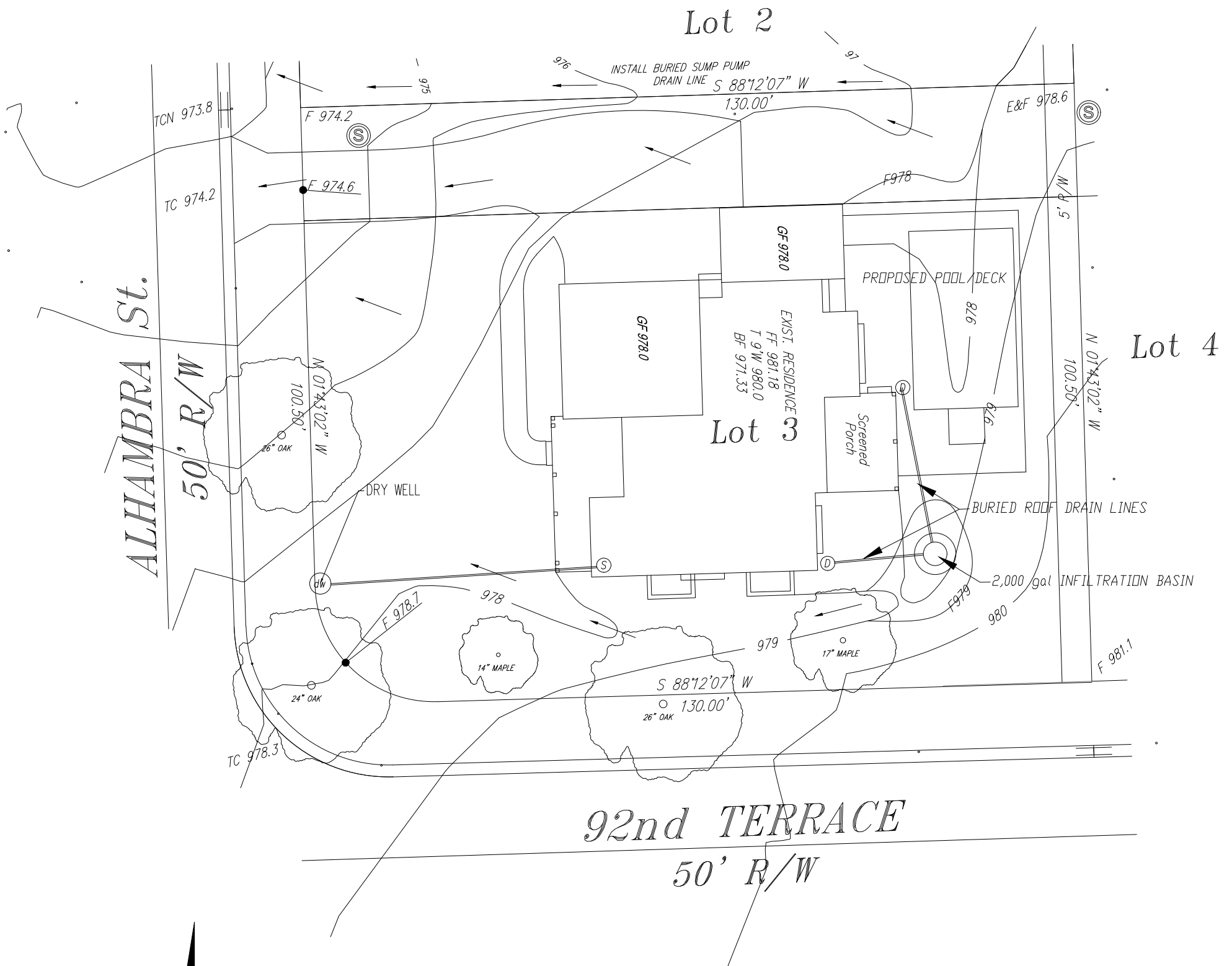
/s/ Jason S. Leiker 08/25/2022

Applicant's Signature/Date

Owner's Signature/Date



2,000 gal INFILTRATION BASIN
1,000 gal TANK
20 TONS GRAVEL = 1,090 GAL WATER STORAGE

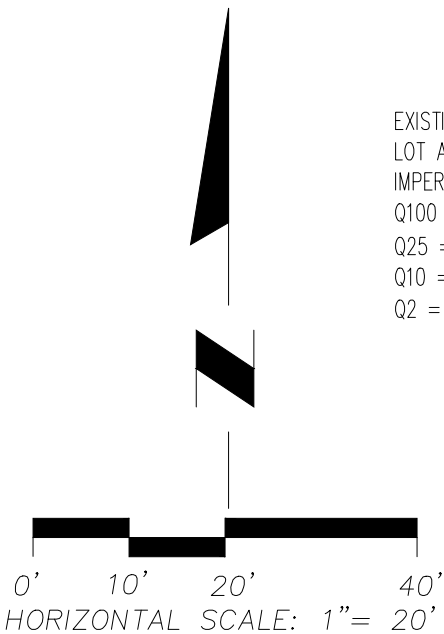
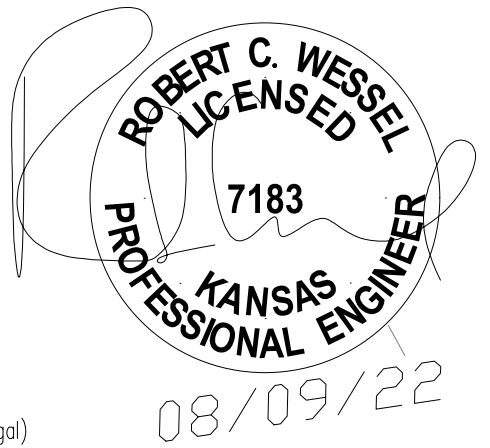


EXISTING LOT DRAINAGE
LOT AREA = 12,987 S.F.
IMPERVIOUS AREA = 4,495 S.F.(34.6%); CN = 82;
Q100 = 2.87 cfs VOL 100 = 0.136 ac-ft
Q25 = 2.17 cfs VOL 25 = 0.101 ac-ft
Q10 = 1.82 cfs VOL 10 = 0.084 ac-ft
Q2 = 0.096 cfs VOL 2 = 0.043 ac-ft

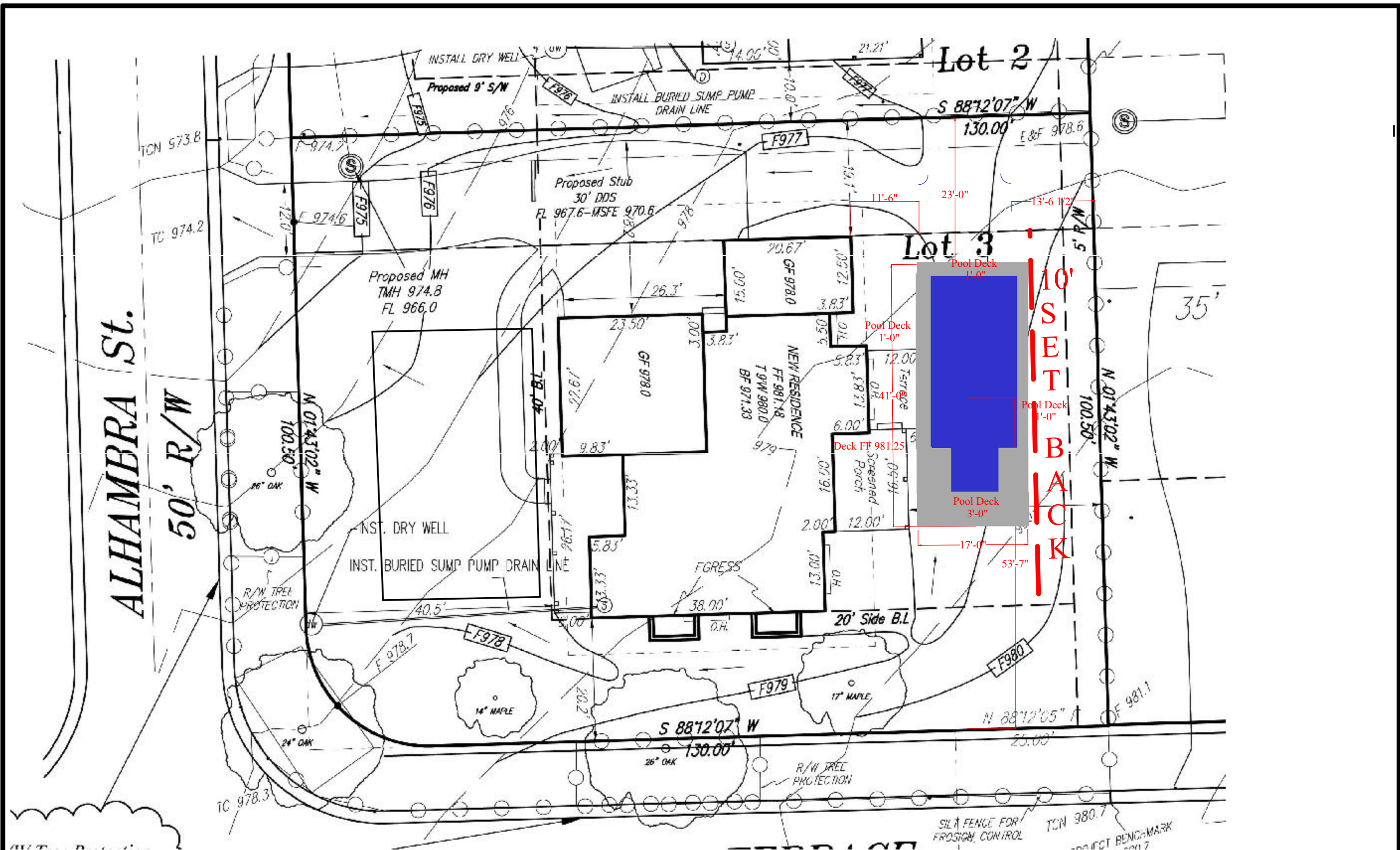
PROPOSED LOT DRAINAGE
LOT AREA = 12,987 S.F.
IMPERVIOUS AREA = 5,518 S.F.(42.5%); CN = 84;
Q100 = 2.95 cfs VOL 100 = 0.142 ac-ft
Q25 = 2.25 cfs VOL 25 = 0.106 ac-ft
Q10 = 1.90 cfs VOL 10 = 0.089 ac-ft
Q2 = 0.103 cfs VOL 2 = 0.046 ac-ft

ALLOWABLE LOT DRAINAGE
LOT AREA = 12,987 S.F.
IMPERVIOUS AREA = 5,195 S.F.(40%); CN = 82;
Q100 = 2.87 cfs VOL 100 = 0.136 ac-ft

REQUIRED STORAGE VOLUME = 0.142 ac-ft - 0.136 ac-ft = 0.006 ac-ft (260 c.f.)(1,950 gal)



SHEET NO. 22 OF 2	PROPOSED SITE 9119 Alhambra PRAIRIE VILLAGE, KANSAS	PREPARED FOR: STEVE KING STRANGER CREEK POOLS	ROBERT C. WESSEL P.E. consulting engineer 4085 NORTH KOLB ROAD TUCSON, ARIZON 85750 913-207-6118 EMAIL robertcwessel47@gmail.com	JOB NO.: RCW0311	DRAWN: RPP
				FIELD BK./PG.: XX/XX	CHECKED: RCW
				ISSUES / REVISIONS:	DATE
				ISSUE	01/25/21
				ADDED SWIMMING POOL & INFILTRATION BASIN	08/09/22



Note: Overall Pool/Spa and decking is 17'-0" by 41'-0" for a total of 697 sq ft.
Lot Size = 12,987 Sq Ft Max 40% Non-Permeable= 5,194.8 Sq Ft
Current Non- Permeable = 4,495 Sq Ft Proposed Addition Pool/Spa = 697 Sq FT
Proposed Non-Permeable = 5,192 Sq Ft = 39.9%



www.StrangerCreekPools.com

19527 Stillwell Road, Linwood, KS 66052
Phone (913) 645-3135 Fax (913) 301-3425

LICENSED JURISDICTIONS

City of Lawrence, Ks
City of Topeka, KS
Shawnee, KS
Johnson County, KS
Kansas City, MO

Project Name

Jason and Amiee Leiker
9119 Alhambra Street
Prairie Village, KS 66207

Revisions

DATE	DESCRIPTION
6-22-2022	ORIGINAL LAYOUT
7-25-2022	1st Revision
7-30-2022	2nd Revision

SHEET NAME
SWIMMING POOL LAYOUT

JOB NUMBER P-2022-03-02

DRAWN BY SRK

SCALE AS SHOWN

This drawing, including the principal design, is the property of Stranger Creek Pools, Inc. with the agreement that it is not to be reproduced, copied, or loaned, in part or whole. It is not to be used in any manner that may constitute a detriment directly or indirectly to Stranger Creek Pools, Inc. Acceptance of this drawing shall be construed as an agreement to the above.

SHEET NUMBER
1 OF 3

City of Prairie Village KS Building Code Department Plan Review Comments

3535 Somerset Drive PV Kansas 66208 Customer Service 913-385-4604

Address: 9119 Alhambra ST Zoned R1A

Date: 7-26-2022 Scope of Work: Swimming pool Status of Plan Review: **Disapproved**

Reviewed by: Mitch Dringman Building Official 913-385-4687 mdringman@pvkansas.com

The following items shall be corrected and resubmitted to permits@pvkansas.com

1. The updated site plan with the added surrounding pool patio now exceeds the 40% allowed maximum impervious surface for the lot. Original Building documents/site plan detail:
 - Lot size 12,987 SF
 - 40% of 12,987 = 5194.8 Maximum allowed for this lot per PVZC table 19.06.A
 - The proposed new impervious surface calculated at; existing impervious 4495 SF + new pool and patio = 5319 SF indicates this project is **over by 124.2 Square feet**.
2. Applicant needs to reduce the amount of impervious surface and resubmit; site plan shall indicate the final outside dimensions of the pool and patio area. Provide a final impervious surface calculation of the lot on the site plan.
3. Applicant shall update the drainage permit that was previously approved by the public Works Department after corrections have been made. Contact 913-385-4647 for submittal procedures.



