

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, OCTOBER 11, 2022
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

- I. ROLL CALL**
- II. APPROVAL OF PLANNING COMMISSION MINUTES - September 13, 2022**
- III. OLD BUSINESS**
- IV. PUBLIC HEARINGS**
 - None
- V. NON-PUBLIC HEARINGS**
 - PC2022-124 Building Line Modification
3605 W. 71st Street
Zoning: R-1A
Applicant: Matthew Lero, RDM Architecture / John Wolfe
 - PC2022-125 Site Plan for Monument Sign
7457 Cherokee Drive
Zoning: R-1B
Applicant: Mark Eddy / Tracy Forbush, Global Montessori School
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

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

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue, and shall vacate their position at the table until the conclusion of the hearing.**

PLANNING COMMISSION MINUTES SEPTEMBER 13, 2022

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, September 13, 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, Melissa Brown, Nancy Wallerstein and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the August 2, 2022, regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed unanimously.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2022-119 Site Plan Exception for Solar Panel Installation
7813 Canterbury Street
Zoning: R-1A
Applicant: Bob Solger, Solar Design Studio

Mr. Brewster said that the applicant was requesting an exception related to the installation of ten 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" from the surface of the roof. Upon installation and inspection, staff determined that the panels were too high and needed to be lowered. The applicant complied, but the lowest the panels can be set is approximately 5.8" 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.

Mr. Brewster noted that the renewable energy provisions and solar energy standards of the zoning regulations have design compatibility standards, which require roof mounted panels to be generally parallel with the roof and project no more than 5" from the roof. The applicant submitted documents explaining why the selected panels can only be mounted approximately 5.8" to 6.0" above the roof, due to the mounting bracket mechanism and the general need for all solar panels to have appropriate ventilation.

Mr. Brewster stated that the solar panel standards allow for exceptions to be granted through the site plan review process. The exception criteria allow some leniency in application of the standards and 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.

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 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

Mr. Brewster said that staff recommended approval of the site plan with the exception to allow the panels to project approximately 5.8" to 6.0" above the roof surface due to the following:

- 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

Applicant Bob Solger, 23185 92 Highway, Platte City, MO, and property owner Steve McGuire were present to discuss the application.

Mr. Breneman made a motion to approve PC2022-119 based on the factors presented by staff. Mrs. Wallerstein seconded the motion, which passed unanimously.

Mr. Brewster said that the applicant was requesting an exception to the required fence setback on 74th Street, allowing a new 6' wood privacy fence to be approximately 5' from the property line, rather than 17.5' from the property line. The property is a corner lot on the southeast corner of 74th Street and High Drive, and the lot to the east (abutting the rear lot line) orients to 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 74th Street.

In this circumstance, the zoning ordinance requires the fence to be set back from the lot line on 74th Street the greater of 15' or one-half the front setback of the adjacent lots. The abutting lot has a front setback of 35' from 74th 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

In this circumstance, the proposed exception will not have a significant negative effect on the intent of the standard. The following factors affect the situation:

- The proposed fence would be located 5' from the property line, rather than the required 17.5', but remains approximately 17' from the curb of 74th Street
- A fenced yard meeting the standards would have a smaller rear fenced area and only allow approximately 3' to 5' 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 74th Street
- The property most impacted by the proposed exception to the east is approximately 25' 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

Mr. Brewster said staff recommended approval of the exception given the following considerations:

- The proposed fence would be located 5' from the property line, rather than the required 17.5', but remain approximately 17' from the curb of 74th Street
- A fenced yard meeting the standards would have a smaller rear fenced area and only allow approximately 3' to 5' 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 74th Street
- The property most impacted by the proposed exception to the east, is approximately 25' 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

Applicant and property owner Jere Sellers was present to discuss the application.

Mr. Breneman made a motion to approve PC2022-120 based on the considerations presented by staff. Mr. Birkel seconded the motion, which passed unanimously.

PC2022-121 Design review for Exception to Fenestration Requirements
5220 W. 69th Street
Zoning: R-1A
Applicant: Dan Wessel representing Patrick and Shannon O'Bryan

Mr. Brewster said that the applicant was applying for a design exception to allow the east elevation of the proposed residence to bypass window requirements. Specifically, the exception is in regard to the requirement that a minimum of 8% of side elevations to be comprised of window or entrance openings. The proposed application is approximately 2.62% and is comprised of two windows associated with the second story (a third window appears in the elevation, but it is associated with a massing component that is more than 12' removed from the side elevation, and therefore is not subject to the requirement.)

Mr. Brewster stated that a subsection of the building massing standards breaks down the volume of the buildable area and height into smaller scale masses to improve the relationship of the building to the lot, adjacent buildings, and the streetscape. Garage doors are excluded 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 the 8% side elevation requirement, which also includes a side-oriented garage. The elevation has varied massing due to the setback of one of the garage bays, gables at two different depths, and a larger remainder of the elevation more than 12' 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 is only comprised of 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

shown on the elevation are appropriately placed in association with the gables and provide sufficient transparency for the upper-level space.

Mr. Brewster said that the application meets all standards except for the window and entrance requirement on the east elevation, and therefore meets the intent of the 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. As a result, staff recommends approval the exception to the neighborhood design standards (window and entrance requirements on the east elevation) subject to the plans submitted.

Mrs. Wallerstein asked if regulations would be met if the proposed windows were enlarged. Mr. Brewster said they would.

Applicant Dan Wessel, 7244 Ward Parkway, Kansas City, MO was present to discuss the application. He stated that he had created a design that would meet the criteria, but that it would negatively impact the interior design of the home in his opinion.

Mr. Lenahan made a motion to approve PC2022-121 based on the information provided by staff. Mr. Valentino seconded the motion, which passed unanimously.

PC2022-122 Site Plan Exception for Impervious Coverage Area
9119 Alhambra Street
Zoning: R-1A
Applicant: Jason Leiker

Mr. Brewster said that the applicant was seeking an exception to build a pool and pool deck in the rear yard and requesting an exception to the 40% impervious surface limit. The application includes a 17' x 41' pool and surrounding pool deck in the rear yard. The applicant previously received an exception from the Planning Commission to the fence standards in May, for a fence to be built near the property line along 92nd Terrace.

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. This home was built in 2021, which means it is subject to all new neighborhood design and lot coverage standards. Based on a plan review, the proposed pool and deck area makes the total impervious surface coverage 40.9% on the property.

Mr. Brewster said 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

Pool installer Stephen King, 19527 Stillwell Road, Linwood, KS, was present to discuss the application representing the applicant. He stated that the original permit only had one foot of decking around the pool, and that the request for an exception was to increase the amount of decking.

Mr. Valentino asked if the pool size could be reduced to allow for more decking and meet the impervious surface coverage limit. Mr. King said the pool would need to be reduced by approximately 50% in size to meet the 40% limit.

Ms. Brown noted that this was the second time that the property owner had come before the Planning Commission for an exception to building requirements, and that the amount of impervious area should have been considered prior to the first submission. Mrs. Wallerstein agreed, stating that a fence exception had already been granted to accommodate the pool.