DRAINAGE PERMIT

PUBLIC WORKS DEPARTMENT

3535 Somerset Drive

Prairie Village, KS 66208

Phone: (913)385-4647 – Fax: (913)642-0117

Email: publicworks@pvkansas.com

TEARDOWN REBUILD/SIGNIFICANT ADDITION

PROPERTY ADDRESS 9119 Alhambra Street

DESCRIPTION OF WORK Install inground 15' x 30' Gunite Swimming Pool

COMPANY Stranger Creek Pools, Inc.

COMPANY ADDRESS 19527 Stillwell Road, LinwoodKS 66052

***PERMIT CONTACT** Steve King

TELEPHONE # 913-645-3135

E-MAIL steveking8049@gmail.com

***CONSTRUCTION SUPERINENDENT CONTACT** Steve King

TELEPHONE 913-645-3135

E-MAIL steveking8049@gmail.com

PROPERTY OWNER Jason Leiker

TELEPHONE # 913-579-1550

ATTACH ONE COPY OF PLOT PLAN & DRAINAGE STUDY (*see attachment for plan requirements*)

Provided the following items:

___ Roof square footage of proposed building (SQ FT)

___ Square footage of new driveway (SQ FT)

___ Existing lot impervious area percentage (34.6% % Impervious)

___ Proposed lot impervious area percentage (39.9% % Impervious)

I have read or have knowledge of the provisions of Chapter XIV, permit requirements, and Public Works Standard Details as it pertains to stormwater.

7/30/2022

Applicant

Date

**NOTE: 1. Changes may be made to the erosion control at any time during construction per City inspections.
(City inspections occur every 2 weeks and after a rain event greater than 0.5 inches)**

**2. Downspouts locations shall not negatively impact neighboring properties
(during and post construction conditions).**

DRAINAGE PERMIT IS GRANTED FOR THE ABOVE LOCATION WITH THE FOLLOWING PROVISIONS:

PERMIT NO. _____

DATE WORK ACCEPTED _____

APPLICATION NO. _____

FINAL APPROVED COPY SENT TO BUILDING
OFFICIAL _____

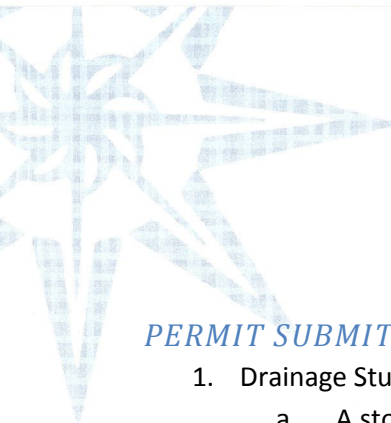
DATE ISSUED _____

FEE _____

Director of Public Works or Authorized Agent

***Contact will receive e-mails or calls with questions during permit review. Please plan accordingly.**

☐ Lucy



THE CITY OF PRAIRIE VILLAGE

STAR OF KANSAS

Drainage Permit Requirements for Tear Down / Rebuild and
Additions over 200 sq ft or tears down more than 10% of the existing structure

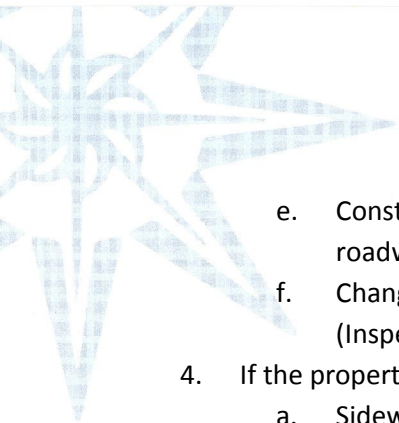
PERMIT SUBMITTAL

1. Drainage Study submitted for the subject property with drainage permit/plans:
 - a. A storm water study sealed by a Kansas licensed professional engineer addressing the increase of impervious area and the potential for drainage problems or flooding of adjacent properties. The storm water study should include solutions to contain water on the subject property or by some other means to eliminate water problems on adjacent properties. The study shall also delineate drainage areas on the property pre- and post- development, see examples.
 - i. Tear Down/Rebuild lots are not allowed to go over 40% impervious per the Neighborhood Design Standards. The use of detention basins will not be allowed to mitigate this rule.
 - b. The storm water study shall indicate the total impervious surface on the lot (existing and proposed). Impervious surface is defined in the Neighborhood Design Standards and includes sidewalks, patios, window wells, footprint of home, detached sheds, pools, etc. Right-of-way sidewalk is not included in the lot calculations as it is not on the lot.
 - c. Provide a grading plan (this can be incorporated into the plot plan) prepared by a Kansas licensed engineer or land surveyor depicting the grading on the subject lot. The existing contour lines must extend into adjacent lots at least 25 feet. Grading plan shall show all structures impacting the plan (i.e. patios, sidewalk, egress windows and window wells).
 - d. Grading plan shall demonstrate Stormwater conveyance; downspouts (direct buried and daylight location), swales, drywells installed at trouble spots.
 - e. Indicate downspout/sump pump locations and conveyance methods on grading plans.
2. Plot plan/Grading plan shall include the following items (11" x 17" max plan size) :

☐ House/building address with street name	☐ North Arrow
☐ Existing/proposed building outline	☐ Roof square footage of proposed building
☐ Right-of-Way Line/Sidewalk location	☐ Concrete spoils pit
☐ Outline and square footage of land disturbed	☐ Contour lines at 1 foot intervals (min)
☐ Existing and proposed drain inlets	☐ Existing and proposed drain outlets (inc. downspouts)
☐ Existing channel/stream and distance from work	☐ Erosion control measures
☐ Location of existing/proposed driveway	☐ Square footage of driveway

DURING CONSTRUCTION

1. No stockpiles of material in the City Right of Way.
2. No blocking City streets without an approved permit. Contact Public Works for a permit for activities (ie concrete pump trucks and concrete trucks) that may block the entire street.
3. Erosion Control:
 - a. Dirt stockpiles shall be no higher than 15' and must have silt fence installed around the perimeter.
 - b. Shall be properly installed and maintained silt fence.
 - c. Silt fence shall be installed along the perimeter of the property (do not impede sidewalk).
 - d. Must be installed prior to any demolition activities.



THE CITY OF PRAIRIE VILLAGE

STAR OF KANSAS

- e. Construction entrance shall be maintained to control site traffic and limit track onto the roadway.
- f. Changes may be made to the erosion control at anytime during construction per City inspections (Inspections occur every 2 weeks and after a storm event equally 0.5 inches).
4. If the property has sidewalk:
 - a. Sidewalks are to remain in place and ADA compliant during construction.
 - b. Any damage to the sidewalk must be fixed by permit holder within 3 days of notice.
 - c. Permit holder is responsible for removal of debris, snow and ice from sidewalk.
 - d. If the sidewalk needs to be closed for any reason during the construction, the permit holder is responsible for the sidewalk closure and providing the appropriate signage.
5. If changes are made to the driveway:
 - a. Existing driveway apron (in the right-of-way) shall remain in place until a separate right of way permit is secured (per #6 below).
 - b. If driveway (beyond right-of-way) is removed at any time during construction, the permit holder is responsible for the installation of an aggregate construction entrance with 2" or greater rock.
6. Removal of any infrastructure within the City right-of-way (*driveways or sidewalks*) or City infrastructure in easement (*concrete channels*) requires:
 - a. Right-of-Way Permit,
 - b. Bond and Certificate of Insurance,
 - c. Replacement specifications (KCM MB concrete)
 - d. Inspections.

FINAL INSPECTIONS

1. Final grading shall be documented by field survey to match proposed grading plan and submitted prior to sod installation. Any changes to final grading plan shall be made by the surveyor and resubmitted.

ROBERT C. WESSEL P.E.
CONSULTING ENGINEERS
4085 NORTH KOLB ROAD
TUCSON, ARIZONA 85750
913-207-6118 robertcwessel47@gmail.com



August 11, 2022

STORM DRAINAGE REPORT
9119 Alhambra
Prairie Village, Kansas

9119 Alhambra, Prairie Village, Kansas is a single family residential site, Lot 3, Block 3, Kenilworth Subdivision. A pool and deck is to be added. The site is in a tributary of the Dyke Creek Branch tributary of the Indian Creek drainage shed. The entire site drains northwesterly to Alhambra, then continues north to 91st Street. There is no known history of drainage problems in the area of the site. The site and adjacent areas are not located in nor near a FEMA designated flood plain. A drawing of the Proposed Conditions including runoff rates and volumes are attached.

STORM RUNOFF REQUIREMENTS

The proposed construction creates 42.5% impervious area. Prairie Village limits impervious area on the site to 40%. Storm Retention is **REQUIRED** for the volume generated by the site from a 1% event over the volume generated by 40% impervious area. A 2,000 gallon Infiltration Basin is to be installed in the southeast corner of the site. Existing roof drains from the rear of the house will be connected to the Basin. The proposed runoff will continue to flow as noted above without new connections to the public system.

ENGINEER'S STATEMENT:

The storm drainage report, and site grading construction drawings, were prepared under my direct supervision; and to the best of my knowledge conform to Prairie Village storm drainage design criteria for private development.

9119 Alhambra PV 080922

Prepared by Hewlett-Packard

HydroCAD® 10.00-19 s/n 09646 © 2016 HydroCAD Software Solutions LLC

9119 ALHAMBRA PV 081122
Type II 24-hr 1% Rainfall=8.00"

Printed 8/11/2022

Page 1

Summary for Subcatchment 1S: POOL EXPANSION

Runoff = 2.95 cfs @ 11.96 hrs, Volume= 0.142 af, Depth> 5.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1% Rainfall=8.00"

	Area (sf)	CN	Description
*	12,987	84	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

9119 Alhambra PV 080922

Prepared by Hewlett-Packard

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9119 ALHAMBRA PV 081122
Type II 24-hr 1% Rainfall=8.00"

Printed 8/11/2022

Page 2

Hydrograph for Subcatchment 1S: POOL EXPANSION

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.50	0.01	0.00	17.75	7.33	5.46	0.04
5.25	0.54	0.01	0.01	18.00	7.37	5.49	0.04
5.50	0.57	0.02	0.01	18.25	7.40	5.52	0.04
5.75	0.60	0.02	0.01	18.50	7.44	5.56	0.04
6.00	0.64	0.03	0.01	18.75	7.47	5.59	0.04
6.25	0.68	0.04	0.01	19.00	7.50	5.62	0.04
6.50	0.71	0.05	0.01	19.25	7.53	5.65	0.03
6.75	0.75	0.06	0.01	19.50	7.56	5.68	0.03
7.00	0.79	0.07	0.02	19.75	7.59	5.70	0.03
7.25	0.83	0.09	0.02	20.00	7.62	5.73	0.03
7.50	0.87	0.10	0.02				
7.75	0.92	0.12	0.02				
8.00	0.96	0.13	0.02				
8.25	1.01	0.15	0.02				
8.50	1.06	0.18	0.03				
8.75	1.11	0.20	0.03				
9.00	1.18	0.23	0.04				
9.25	1.24	0.27	0.04				
9.50	1.30	0.30	0.04				
9.75	1.37	0.34	0.05				
10.00	1.45	0.38	0.05				
10.25	1.53	0.43	0.06				
10.50	1.63	0.50	0.08				
10.75	1.75	0.57	0.09				
11.00	1.88	0.66	0.11				
11.25	2.05	0.78	0.15				
11.50	2.26	0.94	0.20				
11.75	3.10	1.60	0.94				
12.00	5.30	3.55	2.76				
12.25	5.65	3.87	0.38				
12.50	5.88	4.08	0.24				
12.75	6.04	4.23	0.18				
13.00	6.18	4.36	0.15				
13.25	6.29	4.47	0.13				
13.50	6.39	4.56	0.11				
13.75	6.48	4.65	0.10				
14.00	6.56	4.72	0.09				
14.25	6.63	4.79	0.08				
14.50	6.70	4.86	0.08				
14.75	6.77	4.92	0.07				
15.00	6.83	4.98	0.07				
15.25	6.89	5.03	0.07				
15.50	6.94	5.08	0.06				
15.75	6.99	5.13	0.06				
16.00	7.04	5.18	0.05				
16.25	7.09	5.22	0.05				
16.50	7.13	5.26	0.05				
16.75	7.17	5.30	0.05				
17.00	7.21	5.34	0.05				
17.25	7.25	5.38	0.05				
17.50	7.29	5.42	0.04				

9119 Alhambra PV 080922

Prepared by Hewlett-Packard

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9119 ALHAMBRA PV 081122
Type II 24-hr 1% Rainfall=8.00"

Printed 8/11/2022

Page 3

Summary for Subcatchment 2S: EXISTING TO STREET

Runoff = 2.87 cfs @ 11.97 hrs, Volume= 0.136 af, Depth> 5.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1% Rainfall=8.00"

	Area (sf)	CN	Description
*	12,987	82	PROPOSED SITE
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

9119 Alhambra PV 080922

Prepared by Hewlett-Packard

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9119 ALHAMBRA PV 081122
Type II 24-hr 1% Rainfall=8.00"