Mr. Lenahan made a motion to approve PC2022-122 with the conditions listed by staff. There was no second to the motion; the application was not approved.

PC2022-123 Site Plan for Monument Sign
 8340 Mission Road
 Zoning: C-0
 Applicant: Dick Robinson, High Tech Signs of America

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

Mr. Brewster noted that the applicant has proposed the sign to be placed 6' from the property line and approximately 12.5' from the curb, centered in a landscape area between the sidewalk and parking lot. The sign is 20 s.f., 5' high and on a 4' wide brick base that matches the primary material of the building. He noted that the color of the cabinet was unclear from the application. Although there are no specific color standards, sections 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.

Mr. Brewster said the sign is properly situated in a landscape area at least 3' on all sides, but that detailed landscape plans were 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.

Mr. Brewster stated that staff recommends approval of the of the proposed monument signs, subject to the following:

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

Mrs. Wallerstein asked if the proposed sign would be compatible with the existing signs on the office building. Mr. Brewster said he believed the brick base matched the brick exterior of the building, which met the requirements for coordination.

Chris Eardley, Vice President of Tower Properties, was present to discuss the application, along with Dick Robinson, High Tech Signs of America, 1200 Romany Road, Kansas City, MO. Mr. Robinson stated that the sign would be brick along with white aluminum, which would match the building. Additionally, a landscape plan would be submitted.

Mrs. Wallerstein asked if the sign would be placed on a higher berm than the current sign currently sits. Mr. Brewster stated the height of the berm would not change.

Mr. Valentino made a motion to approve PC2022-123 with the conditions listed by staff. Mr. Breneman seconded the motion, which passed unanimously.

OTHER BUSINESS

Discussion of Ad Hoc Housing Committee Recommendations

Mr. Brewster shared information about the committee's recommendations, as well as a primer on housing, zoning districts, and the Village Vision 2.0 comprehensive plan. He stated that the recommendations fit into three categories:

- **Regulatory:** amend zoning to allow "missing middle" housing by-right in more districts
 - R-1: accessory living quarters, small lots / courtyard patterns, multi-unit housing
 - R-2: smaller lot duplexes, 3- and 4- plex multi-unit houses, row houses
 - R-3 / R-4: improve provisions for various scales of multi-unit types
 - C-0, C-1, MXD: improve mixed use options
 - Update zoning map to identify most appropriate location for "missing middle" housing
 - Monitor short-term rentals / research further regulations
- **Policy:** support rehabilitation of existing housing stock / preserve existing attainable housing
- **Administrative:** continue to engage in regional initiatives for housing attainability and transit connectivity.

Mr. Brewster said that the Village Vision 2.0 comprehensive plan was a long-term guide that was meant to allow flexibility over its 20-year timeframe. He noted that the plan's focus included development principles, such as the diversification of housing options while maintaining the integrity of neighborhoods, as well as policy plans, such as reinforcing existing neighborhood patterns and strengthening neighborhood design.

Mr. Brewster stated that the following issues should be considered by the Planning Commission for each zoning district:

- **R-1A and R-1B (single-family):**
 - Review conditions for accessory living quarters (ALQs)
 - Improve the process, criteria, and options for “planned” applications
- **R-2 (single-family and two-family):**
 - Consider smaller-lot options for duplexes
 - Consider other “house-scaled” multi-unit building types
 - Develop strategies and criteria for application of R-2 district at transition areas, along with design standards.
- **R-3 and R-4 (multi-family):**
 - Identify options for additional appropriate multi-unit building types (row houses, small apartments, medium apartments)
 - Improve design standards and expectations for applications
- **C-0, C-1, and MXD (commercial and mixed use):**
 - Consider options for allowing accessory residential in commercial districts
 - Improve design standards and expectations for MXD rezoning process

Mr. Brewster also presented the series of steps that would be followed to review and consider updates to the zoning ordinance:

1. Public engagement and discussion
2. Notice to the public
3. Planning Commission public hearing
4. Planning Commission recommendation
5. City Council meeting
6. Decision

The following proposed schedule was presented:

1. Public forum #1: issues and options (October)
2. Planning Commission work sessions: strategies and recommendations (November and December)
3. Public forum #2 (December and January)
4. Planning Commission work session: finalize recommendations (January and February)
5. Formal processes zoning code update (February - TBD)

Mr. Valentino suggested a third public forum might be warranted due to the proposed timeline. Mr. Wolf agreed, adding that there should be a 30-day notice for each public forum. Mr. Breneman stated that the breadth of information would require more meetings to address all items thoroughly. Mr. Lenahan agreed and recommended avoiding the months of November and December to hold meetings. Mrs. Wallerstein stated that the timeline needed to be lengthened significantly to clarify details and provide enough time for public comment. Mr. Wolf suggested holding the first public forum in October, the second in January or February, and a third in March or April. He also recommended holding the first work session in October prior to the first public forum. Mr. Brewster stated that he would create a revised schedule based on the Planning Commission's recommendations.

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 8:57 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: October 11, 2022, Planning Commission Meeting

Application: PC 2022-124

Request: Building Line Modification

Action: *A Building Line Modification requires the Planning Commission to review and evaluate the facts and, if in its discretion, it finds that the facts meet the criteria it may approve the application by resolution.*

Property Address: 3605 W. 71st Street

Applicant: Matthew Lero, RDM Architecture / John Wolfe, owner

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

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

Legal Description: PRAIRIE HILLS LOT 1 BLK 4

Property Area: 0.4 acres (17,524.59 s.f.)

Related Case Files: n/a

Attachments: Application, Survey & Plans



An aerial photograph of a residential neighborhood. A blue outline highlights a specific property located in the center of the image. The property is a large, multi-story house with a complex roofline, surrounded by trees and landscaping. The surrounding area includes other houses, streets, and green spaces. The image is oriented horizontally, with the highlighted property in the center.

Lot Aerial



Birdseye



Street Views



Street View looking east on Cherokee – subject lot line on the left side of street.



Street View looking west on Cherokee – subject lot line on the right side of street.

Background:

The applicant is requesting a building line modification as provided in Chapter 18.18 of the subdivision regulations, related to the south side of the home (Cherokee Drive). The proposal is associated with a remodel of the existing single-story home, that involves a larger addition to the rear, and reconfiguration of gables, dormers and roof structures over the main structure. The building line modification request results from a smaller addition (approximately 8' x 15') to the south side of the home.

The lot is located at the intersection of Cherokee Drive and West 71st Street and has a platted building line of 30 feet on both Cherokee and West 71st Street. This building line is in addition to and greater than required by the R-1A zoning (30' Front, 15' Street Side), and is essentially a result of the original developer platting lines different from zoning requirements. The lot has a triangular configuration; the existing house has a large setback from the main intersection and a side orientation to both Cherokee and West 71st Street further back within the buildable area of the lot. The house meets all zoning setbacks for the R-1A zoning district, including various interpretations for corner lot situations (reverse corner, intersection, or standard corner). Homes further east on both Cherokee and West 71st Street all orient directly to those streets, and there is substantial distance between the next adjacent houses to the east (approximately 40' and 60' respectively). The side setbacks of this home are comparable to the front setbacks of adjacent houses.

This proposal would also comply with all zoning requirements but does not meet the platted building line. Only a small portion of the addition to the south will encroach into the required 30-foot building line. Due to the configuration of the lot and the skew of the house, approximately 15 square feet will encroach, and 3.9 feet at its deepest point (an approximately 9 wide, by 3.9 deep triangular encroachment).

The applicant had a neighborhood meeting on September 21, 2022, as required by the Prairie Village Resident Participation Policy and has supplemented the application with background on that meeting. Due to errors and potential confusion on the meeting notice, staff asked the applicant to have a second on October 3rd and any additional information from that meeting will be included prior to the Planning Commission meeting.

Analysis:

Section 18.18.D provides the criteria for the Planning Commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property;

The lot is a corner lot with a unique intersection orientation. The depth of the front yard to the point of the triangular lot is over 80 feet, and the side setbacks along both Cherokee and West 71st street are similar to front setbacks (over 30 feet). This house is oriented differently than all other lots in the vicinity, which have a standard front along the streets.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

The proposal is associated with a remodel that is maintaining the scale and character of the originally home. The encroachment into the building line on the south side is slight (3.9 feet at the deepest) compared to the overall buildable area of the lot that is remaining unbuilt due to the remodeling of the existing home. Additionally, since it is a triangular encroachment due to the skew of the home it has an even lesser observable impact since the degree of encroachment tapers back towards full compliance in under 9 feet.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

The house – including addition will meet all other ordinance requirements and there is a significant distance between the houses most impacted by the encroachment. Even with the encroachment the house will maintain a similar relationship to the streetscape as other homes (along the Cherokee Drive building line where the encroachment is requested). There is little to no effect on the streetscape or views down the street from other homes in the vicinity.

EFFECT OF APPROVAL:

If the Planning Commission finds the criteria have been met, it shall adopt a resolution approving the building line modification that must be recorded with the register of deeds prior to obtaining a building permit.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2022-</u>
Filing Fee: <u>100.00</u>
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: Matthew Lero - RDM Architecture Phone Number: (816) 679-7494

Address: 222 W Gregory Blvd. KCMO 64114 E-Mail johnjwolfe01@gmail.com

Owner: John Wolfe Phone Number: (816)918-4316

Address: 3605 W 71st St Prairie Village, KS Zip: 66208

Location of Property: PRAIRIE HILLS

Legal Description: PRAIRIE HILLS LOT 1 BLK 4 PVC-0576 0073

Applicant requests consideration of the following: (Describe proposal/request in detail) Building line Modification. See attached description.

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 Building Line Modification.

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] 09.13.2022
Applicant's Signature/Date

[Signature] 9-13-2021
Owner's Signature/Date



09/13/2022

RDM Architecture would like to request a Building Line Modification for the property located at 3605 West 71st Terrace, Prairie Village, KS 66208 per PVZC 18.18.010. The proposed addition would require a modification of 4'-0" which would make the addition 26'-0" from the property line. The proposed renovations include interior and exterior work in order to update the house and address deferred maintenance issues throughout the property.

- (1) The existing house is oriented such that the corner of the existing house sits on the Platted Building Line. This severely limits the ability of the owner to expand the footprint to the South or the West. The platted setback is significantly more restrictive than the current zoning setback outlined on PVC Table 19.06 which would allow a 15ft min. or 50% of the depth of the front yard of any adjacent lot facing the same street. Without a significant redesign of the whole house or a new build, there is almost no room to expand the existing living space to make the house more accessible.
- (2) The house is being renovated by the owner to make it suitable to "aging in place". This includes larger, more open spaces, wider hallways and doorways and other modifications to allow for the use of a walker or wheelchair in the future. The Building Line Modification of 4'-0" will allow for an accessible closet as a part of the Master Suite. The existing property has not been updated or properly maintained for some time and the proposed addition and other work will also bring the house up to the current expectations for houses in this area without resorting to a teardown and new build.
- (3) The granting of the building line modification will not be detrimental to the public or the adjacent property owners in any way. The current zoning calls for a 15ft setback on the street side of the house or 50% of the depth of the front yard of the adjacent lot. The proposed addition, if approved would be 26' from the property line which is significantly more than the PVZC calls for. With the orientation of the existing house on the lot, only a corner of the addition will extend over the platted building line (approximately 24sqft). The addition is single story, lower than the existing ridge, and will match the house in style and materials. We do not feel that it will have any negative impact the adjacent property owner. The work being done to the house will significantly improve the appearance of the house while staying within the aesthetic of the typical Prairie Village in this area.

We appreciate your consideration of this request for a Building Line Modification.