Printed 8/11/2022

Page 4

Hydrograph for Subcatchment 2S: EXISTING TO STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.50	0.00	0.00	17.75	7.33	5.23	0.04
5.25	0.54	0.00	0.00	18.00	7.37	5.26	0.04
5.50	0.57	0.01	0.00	18.25	7.40	5.30	0.04
5.75	0.60	0.01	0.01	18.50	7.44	5.33	0.04
6.00	0.64	0.02	0.01	18.75	7.47	5.36	0.04
6.25	0.68	0.02	0.01	19.00	7.50	5.39	0.04
6.50	0.71	0.03	0.01	19.25	7.53	5.42	0.03
6.75	0.75	0.04	0.01	19.50	7.56	5.44	0.03
7.00	0.79	0.05	0.01	19.75	7.59	5.47	0.03
7.25	0.83	0.06	0.01	20.00	7.62	5.50	0.03
7.50	0.87	0.07	0.01				
7.75	0.92	0.09	0.02				
8.00	0.96	0.10	0.02				
8.25	1.01	0.12	0.02				
8.50	1.06	0.14	0.02				
8.75	1.11	0.16	0.03				
9.00	1.18	0.19	0.03				
9.25	1.24	0.21	0.03				
9.50	1.30	0.24	0.04				
9.75	1.37	0.28	0.04				
10.00	1.45	0.32	0.05				
10.25	1.53	0.36	0.06				
10.50	1.63	0.42	0.07				
10.75	1.75	0.49	0.08				
11.00	1.88	0.57	0.10				
11.25	2.05	0.68	0.14				
11.50	2.26	0.83	0.18				
11.75	3.10	1.45	0.90				
12.00	5.30	3.35	2.68				
12.25	5.65	3.67	0.37				
12.50	5.88	3.88	0.24				
12.75	6.04	4.02	0.17				
13.00	6.18	4.15	0.15				
13.25	6.29	4.26	0.13				
13.50	6.39	4.35	0.11				
13.75	6.48	4.43	0.10				
14.00	6.56	4.51	0.09				
14.25	6.63	4.57	0.08				
14.50	6.70	4.64	0.08				
14.75	6.77	4.70	0.07				
15.00	6.83	4.76	0.07				
15.25	6.89	4.81	0.06				
15.50	6.94	4.86	0.06				
15.75	6.99	4.91	0.06				
16.00	7.04	4.95	0.05				
16.25	7.09	5.00	0.05				
16.50	7.13	5.04	0.05				
16.75	7.17	5.08	0.05				
17.00	7.21	5.12	0.05				
17.25	7.25	5.16	0.05				
17.50	7.29	5.19	0.04				

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Type II 24-hr 1% Rainfall=8.00"

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Page 5

Summary for Subcatchment 3S: ALLOWABLE 40%

Runoff = 2.87 cfs @ 11.97 hrs, Volume= 0.136 af, Depth> 5.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1% Rainfall=8.00"

	Area (sf)	CN	Description
*	12,987	82	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 1% Rainfall=8.00"

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Page 6

Hydrograph for Subcatchment 3S: ALLOWABLE 40%

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.50	0.00	0.00	17.75	7.33	5.23	0.04
5.25	0.54	0.00	0.00	18.00	7.37	5.26	0.04
5.50	0.57	0.01	0.00	18.25	7.40	5.30	0.04
5.75	0.60	0.01	0.01	18.50	7.44	5.33	0.04
6.00	0.64	0.02	0.01	18.75	7.47	5.36	0.04
6.25	0.68	0.02	0.01	19.00	7.50	5.39	0.04
6.50	0.71	0.03	0.01	19.25	7.53	5.42	0.03
6.75	0.75	0.04	0.01	19.50	7.56	5.44	0.03
7.00	0.79	0.05	0.01	19.75	7.59	5.47	0.03
7.25	0.83	0.06	0.01	20.00	7.62	5.50	0.03
7.50	0.87	0.07	0.01				
7.75	0.92	0.09	0.02				
8.00	0.96	0.10	0.02				
8.25	1.01	0.12	0.02				
8.50	1.06	0.14	0.02				
8.75	1.11	0.16	0.03				
9.00	1.18	0.19	0.03				
9.25	1.24	0.21	0.03				
9.50	1.30	0.24	0.04				
9.75	1.37	0.28	0.04				
10.00	1.45	0.32	0.05				
10.25	1.53	0.36	0.06				
10.50	1.63	0.42	0.07				
10.75	1.75	0.49	0.08				
11.00	1.88	0.57	0.10				
11.25	2.05	0.68	0.14				
11.50	2.26	0.83	0.18				
11.75	3.10	1.45	0.90				
12.00	5.30	3.35	2.68				
12.25	5.65	3.67	0.37				
12.50	5.88	3.88	0.24				
12.75	6.04	4.02	0.17				
13.00	6.18	4.15	0.15				
13.25	6.29	4.26	0.13				
13.50	6.39	4.35	0.11				
13.75	6.48	4.43	0.10				
14.00	6.56	4.51	0.09				
14.25	6.63	4.57	0.08				
14.50	6.70	4.64	0.08				
14.75	6.77	4.70	0.07				
15.00	6.83	4.76	0.07				
15.25	6.89	4.81	0.06				
15.50	6.94	4.86	0.06				
15.75	6.99	4.91	0.06				
16.00	7.04	4.95	0.05				
16.25	7.09	5.00	0.05				
16.50	7.13	5.04	0.05				
16.75	7.17	5.08	0.05				
17.00	7.21	5.12	0.05				
17.25	7.25	5.16	0.05				
17.50	7.29	5.19	0.04				

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9119 ALHAMBRA PV 081122
Type II 24-hr 4% Rainfall=6.40"

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Page 7

Summary for Subcatchment 1S: POOL EXPANSION

Runoff = 2.25 cfs @ 11.97 hrs, Volume= 0.106 af, Depth> 4.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 4% Rainfall=6.40"

	Area (sf)	CN	Description
*	12,987	84	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 4% Rainfall=6.40"

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Page 8

Hydrograph for Subcatchment 1S: POOL EXPANSION

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.40	0.00	0.00	17.75	5.87	4.07	0.03
5.25	0.43	0.00	0.00	18.00	5.89	4.10	0.03
5.50	0.46	0.00	0.00	18.25	5.92	4.12	0.03
5.75	0.48	0.01	0.00	18.50	5.95	4.15	0.03
6.00	0.51	0.01	0.00	18.75	5.98	4.17	0.03
6.25	0.54	0.01	0.00	19.00	6.00	4.20	0.03
6.50	0.57	0.02	0.01	19.25	6.03	4.22	0.03
6.75	0.60	0.02	0.01	19.50	6.05	4.24	0.03
7.00	0.63	0.03	0.01	19.75	6.07	4.26	0.02
7.25	0.67	0.04	0.01	20.00	6.09	4.28	0.02
7.50	0.70	0.05	0.01				
7.75	0.73	0.05	0.01				
8.00	0.77	0.07	0.01				
8.25	0.81	0.08	0.01				
8.50	0.85	0.09	0.02				
8.75	0.89	0.11	0.02				
9.00	0.94	0.13	0.02				
9.25	0.99	0.15	0.03				
9.50	1.04	0.17	0.03				
9.75	1.10	0.20	0.03				
10.00	1.16	0.23	0.04				
10.25	1.23	0.26	0.04				
10.50	1.31	0.30	0.05				
10.75	1.40	0.35	0.06				
11.00	1.50	0.42	0.08				
11.25	1.64	0.50	0.10				
11.50	1.81	0.61	0.14				
11.75	2.48	1.10	0.69				
12.00	4.24	2.59	2.11				
12.25	4.52	2.83	0.29				
12.50	4.70	3.00	0.19				
12.75	4.83	3.12	0.14				
13.00	4.94	3.22	0.12				
13.25	5.03	3.30	0.10				
13.50	5.11	3.37	0.09				
13.75	5.18	3.44	0.08				
14.00	5.25	3.50	0.07				
14.25	5.31	3.55	0.06				
14.50	5.36	3.60	0.06				
14.75	5.41	3.65	0.06				
15.00	5.46	3.70	0.05				
15.25	5.51	3.74	0.05				
15.50	5.55	3.78	0.05				
15.75	5.59	3.82	0.05				
16.00	5.63	3.85	0.04				
16.25	5.67	3.89	0.04				
16.50	5.70	3.92	0.04				
16.75	5.74	3.95	0.04				
17.00	5.77	3.98	0.04				
17.25	5.80	4.01	0.04				
17.50	5.83	4.04	0.03				

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Type II 24-hr 4% Rainfall=6.40"

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Page 9

Summary for Subcatchment 2S: EXISTING TO STREET

Runoff = 2.17 cfs @ 11.97 hrs, Volume= 0.101 af, Depth> 4.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 4% Rainfall=6.40"

	Area (sf)	CN	Description
*	12,987	82	PROPOSED SITE
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 4% Rainfall=6.40"

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Page 10

Hydrograph for Subcatchment 2S: EXISTING TO STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.40	0.00	0.00	17.75	5.87	3.86	0.03
5.25	0.43	0.00	0.00	18.00	5.89	3.89	0.03
5.50	0.46	0.00	0.00	18.25	5.92	3.92	0.03
5.75	0.48	0.00	0.00	18.50	5.95	3.94	0.03
6.00	0.51	0.00	0.00	18.75	5.98	3.97	0.03
6.25	0.54	0.00	0.00	19.00	6.00	3.99	0.03
6.50	0.57	0.01	0.00	19.25	6.03	4.01	0.03
6.75	0.60	0.01	0.00	19.50	6.05	4.03	0.03
7.00	0.63	0.02	0.01	19.75	6.07	4.05	0.02
7.25	0.67	0.02	0.01	20.00	6.09	4.07	0.02
7.50	0.70	0.03	0.01				
7.75	0.73	0.03	0.01				
8.00	0.77	0.04	0.01				
8.25	0.81	0.05	0.01				
8.50	0.85	0.06	0.01				
8.75	0.89	0.08	0.02				
9.00	0.94	0.09	0.02				
9.25	0.99	0.11	0.02				
9.50	1.04	0.13	0.02				
9.75	1.10	0.15	0.03				
10.00	1.16	0.18	0.03				
10.25	1.23	0.21	0.04				
10.50	1.31	0.25	0.05				
10.75	1.40	0.29	0.06				
11.00	1.50	0.35	0.07				
11.25	1.64	0.42	0.10				
11.50	1.81	0.53	0.13				
11.75	2.48	0.98	0.65				
12.00	4.24	2.41	2.04				
12.25	4.52	2.65	0.28				
12.50	4.70	2.82	0.18				
12.75	4.83	2.93	0.13				
13.00	4.94	3.03	0.11				
13.25	5.03	3.11	0.10				
13.50	5.11	3.18	0.09				
13.75	5.18	3.24	0.08				
14.00	5.25	3.30	0.07				
14.25	5.31	3.35	0.06				
14.50	5.36	3.40	0.06				
14.75	5.41	3.45	0.06				
15.00	5.46	3.50	0.05				
15.25	5.51	3.54	0.05				
15.50	5.55	3.58	0.05				
15.75	5.59	3.62	0.04				
16.00	5.63	3.65	0.04				
16.25	5.67	3.68	0.04				
16.50	5.70	3.72	0.04				
16.75	5.74	3.75	0.04				
17.00	5.77	3.78	0.04				
17.25	5.80	3.81	0.04				
17.50	5.83	3.84	0.03				

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Type II 24-hr 4% Rainfall=6.40"

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Page 11

Summary for Subcatchment 3S: ALLOWABLE 40%

Runoff = 2.17 cfs @ 11.97 hrs, Volume= 0.101 af, Depth> 4.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 4% Rainfall=6.40"

	Area (sf)	CN	Description
*	12,987	82	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 4% Rainfall=6.40"

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Page 12

Hydrograph for Subcatchment 3S: ALLOWABLE 40%

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.40	0.00	0.00	17.75	5.87	3.86	0.03
5.25	0.43	0.00	0.00	18.00	5.89	3.89	0.03
5.50	0.46	0.00	0.00	18.25	5.92	3.92	0.03
5.75	0.48	0.00	0.00	18.50	5.95	3.94	0.03
6.00	0.51	0.00	0.00	18.75	5.98	3.97	0.03
6.25	0.54	0.00	0.00	19.00	6.00	3.99	0.03
6.50	0.57	0.01	0.00	19.25	6.03	4.01	0.03
6.75	0.60	0.01	0.00	19.50	6.05	4.03	0.03
7.00	0.63	0.02	0.01	19.75	6.07	4.05	0.02
7.25	0.67	0.02	0.01	20.00	6.09	4.07	0.02
7.50	0.70	0.03	0.01				
7.75	0.73	0.03	0.01				
8.00	0.77	0.04	0.01				
8.25	0.81	0.05	0.01				
8.50	0.85	0.06	0.01				
8.75	0.89	0.08	0.02				
9.00	0.94	0.09	0.02				
9.25	0.99	0.11	0.02				
9.50	1.04	0.13	0.02				
9.75	1.10	0.15	0.03				
10.00	1.16	0.18	0.03				
10.25	1.23	0.21	0.04				
10.50	1.31	0.25	0.05				
10.75	1.40	0.29	0.06				
11.00	1.50	0.35	0.07				
11.25	1.64	0.42	0.10				
11.50	1.81	0.53	0.13				
11.75	2.48	0.98	0.65				
12.00	4.24	2.41	2.04				
12.25	4.52	2.65	0.28				
12.50	4.70	2.82	0.18				
12.75	4.83	2.93	0.13				
13.00	4.94	3.03	0.11				
13.25	5.03	3.11	0.10				
13.50	5.11	3.18	0.09				
13.75	5.18	3.24	0.08				
14.00	5.25	3.30	0.07				
14.25	5.31	3.35	0.06				
14.50	5.36	3.40	0.06				
14.75	5.41	3.45	0.06				
15.00	5.46	3.50	0.05				
15.25	5.51	3.54	0.05				
15.50	5.55	3.58	0.05				
15.75	5.59	3.62	0.04				
16.00	5.63	3.65	0.04				
16.25	5.67	3.68	0.04				
16.50	5.70	3.72	0.04				
16.75	5.74	3.75	0.04				
17.00	5.77	3.78	0.04				
17.25	5.80	3.81	0.04				
17.50	5.83	3.84	0.03				