Sincerely,

Matthew Lero
Principal

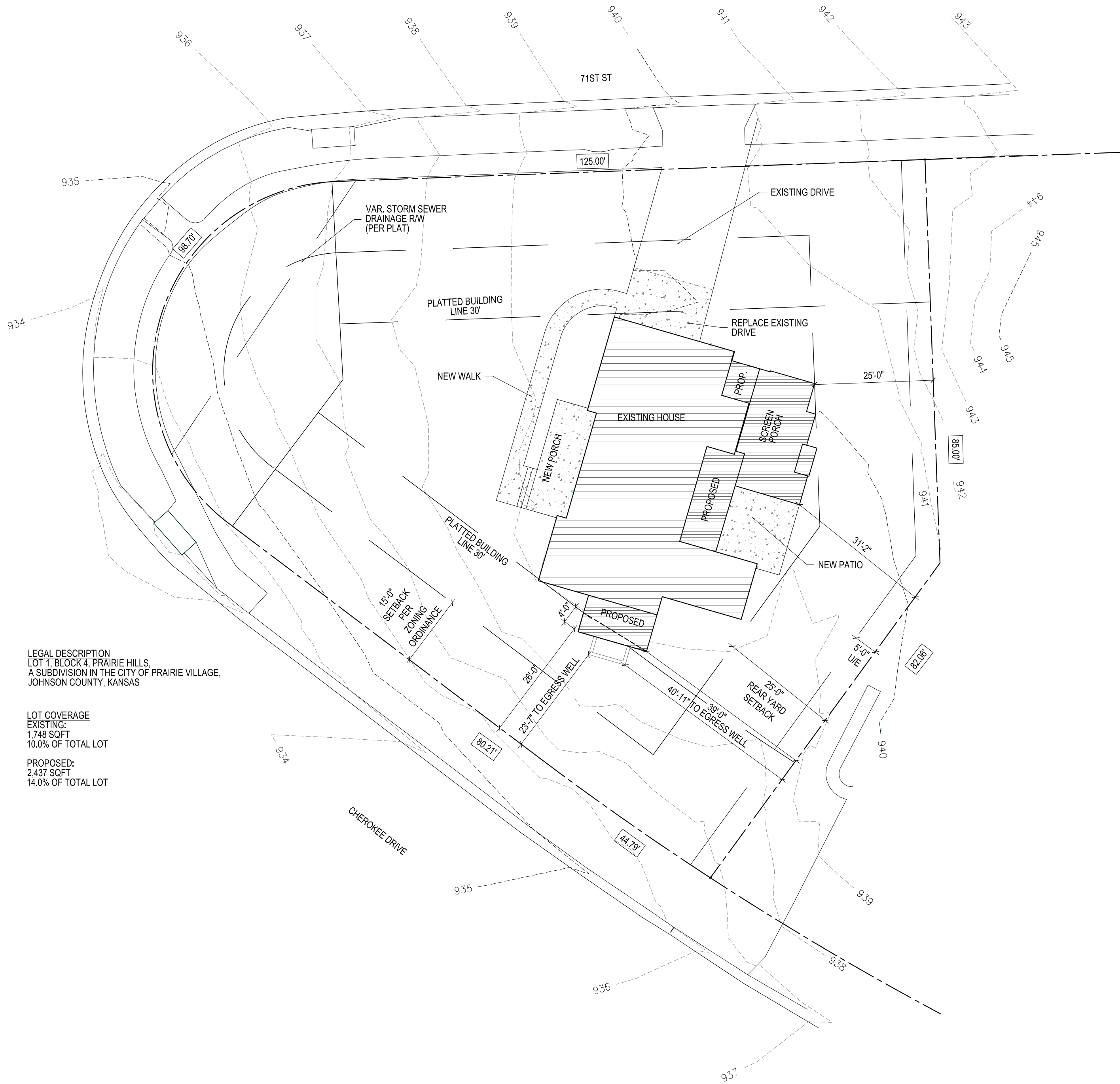
WOLFE RESIDENCE
3605 WEST 71ST TERRACE
PRAIRIE VILLAGE, KS 66208

ISSUED: 09-13-22

SHEET

CD1

CONSTRUCTION
DOCUMENTS



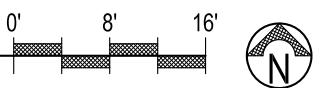
LEGAL DESCRIPTION
LOT 1, BLOCK 4, PRAIRIE HILLS,
A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE,
JOHNSON COUNTY, KANSAS

LOT COVERAGE
EXISTING:
1,748 SQFT
10.0% OF TOTAL LOT

PROPOSED:
2,437 SQFT
14.0% OF TOTAL LOT

1 SITE PLAN

1/16" = 1'-0"



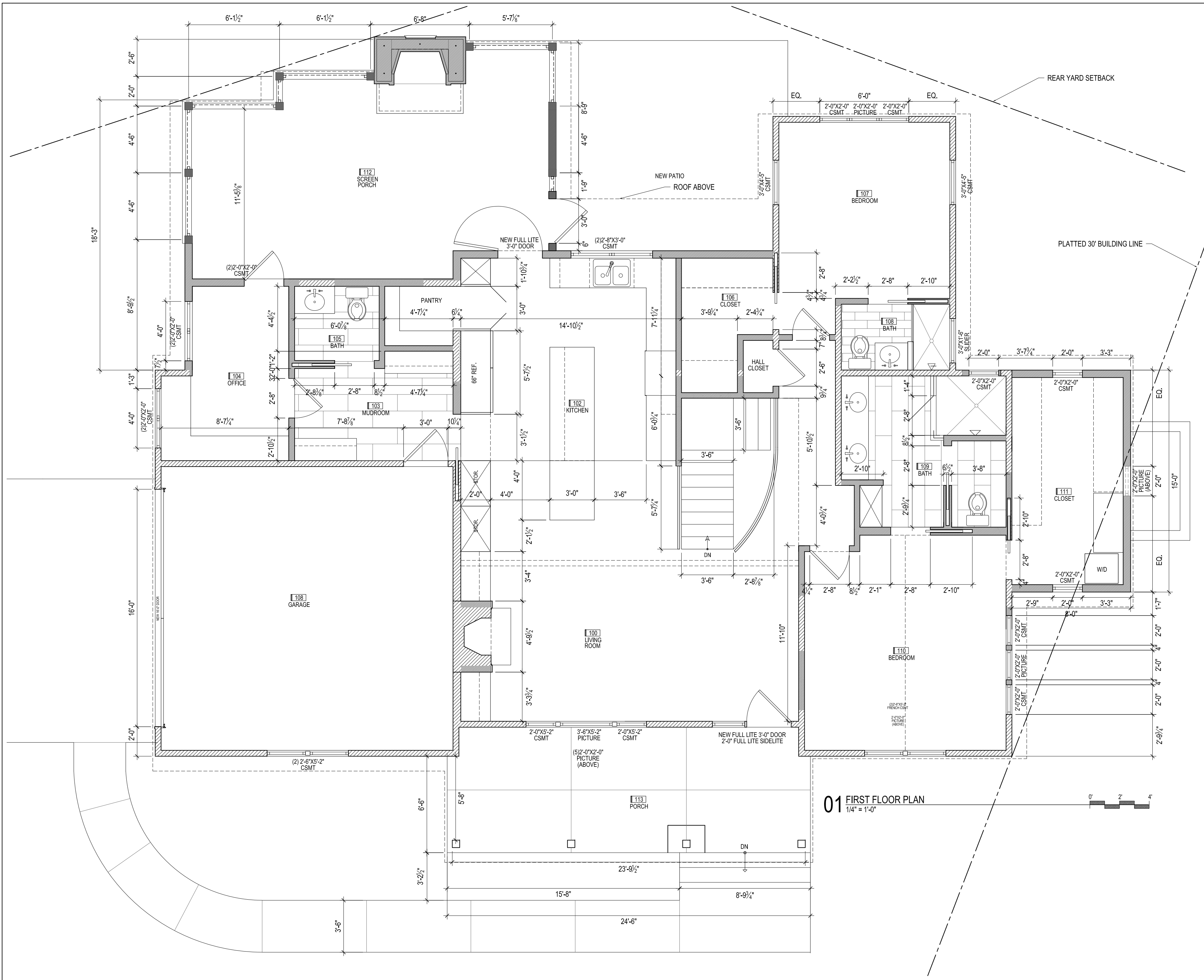
WOLFE RESIDENCE

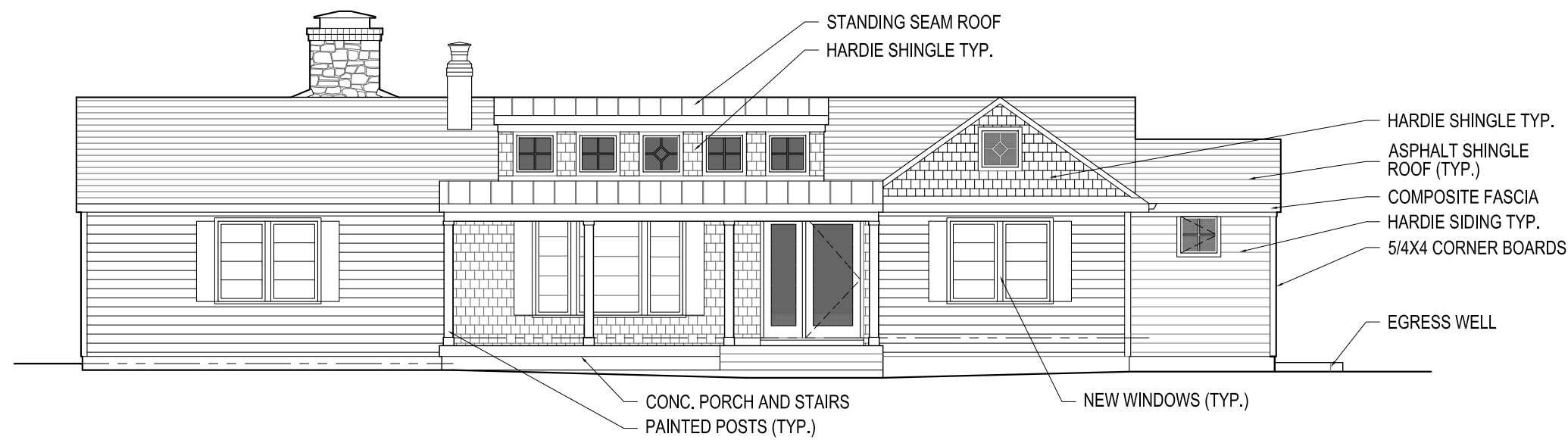
3605 WEST 71ST TERRACE
PRAIRIE VILLAGE, KS 66208