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Type II 24-hr 10% Rainfall=5.60"

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Page 13

Summary for Subcatchment 1S: POOL EXPANSION

Runoff = 1.90 cfs @ 11.97 hrs, Volume= 0.089 af, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type II 24-hr 10% Rainfall=5.60"

	Area (sf)	CN	Description
*	12,987	84	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 10% Rainfall=5.60"

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Page 14

Hydrograph for Subcatchment 1S: POOL EXPANSION

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.35	0.00	0.00	17.75	5.13	3.39	0.03
5.25	0.38	0.00	0.00	18.00	5.16	3.41	0.03
5.50	0.40	0.00	0.00	18.25	5.18	3.44	0.03
5.75	0.42	0.00	0.00	18.50	5.21	3.46	0.03
6.00	0.45	0.00	0.00	18.75	5.23	3.48	0.03
6.25	0.47	0.00	0.00	19.00	5.25	3.50	0.02
6.50	0.50	0.01	0.00	19.25	5.27	3.52	0.02
6.75	0.53	0.01	0.00	19.50	5.29	3.54	0.02
7.00	0.55	0.01	0.01	19.75	5.31	3.56	0.02
7.25	0.58	0.02	0.01	20.00	5.33	3.57	0.02
7.50	0.61	0.02	0.01				
7.75	0.64	0.03	0.01				
8.00	0.67	0.04	0.01				
8.25	0.70	0.05	0.01				
8.50	0.74	0.06	0.01				
8.75	0.78	0.07	0.01				
9.00	0.82	0.08	0.02				
9.25	0.87	0.10	0.02				
9.50	0.91	0.12	0.02				
9.75	0.96	0.14	0.02				
10.00	1.01	0.16	0.03				
10.25	1.07	0.18	0.03				
10.50	1.14	0.22	0.04				
10.75	1.22	0.26	0.05				
11.00	1.32	0.31	0.06				
11.25	1.43	0.37	0.08				
11.50	1.58	0.47	0.11				
11.75	2.17	0.86	0.57				
12.00	3.71	2.12	1.79				
12.25	3.95	2.33	0.25				
12.50	4.12	2.47	0.16				
12.75	4.23	2.57	0.12				
13.00	4.32	2.66	0.10				
13.25	4.40	2.73	0.09				
13.50	4.47	2.79	0.08				
13.75	4.54	2.85	0.07				
14.00	4.59	2.90	0.06				
14.25	4.64	2.95	0.05				
14.50	4.69	2.99	0.05				
14.75	4.74	3.03	0.05				
15.00	4.78	3.07	0.05				
15.25	4.82	3.11	0.04				
15.50	4.86	3.14	0.04				
15.75	4.89	3.17	0.04				
16.00	4.93	3.20	0.04				
16.25	4.96	3.23	0.03				
16.50	4.99	3.26	0.03				
16.75	5.02	3.29	0.03				
17.00	5.05	3.32	0.03				
17.25	5.08	3.34	0.03				
17.50	5.11	3.37	0.03				

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Type II 24-hr 10% Rainfall=5.60"

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Page 15

Summary for Subcatchment 2S: EXISTING TO STREET

Runoff = 1.82 cfs @ 11.97 hrs, Volume= 0.084 af, Depth> 3.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10% Rainfall=5.60"

	Area (sf)	CN	Description
*	12,987	82	PROPOSED SITE
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 10% Rainfall=5.60"

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Page 16

Hydrograph for Subcatchment 2S: EXISTING TO STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.35	0.00	0.00	17.75	5.13	3.20	0.03
5.25	0.38	0.00	0.00	18.00	5.16	3.22	0.03
5.50	0.40	0.00	0.00	18.25	5.18	3.24	0.03
5.75	0.42	0.00	0.00	18.50	5.21	3.26	0.03
6.00	0.45	0.00	0.00	18.75	5.23	3.28	0.02
6.25	0.47	0.00	0.00	19.00	5.25	3.30	0.02
6.50	0.50	0.00	0.00	19.25	5.27	3.32	0.02
6.75	0.53	0.00	0.00	19.50	5.29	3.34	0.02
7.00	0.55	0.01	0.00	19.75	5.31	3.36	0.02
7.25	0.58	0.01	0.00	20.00	5.33	3.38	0.02
7.50	0.61	0.01	0.00				
7.75	0.64	0.02	0.01				
8.00	0.67	0.02	0.01				
8.25	0.70	0.03	0.01				
8.50	0.74	0.04	0.01				
8.75	0.78	0.05	0.01				
9.00	0.82	0.06	0.01				
9.25	0.87	0.07	0.02				
9.50	0.91	0.08	0.02				
9.75	0.96	0.10	0.02				
10.00	1.01	0.12	0.02				
10.25	1.07	0.14	0.03				
10.50	1.14	0.17	0.03				
10.75	1.22	0.21	0.04				
11.00	1.32	0.25	0.05				
11.25	1.43	0.31	0.08				
11.50	1.58	0.39	0.10				
11.75	2.17	0.76	0.53				
12.00	3.71	1.96	1.72				
12.25	3.95	2.16	0.24				
12.50	4.12	2.30	0.16				
12.75	4.23	2.40	0.11				
13.00	4.32	2.48	0.10				
13.25	4.40	2.55	0.08				
13.50	4.47	2.61	0.07				
13.75	4.54	2.67	0.06				
14.00	4.59	2.72	0.06				
14.25	4.64	2.76	0.05				
14.50	4.69	2.80	0.05				
14.75	4.74	2.84	0.05				
15.00	4.78	2.88	0.05				
15.25	4.82	2.92	0.04				
15.50	4.86	2.95	0.04				
15.75	4.89	2.98	0.04				
16.00	4.93	3.01	0.04				
16.25	4.96	3.04	0.03				
16.50	4.99	3.07	0.03				
16.75	5.02	3.10	0.03				
17.00	5.05	3.12	0.03				
17.25	5.08	3.15	0.03				
17.50	5.11	3.17	0.03				

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Type II 24-hr 10% Rainfall=5.60"

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Page 17

Summary for Subcatchment 3S: ALLOWABLE 40%

Runoff = 1.82 cfs @ 11.97 hrs, Volume= 0.084 af, Depth> 3.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10% Rainfall=5.60"

	Area (sf)	CN	Description
*	12,987	82	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 10% Rainfall=5.60"

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Page 18

Hydrograph for Subcatchment 3S: ALLOWABLE 40%

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.35	0.00	0.00	17.75	5.13	3.20	0.03
5.25	0.38	0.00	0.00	18.00	5.16	3.22	0.03
5.50	0.40	0.00	0.00	18.25	5.18	3.24	0.03
5.75	0.42	0.00	0.00	18.50	5.21	3.26	0.03
6.00	0.45	0.00	0.00	18.75	5.23	3.28	0.02
6.25	0.47	0.00	0.00	19.00	5.25	3.30	0.02
6.50	0.50	0.00	0.00	19.25	5.27	3.32	0.02
6.75	0.53	0.00	0.00	19.50	5.29	3.34	0.02
7.00	0.55	0.01	0.00	19.75	5.31	3.36	0.02
7.25	0.58	0.01	0.00	20.00	5.33	3.38	0.02
7.50	0.61	0.01	0.00				
7.75	0.64	0.02	0.01				
8.00	0.67	0.02	0.01				
8.25	0.70	0.03	0.01				
8.50	0.74	0.04	0.01				
8.75	0.78	0.05	0.01				
9.00	0.82	0.06	0.01				
9.25	0.87	0.07	0.02				
9.50	0.91	0.08	0.02				
9.75	0.96	0.10	0.02				
10.00	1.01	0.12	0.02				
10.25	1.07	0.14	0.03				
10.50	1.14	0.17	0.03				
10.75	1.22	0.21	0.04				
11.00	1.32	0.25	0.05				
11.25	1.43	0.31	0.08				
11.50	1.58	0.39	0.10				
11.75	2.17	0.76	0.53				
12.00	3.71	1.96	1.72				
12.25	3.95	2.16	0.24				
12.50	4.12	2.30	0.16				
12.75	4.23	2.40	0.11				
13.00	4.32	2.48	0.10				
13.25	4.40	2.55	0.08				
13.50	4.47	2.61	0.07				
13.75	4.54	2.67	0.06				
14.00	4.59	2.72	0.06				
14.25	4.64	2.76	0.05				
14.50	4.69	2.80	0.05				
14.75	4.74	2.84	0.05				
15.00	4.78	2.88	0.05				
15.25	4.82	2.92	0.04				
15.50	4.86	2.95	0.04				
15.75	4.89	2.98	0.04				
16.00	4.93	3.01	0.04				
16.25	4.96	3.04	0.03				
16.50	4.99	3.07	0.03				
16.75	5.02	3.10	0.03				
17.00	5.05	3.12	0.03				
17.25	5.08	3.15	0.03				
17.50	5.11	3.17	0.03				

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Type II 24-hr 50% Rainfall=3.60"

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Page 19

Summary for Subcatchment 1S: POOL EXPANSION

Runoff = 1.03 cfs @ 11.97 hrs, Volume= 0.046 af, Depth> 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50% Rainfall=3.60"

	Area (sf)	CN	Description
*	12,987	84	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 50% Rainfall=3.60"

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Page 20

Hydrograph for Subcatchment 1S: POOL EXPANSION

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00	17.75	3.30	1.77	0.02
5.25	0.24	0.00	0.00	18.00	3.32	1.78	0.02
5.50	0.26	0.00	0.00	18.25	3.33	1.79	0.02
5.75	0.27	0.00	0.00	18.50	3.35	1.81	0.02
6.00	0.29	0.00	0.00	18.75	3.36	1.82	0.02
6.25	0.30	0.00	0.00	19.00	3.38	1.83	0.01
6.50	0.32	0.00	0.00	19.25	3.39	1.84	0.01
6.75	0.34	0.00	0.00	19.50	3.40	1.85	0.01
7.00	0.36	0.00	0.00	19.75	3.42	1.86	0.01
7.25	0.37	0.00	0.00	20.00	3.43	1.87	0.01
7.50	0.39	0.00	0.00				
7.75	0.41	0.00	0.00				
8.00	0.43	0.00	0.00				
8.25	0.45	0.00	0.00				
8.50	0.48	0.00	0.00				
8.75	0.50	0.01	0.00				
9.00	0.53	0.01	0.00				
9.25	0.56	0.02	0.01				
9.50	0.59	0.02	0.01				
9.75	0.62	0.03	0.01				
10.00	0.65	0.03	0.01				
10.25	0.69	0.04	0.01				
10.50	0.73	0.06	0.01				
10.75	0.79	0.07	0.02				
11.00	0.85	0.09	0.03				
11.25	0.92	0.12	0.04				
11.50	1.02	0.16	0.05				
11.75	1.39	0.35	0.28				
12.00	2.39	1.03	0.98				
12.25	2.54	1.15	0.14				
12.50	2.65	1.23	0.09				
12.75	2.72	1.29	0.07				
13.00	2.78	1.34	0.06				
13.25	2.83	1.38	0.05				
13.50	2.88	1.42	0.04				
13.75	2.92	1.45	0.04				
14.00	2.95	1.48	0.03				
14.25	2.98	1.50	0.03				
14.50	3.02	1.53	0.03				
14.75	3.04	1.55	0.03				
15.00	3.07	1.58	0.03				
15.25	3.10	1.60	0.03				
15.50	3.12	1.62	0.02				
15.75	3.15	1.64	0.02				
16.00	3.17	1.66	0.02				
16.25	3.19	1.67	0.02				
16.50	3.21	1.69	0.02				
16.75	3.23	1.71	0.02				
17.00	3.25	1.72	0.02				
17.25	3.26	1.74	0.02				
17.50	3.28	1.75	0.02				

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9119 ALHAMBRA PV 081122

Type II 24-hr 50% Rainfall=3.60"

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Page 21

Summary for Subcatchment 2S: EXISTING TO STREET

Runoff = 0.96 cfs @ 11.97 hrs, Volume= 0.043 af, Depth> 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50% Rainfall=3.60"

	Area (sf)	CN	Description
*	12,987	82	PROPOSED SITE
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 50% Rainfall=3.60"