ISSUED: 09-13-22

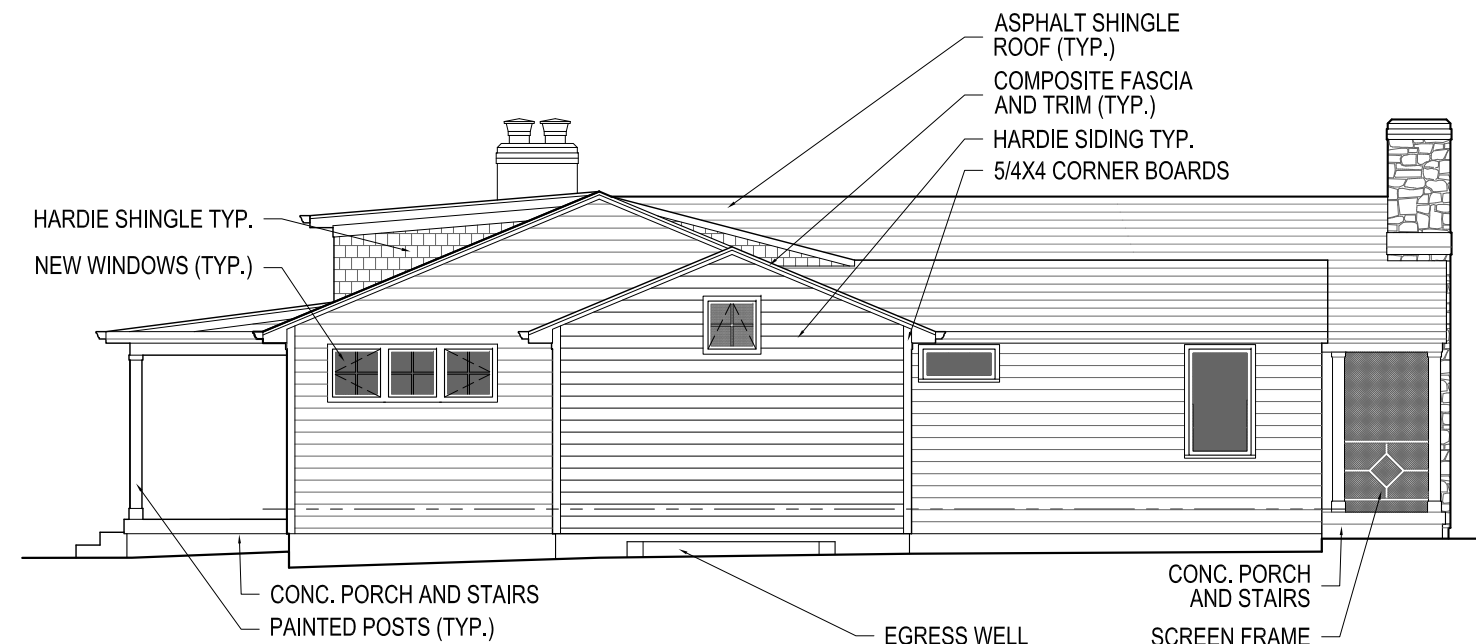
SHEET

CD2
ONSTRUCTION
DOCUMENTS

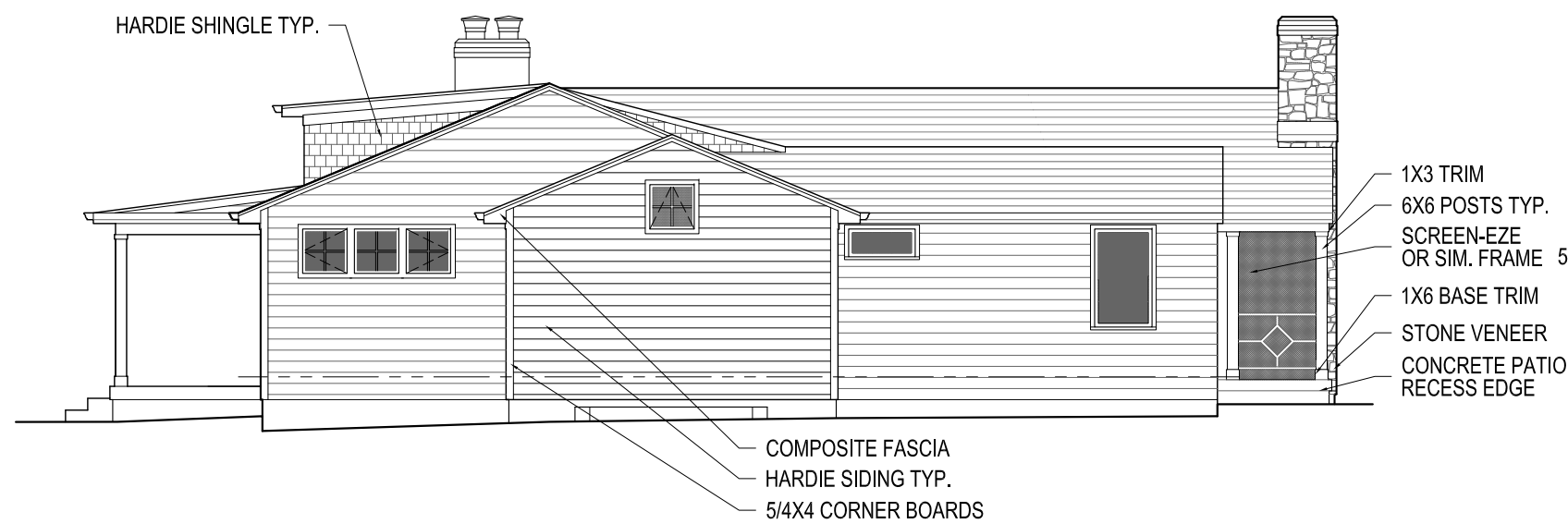




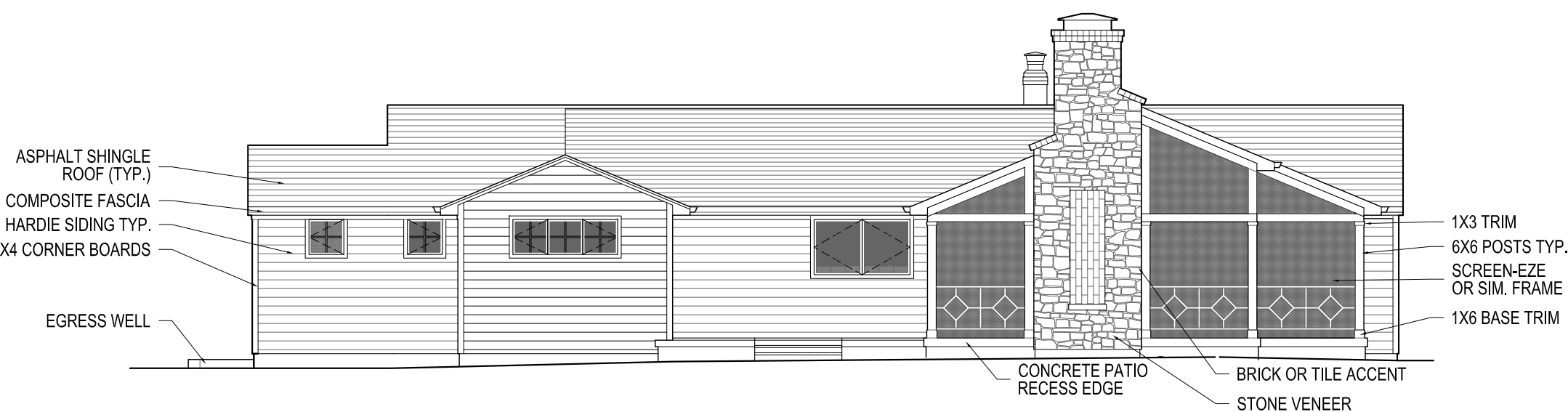
01 ELEVATION
1/8" = 1'-0"



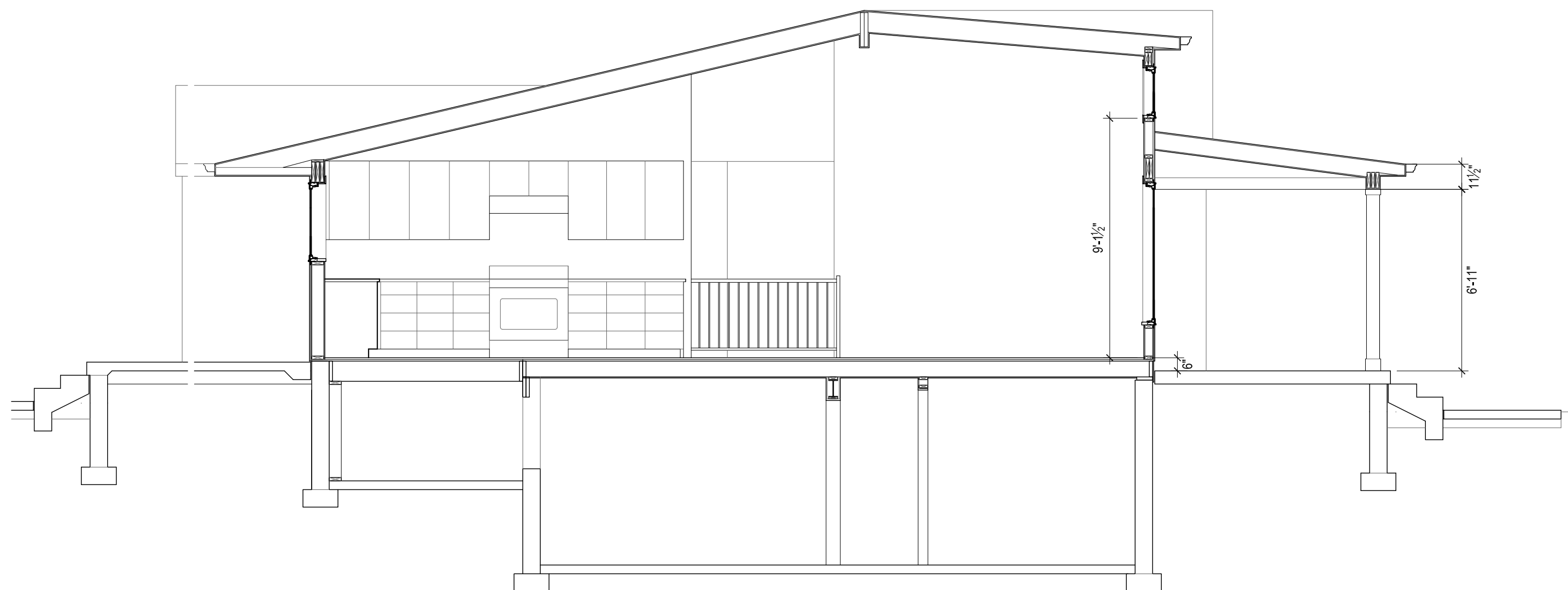
02 ELEVATION
1/8" = 1'-0"



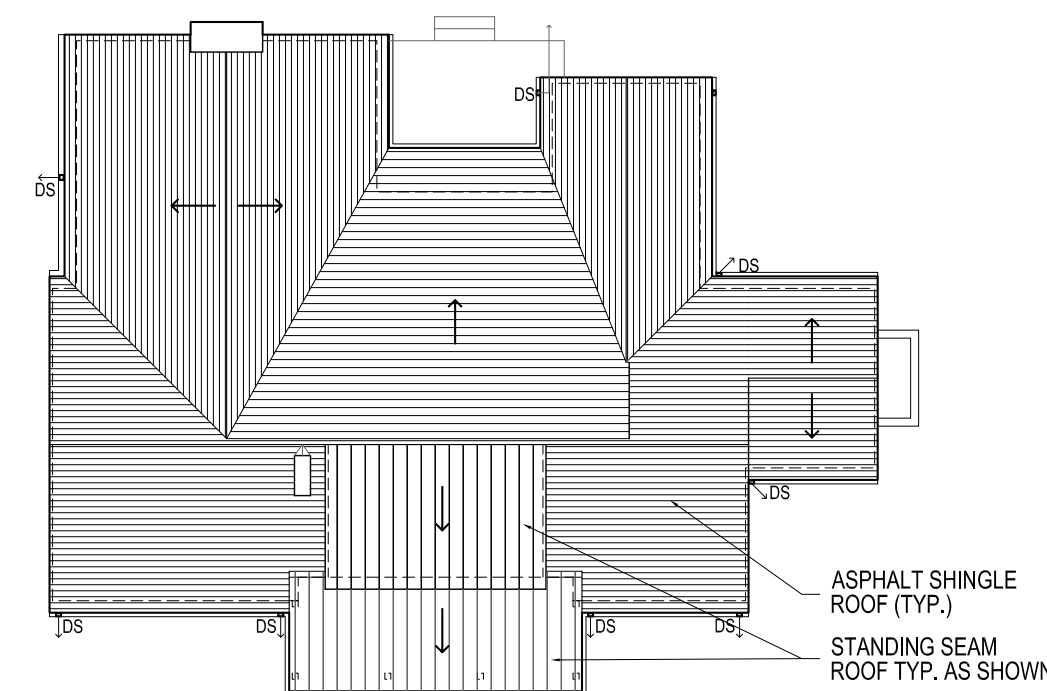
03 ELEVATION
1/8" = 1'-0"