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Page 22

Hydrograph for Subcatchment 2S: EXISTING TO STREET

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00	17.75	3.30	1.62	0.02
5.25	0.24	0.00	0.00	18.00	3.32	1.63	0.02
5.50	0.26	0.00	0.00	18.25	3.33	1.64	0.02
5.75	0.27	0.00	0.00	18.50	3.35	1.66	0.01
6.00	0.29	0.00	0.00	18.75	3.36	1.67	0.01
6.25	0.30	0.00	0.00	19.00	3.38	1.68	0.01
6.50	0.32	0.00	0.00	19.25	3.39	1.69	0.01
6.75	0.34	0.00	0.00	19.50	3.40	1.70	0.01
7.00	0.36	0.00	0.00	19.75	3.42	1.71	0.01
7.25	0.37	0.00	0.00	20.00	3.43	1.72	0.01
7.50	0.39	0.00	0.00				
7.75	0.41	0.00	0.00				
8.00	0.43	0.00	0.00				
8.25	0.45	0.00	0.00				
8.50	0.48	0.00	0.00				
8.75	0.50	0.00	0.00				
9.00	0.53	0.00	0.00				
9.25	0.56	0.01	0.00				
9.50	0.59	0.01	0.00				
9.75	0.62	0.01	0.01				
10.00	0.65	0.02	0.01				
10.25	0.69	0.03	0.01				
10.50	0.73	0.04	0.01				
10.75	0.79	0.05	0.02				
11.00	0.85	0.06	0.02				
11.25	0.92	0.09	0.03				
11.50	1.02	0.12	0.04				
11.75	1.39	0.29	0.24				
12.00	2.39	0.92	0.92				
12.25	2.54	1.03	0.13				
12.50	2.65	1.11	0.09				
12.75	2.72	1.16	0.06				
13.00	2.78	1.21	0.05				
13.25	2.83	1.25	0.05				
13.50	2.88	1.28	0.04				
13.75	2.92	1.31	0.04				
14.00	2.95	1.34	0.03				
14.25	2.98	1.37	0.03				
14.50	3.02	1.39	0.03				
14.75	3.04	1.41	0.03				
15.00	3.07	1.44	0.03				
15.25	3.10	1.46	0.02				
15.50	3.12	1.48	0.02				
15.75	3.15	1.50	0.02				
16.00	3.17	1.51	0.02				
16.25	3.19	1.53	0.02				
16.50	3.21	1.54	0.02				
16.75	3.23	1.56	0.02				
17.00	3.25	1.58	0.02				
17.25	3.26	1.59	0.02				
17.50	3.28	1.60	0.02				

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Type II 24-hr 50% Rainfall=3.60"

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Page 23

Summary for Subcatchment 3S: ALLOWABLE 40%

Runoff = 0.96 cfs @ 11.97 hrs, Volume= 0.043 af, Depth> 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50% Rainfall=3.60"

	Area (sf)	CN	Description
*	12,987	82	
	12,987		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Type II 24-hr 50% Rainfall=3.60"

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Page 24

Hydrograph for Subcatchment 3S: ALLOWABLE 40%

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00	17.75	3.30	1.62	0.02
5.25	0.24	0.00	0.00	18.00	3.32	1.63	0.02
5.50	0.26	0.00	0.00	18.25	3.33	1.64	0.02
5.75	0.27	0.00	0.00	18.50	3.35	1.66	0.01
6.00	0.29	0.00	0.00	18.75	3.36	1.67	0.01
6.25	0.30	0.00	0.00	19.00	3.38	1.68	0.01
6.50	0.32	0.00	0.00	19.25	3.39	1.69	0.01
6.75	0.34	0.00	0.00	19.50	3.40	1.70	0.01
7.00	0.36	0.00	0.00	19.75	3.42	1.71	0.01
7.25	0.37	0.00	0.00	20.00	3.43	1.72	0.01
7.50	0.39	0.00	0.00				
7.75	0.41	0.00	0.00				
8.00	0.43	0.00	0.00				
8.25	0.45	0.00	0.00				
8.50	0.48	0.00	0.00				
8.75	0.50	0.00	0.00				
9.00	0.53	0.00	0.00				
9.25	0.56	0.01	0.00				
9.50	0.59	0.01	0.00				
9.75	0.62	0.01	0.01				
10.00	0.65	0.02	0.01				
10.25	0.69	0.03	0.01				
10.50	0.73	0.04	0.01				
10.75	0.79	0.05	0.02				
11.00	0.85	0.06	0.02				
11.25	0.92	0.09	0.03				
11.50	1.02	0.12	0.04				
11.75	1.39	0.29	0.24				
12.00	2.39	0.92	0.92				
12.25	2.54	1.03	0.13				
12.50	2.65	1.11	0.09				
12.75	2.72	1.16	0.06				
13.00	2.78	1.21	0.05				
13.25	2.83	1.25	0.05				
13.50	2.88	1.28	0.04				
13.75	2.92	1.31	0.04				
14.00	2.95	1.34	0.03				
14.25	2.98	1.37	0.03				
14.50	3.02	1.39	0.03				
14.75	3.04	1.41	0.03				
15.00	3.07	1.44	0.03				
15.25	3.10	1.46	0.02				
15.50	3.12	1.48	0.02				
15.75	3.15	1.50	0.02				
16.00	3.17	1.51	0.02				
16.25	3.19	1.53	0.02				
16.50	3.21	1.54	0.02				
16.75	3.23	1.56	0.02				
17.00	3.25	1.58	0.02				
17.25	3.26	1.59	0.02				
17.50	3.28	1.60	0.02				

PC2022-122 – 9119 Alhambra

Neighborhood meeting held September 3, 2022 at 10:00 a.m.

Attendees:

- Tom Terry – 9210 Alhambra
- Mark and Pam Hanifan – 9115 Alhambra

All supported the project.

Comments from other neighbors:



STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: September 13, 2022 Planning Commission Meeting

Application: PC 2022-123

Request: Site Plan for Monument Sign

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. Monument signs have specific approval and exception criteria.*

Property Address: 8340 Mission Road

Applicant: High Tech Signs of Mid America LLC / Tower Properties Company

Current Zoning and Land Use: C-O Office Building District

Surrounding Zoning and Land Use: North: C-2P Planned General Business; retail and service
East: R-1A Single Family Residential; school
South: R-3 Garden Apartment District; apartment complex
West: C-2 General Business; retail and service

Legal Description: (metes and bounds description)

Property Area: 86,013.51 s.f. (1.97 acres)

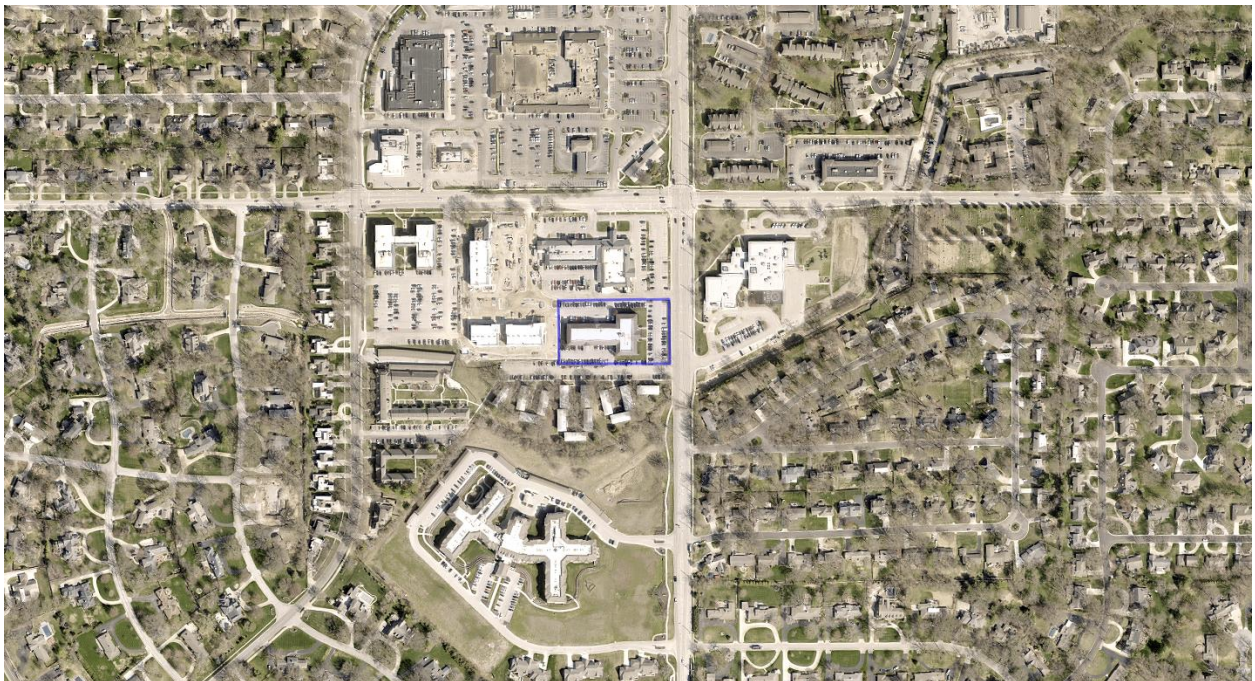
Related Case Files: None

Attachments: Application, Sign Plans, Site Plan

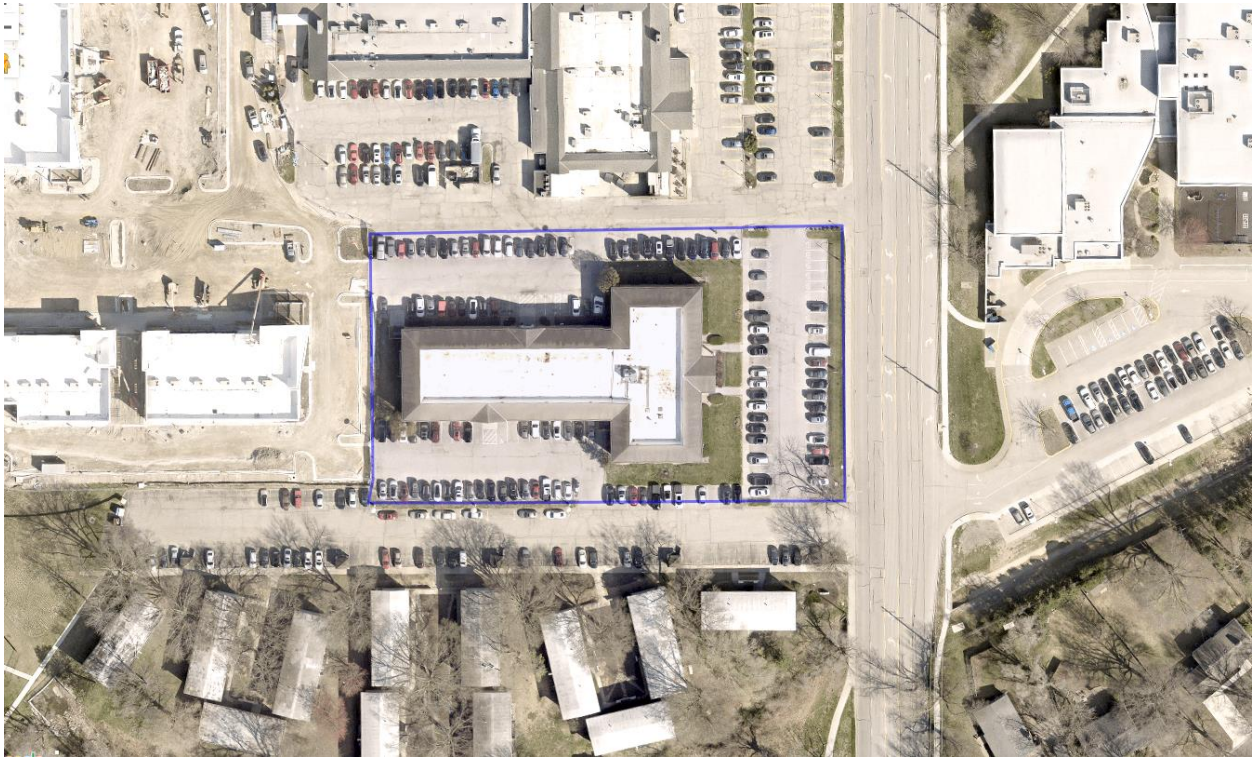
General Location Map



Aerial Map



Site



Birdseye



Street Views



Street view looking south on Mission Road – sign will be placed at the mid-point of frontage.

BACKGROUND:

The applicant is requesting approval of a monument signs for a 1.97 acre commercial site. The monument signs would be placed at the mid-point of the landscape frontage along Mission Road, between the sidewalk and parking area. It is a double-sided, internally illuminated sign, with aluminum cabinet, with white acrylic letters, and individual tenant panels.

The complex was developed in 1972 according to Johnson County AIMS data. It includes approximately 45,000 square feet of office. It is situated mid-block on the west side of Mission Road, south of 83rd Street. There is currently no monument sign for this property.

All new monument signs require approval by the Planning Commission. [Prairie Village Zoning Ordinance, Section [19.48.070\(a\)](#)]

ANALYSIS:

Monument signs require approval by the Planning Commission and have the following specific standards for multi-family projects in residential districts: [\[19.48.050\]](#) (monument signs in non-residential zoning) and [19.48.070](#)]

- 1 per street frontage
- 20 square feet max
- 5' high max
- 3' setback from all property lines or 12' from street, whichever is greater, with associated landscape
- Base on at least 75% of plan, and materials that complement the building or other site elements.

The applicant has proposed 1 sign, to be placed 6 feet from the property line and approximately 12.5 feet from the curb. It is centered in a landscape area between the sidewalk and parking lot. The sign is 20 square feet, 5 feet high and on a 4-foot wide brick base that matches the primary material of the building.

The sign is aluminum with cut-out white acrylic letters at the top. Individual tenant panels will reverse this pattern and be black matte finish with back-lit, halo lighting. The sign is internally illuminated. It is unclear from the application if the color of the cabinet is matte black for the top (address) and white at the bottom where individual tenant signs appear, or if "aluminum" is the color of the sign. There are no specific color standards, but section [19-48.080 \(a\) and \(b\)](#) include guidelines to coordinate sign materials, colors, and styles with the site and building – particularly if signs include multiple tenants. The applicant should confirm the sign color scheme, and the colors for individual tenant panels will be coordinate.

The sign is properly situated in a landscape area at least 3 feet on all sides. However, detailed landscape plans are not included in the submittal. Some ground-level ornamental plantings may be necessary to integrate the sign better into the landscape buffer along the parking frontage.

RECOMMENDATION:

The application generally meets all standards, and staff recommends approval of the of the proposed monument signs, subject to the following:

1. The applicant confirms to Planning Commission the color combinations of the sign panel and tenant backing, and particularly the conformance guidelines in 19.48.080 (a) and (b); and
 2. The applicant submits detailed landscape plan for the base (# of plants, species, etc.) to be approved by the City's landscape architect consultant prior to sign permits.
-



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: PC2022-123
Filing Fee: \$100.00
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: _____ Phone Number: 913-894-4422

Address: 2338 Merriam Lane, Kansas City, KS 66106 E-Mail: dick@hightechsignskc.com

Owner: Tower Properties Company Phone Number: 816-374-0621

Address: 1000 Walnut, Suite 900, Kansas City, MO Zip: 64106

Location of Property: 8340 Mission Rd.

Legal Description: See Attached Word Document

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

See Attached Word Document

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 Tower Properties Company.

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.

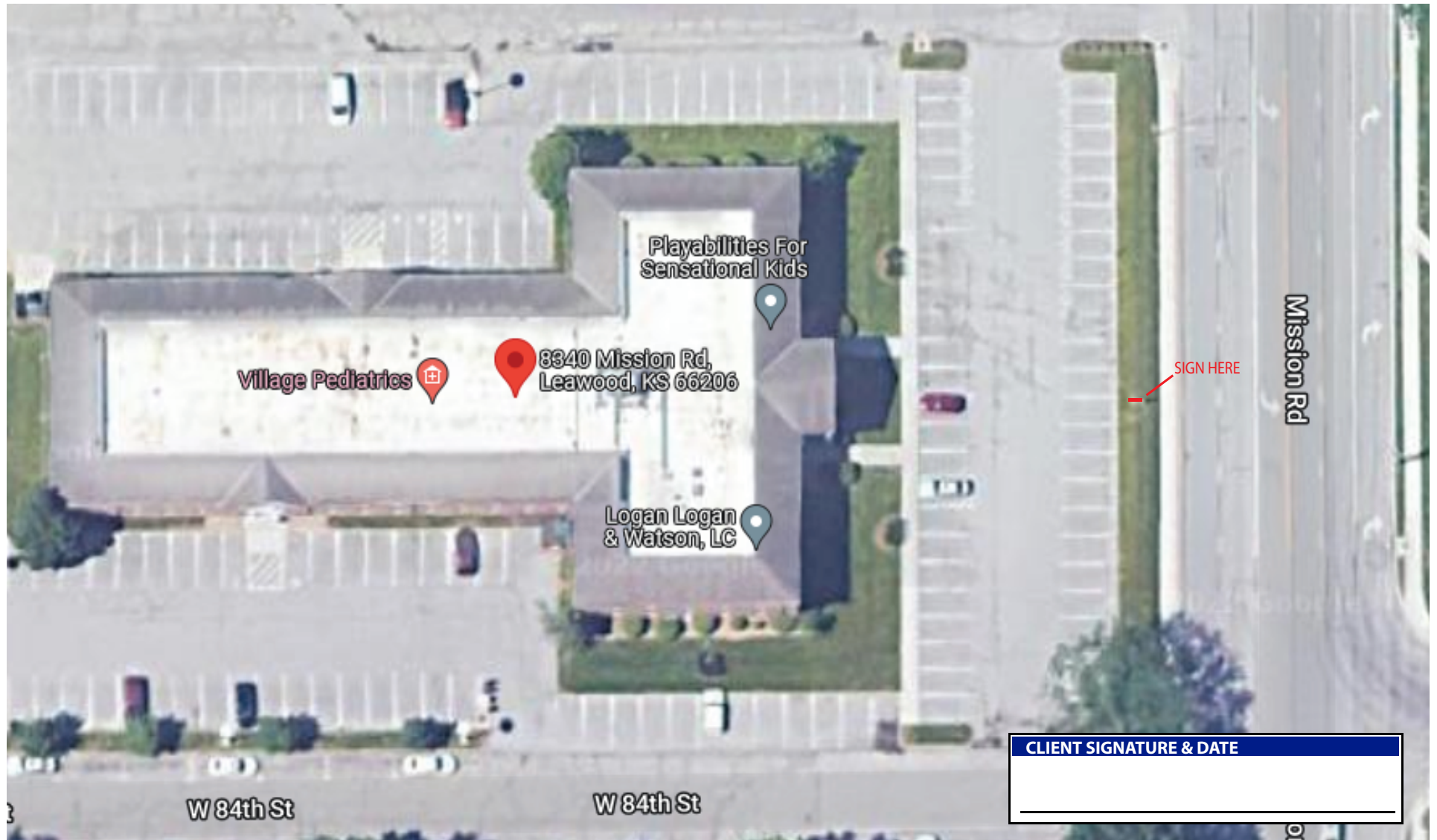
Applicant's Signature/Date

Owner's Signature/Date

ILLUMINATED MONUMENT SIGN

SCALE: 3/4" = 1'-0"

20 SQFT OF SIGNAGE (NOT INCLUDING BASE)



CLIENT SIGNATURE & DATE

HIGHTECHSIGNS

SIGNS THAT MEAN BUSINESS

2338 Merriam Ln. Kansas City, KS 66106
Phone (913) 894-4422 Fax (913) 236-7446

THIS DESIGN IS THE SOLE PROPERTY OF **HIGHTECH SIGNS** AND CAN NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT

CLIENT:

TOWER PROPERTIES
8340 MISSION ROAD
LEAWOOD, KS 66206
ATTN: CHRIS ERDLEY 816.374.0602 cerdley@towerproperties.com

DRAWING NO.

22-070601

DATE

8.4.2022

SALESPERSON:

DICK ROBINSON

DESIGNER:

SHYLA MILLER

SIGN
DETAIL

ALTA/ACSM LAND TITLE SURVEY

SEC. 28-12-25 8340 MISSION RD.



SHAFFER, KLINE & WARREN, INC.

CIVIL ENGINEERS ~ LAND SURVEYORS
TRAFFIC & TRANSPORTATION ENGINEERING
LAND PLANNING ~ LANDSCAPE ARCHITECTURE
11250 CORPORATE AVENUE LENEXA, KANSAS 66219
OFFICE: 913-885-7800 FAX: 913-885-7808
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CLIENT
HIGHLAND PROPERTIES
310 WARD PARKWAY
KANSAS CITY, MO 64112
PHONE: (816) 561-3408
FAX: (816) 960-6211

PROJECT NO. 49942 FEBRUARY 22, 1991
PROJECT NO. 50223 APRIL 1, 1991
PROJECT NO. 50470 MAY 20, 1991
PROJECT NO. 106990-010 FEBRUARY 14, 2008 LRW
REVISED: PROJECT NO. 106990-010 APRIL 18, 2008 SWL

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12, RANGE 25, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 28, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 353 FEET, THENCE WEST ALONG A LINE 353 FEET SOUTH OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 28, A DISTANCE OF 42 FEET TO THE POINT OF BEGINNING OF SAID COURSE, THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 391 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE A DISTANCE OF 223.97 FEET; THENCE EASTONLY ALONG A LINE AT A RIGHT ANGLE TO SAID EAST LINE, A DISTANCE OF 391 FEET TO A POINT IN THE WEST LINE OF MISSION ROAD AS NOW ESTABLISHED, THENCE NORTH ALONG THE WEST LINE OF MISSION ROAD, SAID WEST LINE BEING 42 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 223.97 FEET TO THE POINT OF BEGINNING.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREIN IS TAKEN FROM THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 020075910, REVISED 3/05/08, DATED NOVEMBER 21, 2007 AT 6:00 A.M.

THE PROPERTY IS SUBJECT TO THE FOLLOWING SCHEDULE B EXCEPTIONS:

16. SCHEDULE B EXCEPTIONS OF 10 FEET AS SHOWN ON THE PLAT OF CORNITH HILLS, AND RESERVED IN BOOK 126 MSC., PAGE 365. (SHOWN HEREON).
17. EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT FILED IN BOOK 147 MSC. AT PAGE 707. (SHOWN HEREON).
18. EASEMENT GRANTED TO KANSAS CITY POWER AND LIGHT COMPANY BY THE INSTRUMENT FILED IN BOOK 218 MSC. AT PAGE 711. BOOK 218 MSC., PAGE 717. (SHOWN HEREON).
22. EASEMENT GRANTED TO DYKE'S BRANCH JOINT SEWER DISTRICT "A" BY THE INSTRUMENT FILED IN BOOK 2567 AT PAGE 368. (SHOWN HEREON).
24. TERMS AND PROVISIONS OF THE DECLARATION OF EASEMENT FILED IN BOOK 3378, PAGE 277. NOTE: PARAGRAPH 2 IS NO LONGER IN FORCE AND EFFECT. (SHOWN HEREON).
25. TERMS AND PROVISIONS OF DRIVEWAY EASEMENT, AS SET FORTH IN THE DECLARATION OF EASEMENT FILED IN BOOK 121 MSC., PAGE 616. (SHOWN HEREON).
26. TERMS AND PROVISIONS OF DECLARATION OF EASEMENT FILED IN BOOK 4977, PAGE 58. (BLANKET-NOT PLOTTABLE).
27. TERMS AND PROVISIONS OF ACCESS AND PARKING EASEMENT AGREEMENT, BY AND BETWEEN TWO CORNITH GARDENS LLC, A DECLARATION LIMITED LIABILITY COMPANY AND HIGHLAND REALTY LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, FILED IN BOOK 7308, PAGE 488, AS DESCRIBED THEREIN. (SHOWN HEREON).

NOTES:

THIS PROPERTY IS ZONED C-2, DEFINED AS GENERAL BUSINESS DISTRICT, AS DEFINED BY THE MUNICIPAL CODE OF THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS. SETBACK REQUIREMENTS ARE:
FRONT YARD: 15'
SIDE YARD: 15'

THIS PROPERTY LIES WITHIN FLOOD ZONE C, DEFINED AS AREAS OF MINIMAL FLOODING AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE U.S. DEPT. OF INSURANCE AND LIBRARY DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FOR THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS. COMMUNITY NO. 200175, PANEL 0003 B, AND DATED SEPTEMBER 29, 1978.

THERE IS A TOTAL OF 144 MARKED PARKING SPACES INCLUDING 4 MARKED HANDICAP PARKING SPACES.

SQUARE FOOTAGE SHOWN IN BLDG. IS GROUND FLOOR ONLY, USING THE DIMENSIONS SHOWN HEREON.

- = IRON BAR W/ SINK CAP
- M.H. = MANHOLE
- ◇ = STREET LIGHT
- ◇ = LANDSCAPE LIGHT
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- 13 = NO. MARKED PARKING
- W— = WATER — GAS LINE

TO: HIGHLAND REALTY LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, TOWER PROPERTIES COMPANY, A MASSACHUSETTS CORPORATION AND CHICAGO TITLE INSURANCE COMPANY.

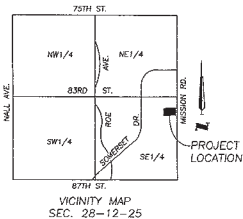
I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10 AND 11(a) FROM TABLE A. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS STATEMENT OF COMPLETION, UNDERSIGNED FURTHER STATES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF KANSAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DOUGLAS A. FARMER, LICENSED SURVEYOR
NO. 720
4/1/09