04 ELEVATION
1/8" = 1'-0"



05 BUILDING SECTION
1/4" = 1'-0"

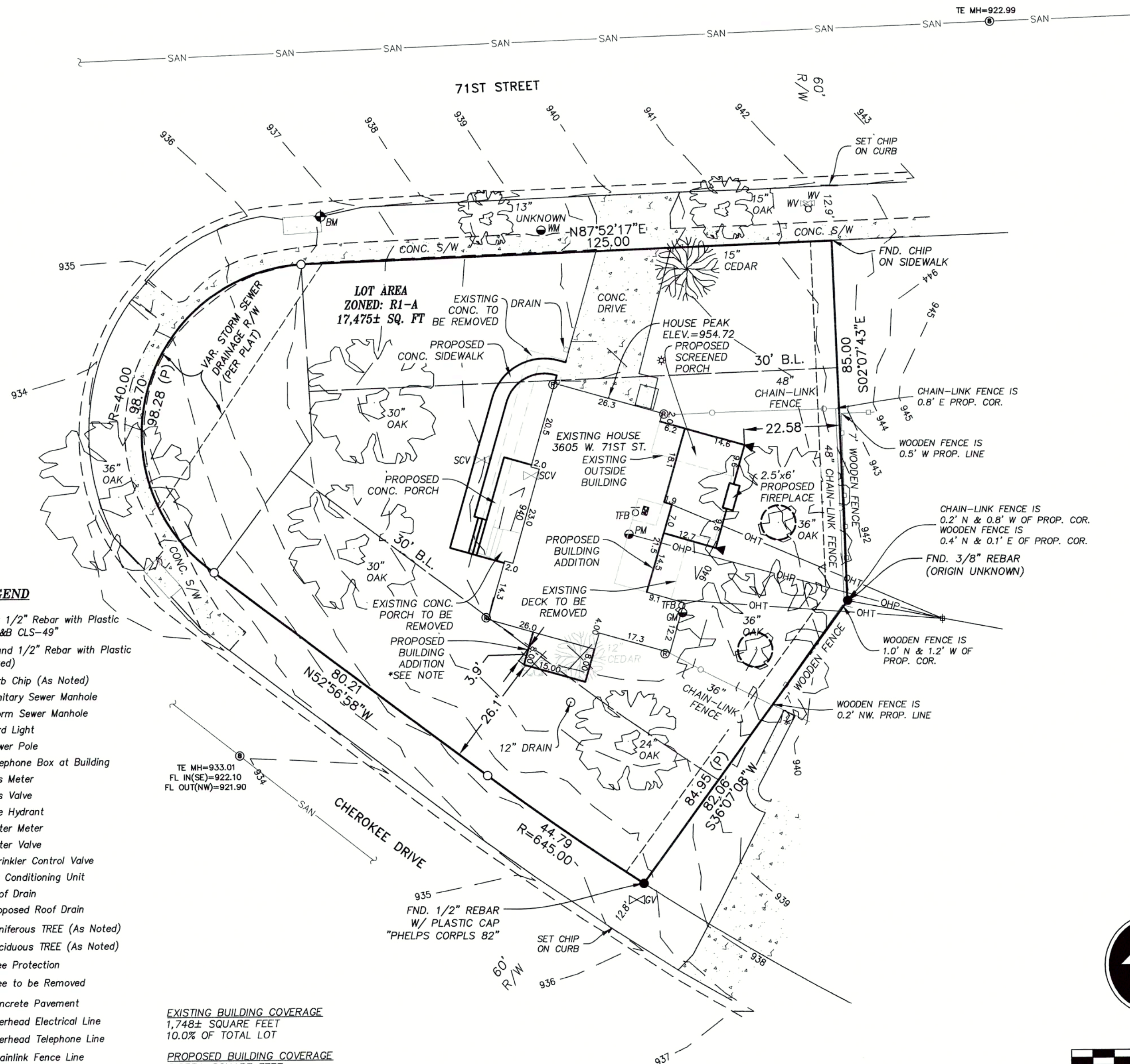


06 ROOF PLAN
1/16" = 1'-0"

SURVEY

LEGAL DESCRIPTION
AS PER
KANSAS GENERAL WARRANTY DEED
BOOK 201210, PAGE 002190
LOT 1, BLOCK 4, PRAIRIE HILLS,
A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE,
JOHNSON COUNTY, KANSAS.

A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED
BY THE OWNER AS OF THE DATE OF ISSUANCE OF THIS
SURVEY. THIS COMPANY HAS MADE NO INVESTIGATION
OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP
TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN
ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



LEGEND

- Denotes Set 1/2" Rebar with Plastic Cap, "P&B CLS-49"
- Denotes Found 1/2" Rebar with Plastic (As Noted)
- Denotes Curb Chip (As Noted)
- ⊙ Denotes Sanitary Sewer Manhole
- ⊙ Denotes Storm Sewer Manhole
- ★ Denotes Yard Light
- ⊕ Denotes Power Pole
- ⊕ TFB Denotes Telephone Box at Building
- ⊕ GM Denotes Gas Meter
- ⊕ GV Denotes Gas Valve
- ⊕ FH Denotes Fire Hydrant
- ⊕ WM Denotes Water Meter
- ⊕ WV Denotes Water Valve
- ⊕ SCV Denotes Sprinkler Control Valve
- ⊕ ACU Denotes Air Conditioning Unit
- ⊕ RD Denotes Roof Drain
- ⊕ PRD Denotes Proposed Roof Drain
- ⊕ CT Denotes Coniferous TREE (As Noted)
- ⊕ DT Denotes Deciduous TREE (As Noted)
- ⊕ TP Denotes Tree Protection
- ⊕ TR Denotes Tree to be Removed
- ⊕ CP Denotes Concrete Pavement
- ⊕ OHP Denotes Overhead Electrical Line
- ⊕ OHT Denotes Overhead Telephone Line
- ⊕ CLF Denotes Chainlink Fence Line
- ⊕ WFL Denotes Wooden Fence Line
- ⊕ EG Denotes Existing Grading
- ⊕ BL Denotes Building Line
- ⊕ R/W Denotes Right-of-Way
- ⊕ U/E Denotes Utility Easement
- ⊕ TF Denotes Top Foundation