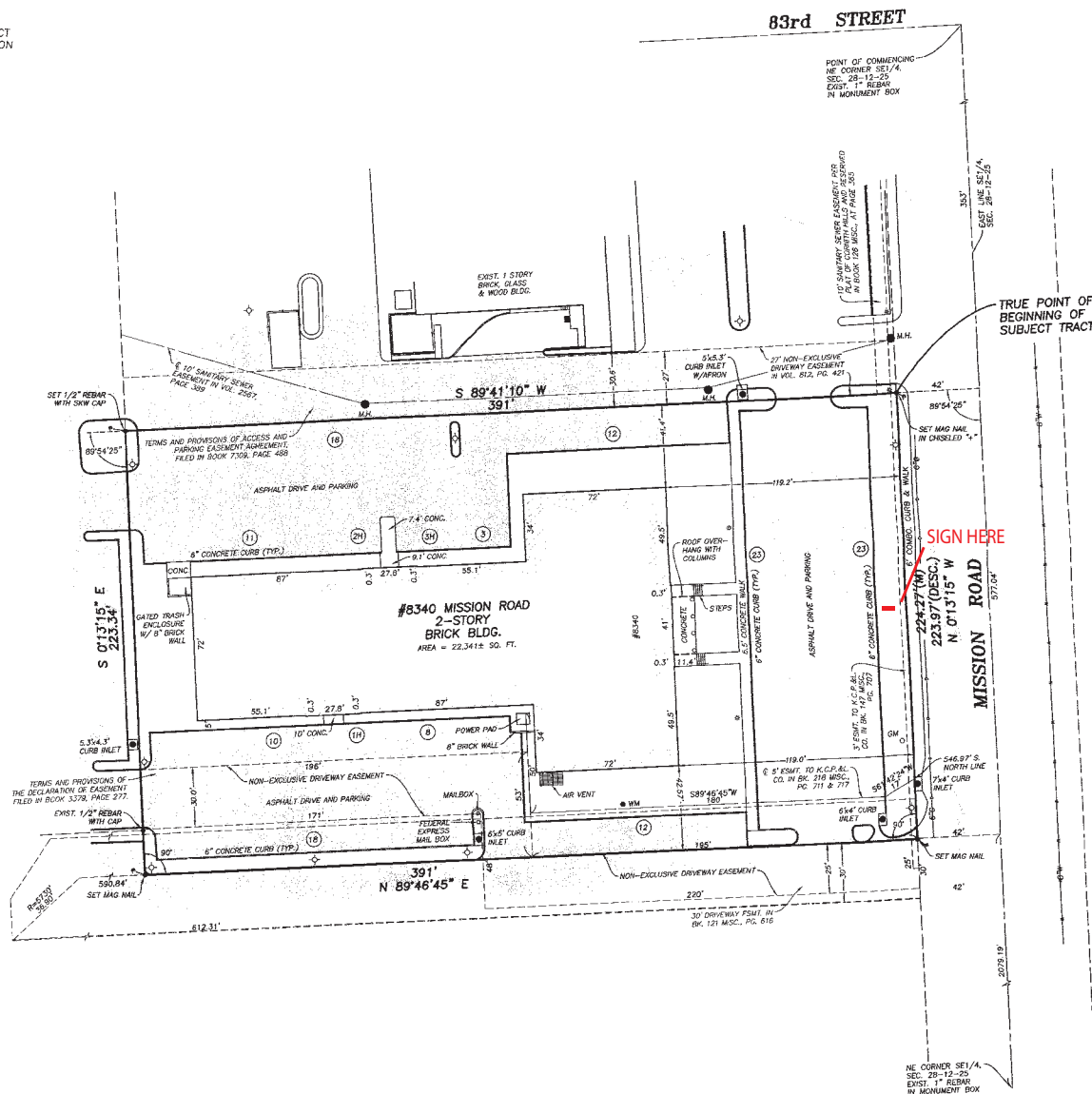
IF THIS IS NOT A BLUE INK COPY AND THE SIGNATURE IS IN BLUE INK, THE PLAN IS A COPY THAT SHOULD BE ASSIGNED TO CERTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

PROJECT NO. 106990-010
SEC. 28-12-25
JOHNSON COUNTY, KANSAS
106990-010 SURVEY

REV. 4-18-08 UPDATED DRAWING WITH REVISED TITLE POLICY 106990-010 SWL
REV. 2-14-08 UPDATED ALTA/ACSM SURVEY 106991-010 LRW
REV. 5-30-91 NEW TITLE POLICY
REV. 4-1-91 ADDED DRIVEWAY EASEMENT ALONG SOUTH



VICINITY MAP
SEC. 28-12-25



AREA = 87,506± SQ. FT. / 2.009± ACRES

ILLUMINATED MONUMENT SIGN

SCALE: 3/4" = 1'-0"

20 SQFT OF SIGNAGE (NOT INCLUDING BASE)



- INTERNALLY ILLUMINATED DOUBLE SIDED MONUMENT SIGN.
- WELDED ALUMINUM CABINET WITH .080 ALUMINUM FACES AND 1 1/2" ALUMINUM RETAINERS.
- ADDRESS TO BE ROUTED FROM ALUMINUM FACE AND BACKED WITH 3/16" WHITE ACRYLIC.
- TENANT NAMES TO BE ROUTED FROM ALUMINUM WITH 3/16" ACRYLIC PUSH THROUGH TEXT & FACES MASKED OUT IN MATTE BLACK VINYL & HALO LIT.
- BRICK BUILT BASE TO CLOSELY MATCH BUILDING.
- INTERNALLY ILLUMINATED USING PRINCIPAL BRAND 7100K WHITE LEDs, 1.32W EA.
- ELECTRICAL (100-277V) TO BE SUPPLIED BY CUSTOMER'S ELECTRICIAN.

CLIENT SIGNATURE & DATE

HIGHTECHSIGNS

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2338 Merriam Ln. Kansas City, KS 66106
Phone (913) 894-4422 Fax (913) 236-7446

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CLIENT:

TOWER PROPERTIES
8340 MISSION ROAD
LEAWOOD, KS 66206
ATTN: CHRIS ERDLEY 816.374.0602 cerdley@towerproperties.com

DRAWING NO.

22-070601

DATE

8.4.2022

SALESPERSON:

DICK ROBINSON

DESIGNER:

SHYLA MILLER

SIGN
DETAIL

ILLUMINATED MONUMENT SIGN

SCALE: 3/4" = 1'-0"

20 SQFT OF SIGNAGE (NOT INCLUDING BASE)

6' 6" Street to property line
3' KCP&L Easement
3' in from easement
5' wide sign
4' to parking lot

CLIENT SIGNATURE & DATE

8340 MISSION ROAD

TENANT NAME

TENANT NAME

TENANT NAME

TENANT NAME

6in
1ft
5ft

3ft
3ft
KCPL EASEMENT

5ft

4ft

15ft

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SHYLA MILLER

**NORTH FACE
SIGN DETAIL**

ILLUMINATED MONUMENT SIGN

SCALE: 3/4" = 1'-0"

20 SQFT OF SIGNAGE (NOT INCLUDING BASE)

NIGHT VIEW

**8340 MISSION
ROAD**

TENANT NAME

TENANT NAME

TENANT NAME

TENANT NAME

CLIENT SIGNATURE & DATE

HIGHTECHSIGNS

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**NORTH FACE
SIGN DETAIL**

ILLUMINATED MONUMENT SIGN

SCALE: 3/4" = 1'-0"

20 SQFT OF SIGNAGE (NOT INCLUDING BASE)

CLIENT SIGNATURE & DATE

8340 MISSION
ROAD

TENANT NAME

TENANT NAME

TENANT NAME

TENANT NAME



5ft

4ft

15ft

3ft

3ft

KCPL EASEMENT

5ft

1ft

6in

HIGHTECHSIGNS

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DRAWING NO.

22-070601

DATE

8.4.2022

SALESPERSON:

DICK ROBINSON

DESIGNER:

SHYLA MILLER

**SOUTH FACE
SIGN DETAIL**

ILLUMINATED MONUMENT SIGN

SCALE: 3/4" = 1'-0"

20 SQFT OF SIGNAGE (NOT INCLUDING BASE)

NIGHT VIEW

**8340 MISSION
ROAD**

TENANT NAME

TENANT NAME

TENANT NAME

TENANT NAME

CLIENT SIGNATURE & DATE

HIGHTECHSIGNS

SIGNS THAT MEAN BUSINESS

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DATE

8.4.2022

SALESPERSON:

DICK ROBINSON

DESIGNER:

SHYLA MILLER

SOUTH FACE SIGN DETAIL

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Nickie Lee, Deputy City Administrator and Chris Brewster, Gould Evans, Planning Consultant
DATE: September 13, 2022 Planning Commission Meeting

BACKGROUND:

Mayor Mikkelson formed the Ad Hoc Housing Committee in the Fall of 2021 to form recommendations to the Governing Body on strategies to move the needle on preserving access to attainable housing in Prairie Village. The Committee used [Village Vision 2.0](#), the [Johnson County Housing Study](#), and the [UCS Housing For All Toolkit](#) to inform and shape their recommendations specific to Prairie Village.

The Committee met several times from September 2021 to April 2022 to work on their recommendations, which were sent to Council to review. The committee's recommended strategies can be summarized to the following three categories:

- 1) Amend the City's zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts.
- 2) Support the rehabilitation of the existing housing stock to preserve existing attainable housing.
- 3) Ensure the City continues to participate in regional initiatives regarding housing attainability and transit connectivity.

These recommendations were forwarded to the City Council on June 21, 2022 for discussion. The City Council voted to send the recommendations to the Planning Commission for further discussion. The attached "Housing Primer" identifies key information on the city's current housing policies, and recommends next steps with regard to discussion of the Ad Hoc Housing Committee's recommendations.

Additionally, a Frequently Asked Question website was created for questions related to the process, and an interactive Housing Primer with links to maps, etc can be found at <https://www.pvkansas.com/departments/community-development/planning-zoning/housing-policy>.

RECOMMENDATION:

Staff recommends the Planning Commission discuss the information in the Housing Primer and establish next steps in the process.



AD HOC HOUSING COMMITTEE

Council Meeting Date: June 21, 2022

Consider recommendations from the Ad Hoc Housing Committee to help with preserving access to attainable housing in Prairie Village

ACTION NEEDED

Make a motion to accept the Ad Hoc Housing Committee's recommendations and direct staff to begin working on implementation of the recommended strategies.

BACKGROUND

Mayor Mikkelson formed the Ad Hoc Housing Committee in the Fall of 2021 to form recommendations to the Governing Body on strategies to move the needle on preserving access to attainable housing in Prairie Village. The Committee used [Village Vision 2.0](#), the [Johnson County Housing Study](#), and the [UCS Housing For All Toolkit](#) to inform and shape their recommendations specific to Prairie Village.

The Committee met several times from September to April to work on their recommendations, and the final set of recommendations is attached for the Council's review. Committee co-chairs Ian Graves and Jon Birkel will present the committee's recommendations at the meeting. The committee's recommended strategies can be summarized to the following three categories:

- 1) Amend the City's zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts.
- 2) Support the rehabilitation of the existing housing stock to preserve existing attainable housing.
- 3) Ensure the City continues to participate in regional initiatives regarding housing attainability and transit connectivity.

The Committee recommends that specific changes to the Zoning Regulations be worked on by staff and the Planning Commission along with several opportunities for public input before any changes to the zoning regulations are made.

ATTACHMENTS

Final Recommendations from the Ad Hoc Housing Committee

PREPARED BY

Jamie Robichaud
Deputy City Administrator
Date: June 15, 2022

City of Prairie Village
Ad Hoc Housing Committee Recommendations
2022

- 1. Amend the City's zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts in the following ways:**
 - Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts
 - Consider other "neighborhood-scale" housing options in R-1A and R-1B, such as:
 - Small-lot detached houses
 - Courtyard patterns
 - Multi-unit houses
 - Improve the R-2 district for wider range of small-scale, multi-unit types, such as:
 - Smaller lot duplexes
 - 3-and 4-plex "multi-unit" houses
 - Row houses (small lot)
 - Refine the R-3 district standard to focus less on "density" and more on building scale/form, to include provisions for small apartments, medium apartments, and large apartments
 - Improve the R-4 district for a wider range of higher-density, multi-unit types, such as:
 - Small lot detached houses (lot scale and courtyard patterns)
 - Row houses – small/large lots
 - Apartments (small/medium)
 - Promote mix of housing options and appropriate building types in C-O and C-1 districts.
 - Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.
 - Update the City's zoning map to identify the most appropriate locations for missing middle housing
 - Continue to monitor the status of short-term rentals in Prairie Village and research further regulations if trends show an increase within the next few years.
- 2. Support the rehabilitation of the existing housing stock to preserve existing attainable housing in the following ways:**
 - Expand existing grant programs and adopt new grant programs to incentivize the preservation and rehabilitation of the existing housing stock, such as:
 - Raise income threshold for property tax rebate program to capture more people
 - Increase percentage match for exterior grant program
 - Develop grant program to address home preservation for interior home improvements and aging in place
 - Develop an "opportunity to purchase" policy, which requires owners to notify tenants of intent to sell and provide them an opportunity to purchase with the right of first refusal
 - Work with MARC to adopt Communities for All Ages and promote Universal Design Standards
- 3. Ensure the City continues to participate in regional initiatives regarding housing attainability and transit connectivity.**

City of Prairie Village Housing Policy Primer (Last Updated 9/2/2022)

Introduction

The recently updated (2021) comprehensive plan, like the original 2006 plan, includes policies on housing. This continues the City's ongoing efforts to ensure that housing is a priority of the city, and that we continue to meet current and future needs for strong neighborhoods. As a result, the City Council has directed staff to structure a process to engage residents and stakeholders to further consider specific steps on how to best implement some of the plans goals and policies. This housing primer provides some basic information and overview of the topics that may be helpful to those who plan on participating in these discussions.

Planning & Zoning Basics

The City of Prairie Village influences development and long-term investments in the city through a system of plans, policies, and regulations.

- **Plans.** The Comprehensive Plan includes long-term, city-wide goals for Prairie Village. Other specific area or topical plans can also support the general direction in the comprehensive plan. These plans are guides to other decisions, and do not affect any specific changes until acted upon through other decisions and processes. A comprehensive plan is implemented by guiding decisions in three aspects of city development:
 1. Guiding the Planning Commission recommendations and City Council decisions on zoning.
 2. Guiding capital investments and design decisions by the City on public facilities such as streets, parks, trails, or civic buildings.
 3. Guiding private investment by property owners or institutions acting on their own initiatives.
- **Policies.** The City can also influence growth and development through other policies and programs. The City Council can promote or coordinate collective action through policies on financing, public investments, administrative actions, coordinating other government or institution decisions, or promoting public private partnerships to impact city building and design.
- **Regulations.** The City's regulations impact development in a reactive way, setting requirements for property owners making investments. Although other regulations affect development, the zoning ordinance is a key tool to implement the comprehensive plan. It consists of two elements:
 - (1) a zoning map designating property within the City to specific zone districts; and
 - (2) development standards and regulations that apply either city-wide or within specific zone districts.

Changes to the zoning regulations require public hearings, a recommendation by the Planning Commission, and final decisions by the City Council. ***Changes to the zoning map (rezoning) require the same, but also require further engagement of and notice to surrounding property owners, and in most cases are initiated by private property owners based on a specific development proposal.*** [See Steps to Rezone Property in Prairie Village on Website] Changes to the zoning standards or map are guided by recommendations in the comprehensive plan.

Housing Issues

Housing is increasingly a critical planning issue in many communities. This is true for several reasons, and most are applicable to Prairie Village:

- Demographic changes affect housing needs.
- Location preferences based on regional issues such as transportation, jobs, and access to metropolitan amenities, impact market preferences.

- Age, condition, and format of housing stock impacts maintenance, rehabilitation, and reinvestment in housing.
 - Costs –in terms of property values, taxes, and construction costs, affect housing attainability.
- These issues put a premium on planning for strong, resilient neighborhoods, and establishing strategies to address the dynamic housing market that are appropriate to the local, metropolitan, and regional context.

What Does our Plan Say?

Village Vision 2.0, an update to the original Village Vision Comprehensive Plan, was adopted by the City in January 2021. It included the following specific principles and policy recommendations related to housing:

- Diversify the size, type, and price points of the housing portfolio in Prairie Village.
- Maintain the integrity of Prairie Village neighborhoods.
- Reinforce existing neighborhood patterns and implement transitions with graduated intensity of housing: [See Land Use Policy Map and Village Vision 2.0 on website]
 - Suburban Neighborhoods – generally south of 83rd Street [primarily large-lot single family]
 - Traditional Neighborhoods – generally north of 83rd Street. [primarily narrow-lot single family]
 - Village Neighborhoods – near commercial centers or at nodes on major intersections or corridors. [a range of small- and moderate-scaled multi-unit buildings]
 - Village Centers – primary commercial centers [incorporate accessory residential uses - complimentary residential projects or mixed-use buildings]
- Strengthen neighborhood design elements through the following:
 - Prioritize well-designed streetscapes and public spaces.
 - Focus on a compatible range of small- and moderate-scaled building types.
 - Emphasize the relationship of housing types to public spaces and surrounding property.

What Does our Zoning Ordinance Say?

With respect to housing and neighborhoods, the City's zoning ordinance has four main components.

- **R-1 Districts.** These districts are for single-family houses, and have two sub-sets – the R-1A district with a minimum lot size of 10,000 square feet; and the R-1B district with a minimum lot size of 6,000 square feet. These districts are also subject to the Neighborhood Design Standards that were adopted through public forums and hearings in 2016 and 2018. The majority of the City is zoned R-1, with the R-1B area being in the central portion near the Prairie Village Shops. (approximately 89% of residential in the City) [See map on website]
- **R-2 District.** This district allows the same things as the R-1B district but includes an additional option for duplexes on a minimum lot of 9,600 square feet. Therefore, it results in development with a similar scale and intensity as the R-1 districts. Only a few areas near Somerset and 83rd Street are zoned R-2. (less than 0.12% of residential in the City) [See map on website]
- **R-3 District.** This district allows multi-unit buildings, and requires 2,500 square feet of lot area per unit. The standards do not include any particular design or building format standards, but the district is primarily set up to yield a conventional suburban apartment complex pattern of development. The majority of multi-unit projects in the city are in the R-3 district, primarily at transitions to commercial centers or at major intersections. (approximately 8.9% of residential in the City) [See map on website]
- **R-4 District.** This district is intended for “condominium” or “common wall” residential units. While the standards do not specify any particular design, building format, or scale, it appears that this district is geared for townhouse or row house type housing projects. A few small areas near 79th

& Mission and along Somerset are zoned R-4. (approximately 1.9 % of residential in the City)
[See map on website]

- **MXD District.** A fifth district that can impact housing is the Planned Mixed-Use District. It is intended for a mix of residential, retail, and office in a walkable pattern. However, there are few specific standards ensuring this type and format of development, and the district relies on a “planned” or discretionary public review process to set the standards for any one project. (This district is rarely used, and was used in a limited capacity for the Meadowbrook redevelopment.)

What Has the City Done So Far?

- Village Vision, the City’s Comprehensive Plan, was adopted in 2006. It contained numerous policies and strategies on housing, with recommendations for zoning strategies and other non-regulatory implementation actions. Village Vision 2.0 was updated in 2019-20 (adopted January 2021), including the specific policies on housing referenced above.
- A Johnson County Housing Study was published providing regional data and assessments on the state of housing for the County. (2020/21).
- United Community Services of Johnson County published a Housing For All Toolkit, for consideration by Johnson County, Kansas Municipalities (June 2021).
- The Mayor appointed an ad hoc housing committee in the Fall of 2021 to analyze the Prairie Village Comprehensive Plan recommendations, and to assess the local relevance of other regional resources and studies on housing. The goal of this committee was to recommend specific steps and housing strategies to implement the City’s plan.
- The ad hoc housing committee met several times between September 2021 and April 2022, and presented its recommendations for the City Council to consider in June 2022. The ad hoc housing committee’s recommendations include more detailed and refined recommendations based on the Comprehensive Plan.
- The City Council has asked staff to outline a process and approach to more thoroughly consider recommendations from the comprehensive plan and the ad hoc housing committee’s recommendations. (July – September 2022).

What Remains to Be Done?

- The Planning Commission will be introduced to the ad hoc housing committee recommendations and discuss options for next steps. They will make recommendations to the City Council on a more formal and detailed process for potential updates to the zoning ordinance. (Anticipated Sept. 13, 2022)
- The City Council will consider the Planning Commission’s recommendations, and give direction to staff on specific steps and processes. (Anticipated late September / early October)
- Based on City Council direction, staff will conduct more detailed outreach through public information and input sessions, as well as analyze issues and opportunities to address in an update to the current zoning regulations. (Anticipated October – December 2022)
- Based on this analysis and outcomes of the public information sessions, staff will review and prepare formal recommendations on any specific updates to the zoning regulations. (Anticipated early 2023)
- The Planning Commission will hold a public hearing(s) on any specific changes and make a recommendation to the City Council. (Anticipated late-winter / early-spring 2023)
- The City Council will make any final decisions on specific changes to the zoning ordinance. (Anticipated spring 2023)

What is being Considered?

While the Planning Commission and City Council may consider a range of changes based on the plans, policies, and housing issues facing the City, the comprehensive plan and more specific ad hoc committee recommendations impact four specific areas of the zoning regulations that may need to be updated. There may be other policy or program (non-regulatory) elements that the City will need to consider in addition to zoning strategies. [See **What Does our Zoning Ordinance Say?** above for existing provisions.]

1. R-1 Districts: Review the current “accessory living quarter” (sometimes referred to as Accessory Dwelling Units, or ADUs) standards and consider updates to better accommodate this housing option in association with a single-family house. Also consider whether “other neighborhood scaled” housing arrangements are appropriate such as smaller lots, courtyard patterns, or an additional unit(s)/“multi-unit” within a house. *[Note: these options currently occur through “planned” applications such as RP-1A-P or RP-1B zoning.]* [See map on website]
2. R-2 Districts: Identify whether duplex standards should be revised to better enable more duplexes in the R-2 areas, and/or whether other “house-scaled” smaller-lot and multi-unit housing types should be enabled to make this district more applicable to other areas. [See map on website]
3. R-3 / R-4 Districts: Enable more small- and moderate-scale, multi-unit building types in the multi-family areas. This will involve looking at options in addition to conventional suburban-style apartment complexes currently allowed in these areas. Building types including 3- to 6-plex buildings, small walk-up apartments, row houses, courtyard housing, and similar options should be considered. [See map on website]
4. Mixed-use Areas: Consider allowing residential projects in the commercial districts – either as complimentary uses to the C- districts retail and office uses, or by improving the existing MXD district for use in and near the village and community center areas of the plan.

These potential strategies, and any changes that result as outcomes from these strategies would need to be formally adopted through a separate public process. Additionally, none of these strategies anticipate any changes to the zoning map (rezoning), and this action would likely need to occur through a formal development application and public review process. [See Steps to Rezone Property on website]

Note: Links to maps, etc. is available on the web version at

<http://www.pykansas.com/departments/community-development/planning-zoning/housing-policy> .

City of Prairie Village

Housing Policy Frequently Asked Questions (Last edited 9/2/2022)

There has been a significant amount of discussion and misinformation in the community regarding housing policies and potential future actions by the City. City staff has fielded a number of questions and concerns on this topic. The following questions and answers are intended to correct the misinformation. For those that wish to continue to engage in discussion of these issues, please consult the “Housing Policy Primer” for additional information.

Q: What updates to the zoning ordinance are being made?

- A: None yet. That is to be determined by a deliberative process over the next several months. Based on the plan and the ad hoc committee recommendations there are a few specific things that will be considered in that process:
1. *R-1 Districts:* Consider revising current “accessory living quarter” (sometimes referred to as Accessory Dwelling Units or ADUs) standards to better accommodate this housing option in association with a single-family house. Also consider whether other “neighborhood scaled” housing arrangements are appropriate such as smaller lots, courtyard patterns, or an additional unit(s) “multi-unit” within a house. *[Note: these options currently occur through “planned” applications RP-1A-P or RP-1B zoning.]* [See map on website]
 2. *R-2 Districts:* Identify whether duplex standards should be revised to better enable more duplexes in the R-2 areas, and/or whether other “house-scaled” smaller-lot and multi-unit housing types should be enabled to make this district more applicable to other areas. [See map on website]
 3. *R-3 / R-4 Districts:* Enable more small- and moderate-scale, multi-unit building types in the multi-family areas. This will involve looking at options in addition to conventional suburban-style apartment complexes currently allowed in these areas. Things like 3- to 6-plex buildings, small walk-up apartments, row houses, courtyard housing, and similar options should be considered. [See map on website]
 4. *Mixed-use Areas:* Consider allowing residential projects in the commercial districts – either as accessory uses to the C- districts retail and office uses, or by improving the expectations and applicability of the existing MXD district for use in the village and community center areas of the plan.

Q: Is the city considering multi-family (triplex, quad-plex, or apartment building) development in single-family areas?

- A: No. Both the comprehensive plan (Village Vision 2.0) and the ad hoc housing committee recommendations recognize single-family areas as the strength of Prairie Village neighborhoods and recommend reinforcing these patterns.

Q: Is the city considering rezoning any areas?

- A: No. Both the comprehensive plan and the ad hoc housing committee recommend updates to zoning standards. Any changes to the zoning map (rezoning) would have to occur in a separate public process, with notice to and engagement of impacted property owners, and likely be initiated by a property owner for a specific project. Additionally, any changes would have to meet the comprehensive plan policies and rezoning criteria already included in the zoning ordinance. [See Steps to Rezone on website.]

Q: Does the comprehensive plan recommend any rezoning?

- A: Not specifically. Comprehensive plans typically do not recommend property-specific actions or determine specific zoning districts. Primarily because plans are general and guide many long-range and future decisions. Several factors, including the comprehensive plan need to be considered to rezone property. Further, the future land use policy map in the comprehensive plan reinforces established patterns of single-family neighborhoods, and only

looks to new development options either in current multi-family areas, within the commercial centers, or at very limited and strategic locations near the centers or along major corridors. [See Comprehensive Plan Village Vision 2.0 on website]

Q: Is the City trying to over-ride Homeowner's Association (HOA)covenants?

A: No. HOA covenants are private contractual agreements that exist in addition to city regulations. The City does not enforce these covenants and has an obligation to plan and regulate land independent of these covenants. It is possible that the regulations and covenants may conflict, and in these cases the stricter of the two apply. Further, covenants often change, expire, or otherwise become unenforceable, and the City plans and regulations must account for that, as well as account for differences among neighborhoods. In a situation where the City is considering a specific rezoning action, the presence of valid and enforceable covenants conflicting with the zoning action could be considered as part of the City's decision.

Q: What is the City considering with regard to housing?

A: The City is considering specific and strategic changes to existing standards within current zoning districts. These changes aim to implement two key principles of the comprehensive plan:

- (1) Diversify the size, type, and price points of the housing portfolio in Prairie Village; and
- (2) Maintain the integrity of Prairie Village neighborhoods [See Comprehensive Plan Village Vision 2.0 on website]

This means considering a limited range of small- and moderate-scale housing types that aren't currently addressed in the zoning standards. These will primarily impact the R-2, R-3, and R-4 zoning districts, which now make up approximately 10% of the city. [See maps on website.] The plan also recommends updating the existing "Accessory Living Quarter" standards that apply in the R-1 districts, and recommends consideration of mixed-use projects within the existing commercial districts.

Q: What was the purpose of the ad hoc housing committee?

A: The Mayor appointed a committee in the Fall of 2021 to analyze the general recommendations of the Prairie Village Comprehensive Plan, and to assess the local relevance of other regional resources and studies on housing. The goal of this committee was to recommend specific steps and housing strategies that could implement the City's plan, and for the Planning Commission and City Council to consider those recommendations. The ad hoc housing committee met several times between September 2021 and April 2022, and presented its recommendations for the City Council in June 2022. These recommendations have not yet been presented to the City Planning Commission. The City Council has directed staff to recommend a process for the Planning Commission, public, and other stakeholders to consider recommendations of the committee.

Q: Does the ad hoc committee have any authority to change or implement housing policy, plans, or regulations?

A: No. The ad hoc committee is a limited-purpose advisory body. Any changes to plans or the zoning standards require the Planning Commission to first hold public hearings, and then make recommendations to the City Council, who makes the final decision in a public meeting. (This is established in existing city ordinances, and is a requirement of the Kansas Statutes on city planning and zoning.)

Q: What is the next step in the process?

A: In September 2022 the Planning Commission will begin discussing the recommendations. It is anticipated that work sessions and public forums will follow, but the exact next steps will depend on what is discussed with the Commission and City Council's direction. See the "Housing Policy Primer" for additional information and anticipated schedule.

Note: Links to maps, etc. is available on the web version at

<http://www.pykansas.com/departments/community-development/planning-zoning/housing-policy>.