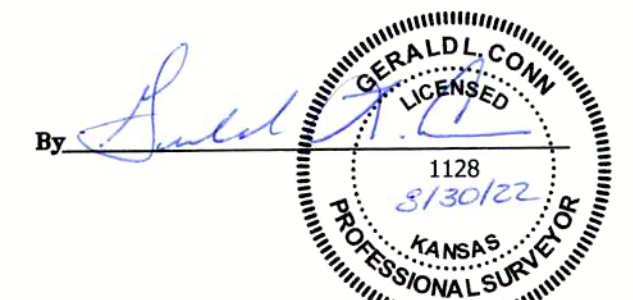
EXISTING BUILDING COVERAGE
1,748± SQUARE FEET
10.0% OF TOTAL LOT

PROPOSED BUILDING COVERAGE
2,653± SQUARE FEET
15.2% OF TOTAL LOT

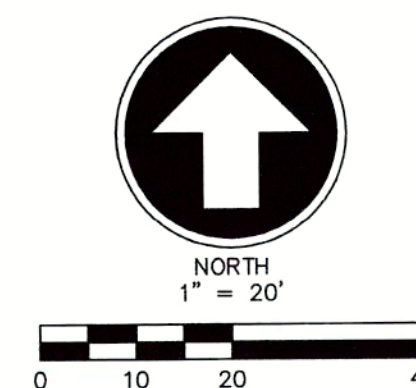
*NOTE
3.9' CROSSING OVER
BUILDING LINE IS TO BE
CANTILEVERED

BENCHMARK

SET "□" CUT NE CORNER OF CURB INLET S. SIDE
OF 71ST STREET, 1ST INLET E. OF INTERSECTION,
71ST STREET & CHEROKEE DRIVE,
ELEV.=937.08 (NAVD 88)



If the surveyor's signature is not in BLUE INK,
the plot of survey is a copy that may contain
unauthorized alterations. The certification
contained on this document shall not apply to
any copies.



SURVEY FOR: WOLFE HOMES FOR LIFE, LLC
3605 W 71ST STREET
PRAIRIE VILLAGE, KS

BUILDING ADDITION SITE PLAN
LOT 1, BLOCK 4, PRAIRIE HILLS
PART NW 1/4, SEC. 22, T12S, R25E



Payne & Brockway P.A.

CIVIL ENGINEERS & LAND SURVEYORS
426 SOUTH KANSAS AVE. OLAH, KANSAS 66061
PH: 913.782.4800 FAX: 913.782.0907
WWW.PAYNE-BROCKWAY.COM

DATE: 8/30/22 SCALE: 1"=20' SHEET 1 OF 1

September 28, 2022

Property location: 3605 W. 71th. St.
Prairie Village, KS 66208

Dear Neighbor,

Please disregard the previous letter with the incorrect date noted. We have rescheduled the meeting for Monday October 3rd at 6:30 PM at 3605 W. 71th. St. You are invited but not required to attend to express any concerns you may have.

The purpose of this letter is to make you aware of plans for work on the house at the address above. This includes an interior and exterior renovation and an addition on the side and rear of the house.

Due to the orientation of the house the a corner of the proposed small addition on the south side extends approximately 4' over the platted 30' building line. This triangle is well within the setbacks established by the Prairie Village zoning regulations and as you can see in the attached diagram only 24 sqft of the addition is actually over the building line.

The project also includes a general update of the exterior of the house including addressing any deferred maintenance and bringing it to the high level of quality reflected in the surrounding properties. Work will begin early October on the remainder of the house with the addition dependent on Planning Commission approval.

An application has been made to the City of Prairie Village Planning Commission for approval on the plans. The Planning Commission's process requires an opportunity for residents nearby to raise any questions or concerns regarding the above plans.

A record of the meeting will be submitted to the Prairie Village Planning Commission. This record will show attendees and will document any concerns that may be expressed.

If you would like to attend, please email the johnjwolfe01@gmail.com.

Thank you,

John Wolfe

PLATTED BUILDING
LINE 30'

NEW WALK

REPLACE EXISTING
DRIVE AND GARAGE
SLAB

25'-0"

EXISTING HOUSE

NEW PORCH

SCREEN
PORCH

PROPOSED

NEW PATIO

PLATTED BUILDING
LINE 30'

15'-0"
SETBACK
PER
ZONING
ORDINANCE

PROPOSED

4'-0"

26'-0"

23'-7" TO EGRESS WELL

25'-0"
REAR YARD
SETBACK

40'-11" TO EGRESS WELL

39'-0"

5'-0"
U/E

82'-06"

LOT COVERAGE
EXISTING:
1,748 SQFT
10.0% OF TOTAL LOT

PROPOSED:
2,437 SQFT
14.0% OF TOTAL LOT

IMPERVIOUS AREA
EXISTING
3187 SQFT
18.0% OF TOTAL LOT

PROPOSED
3708 SQFT
21.0% OF TOTAL LOT

TOTAL CHANGE
+ 521 SQFT
+ 3% OF TOTAL LOT

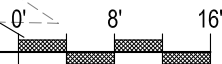
LEGAL DESCRIPTION
LOT 1, BLOCK 4, PRAIRIE HILLS,
A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE,
JOHNSON COUNTY, KANSAS

SITE INFORMATION WAS TAKEN FROM A SURVEY
COMPLETED 08.30.2022 BY PAYNE & BROCKWAY P.A.,
RDM FIELD NOTES & THE JOHNSON COUNTY 'AIMS'
WEBSITE

ZONING: R1-A
TOTAL LOT AEA: 17,475 SQFT

1 SITE PLAN

1/16" = 1'-0"





10/04/2021

Re: Building Line Modification
3605 West 71st Terrace
Prairie Village, KS 66208

Attendees:

John Wolfe – Homeowner
Matthew Lero – RDM Architecture

Joellen Messerli – 3512 W 71st Street
Chester Nine – 7127 Cherokee Dr

Meeting was held at 3605 W 71st Terrace at 6:30 PM on October 3rd, 2022 in the front yard and lasted approximately 30 minutes.

Chester and Joellen were both happy to see that the house wasn't going to be torn down and that the improvements would be in character with the surrounding original homes. John had marked out the approximate outline of the addition and we were able to look at it in relation to the Chester's house. It appeared to be even with or slightly further from the street.

Joellen lives between a previous teardown and a current new build and was very happy to see that the house was going to be saved and improved and that John would be the contractor as well as the owner. The response from both attendees was entirely positive and they didn't have any issue with the building line modification as proposed.

Sincerely,

Matthew Lero
Principal

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: October 11, 2022 Planning Commission Meeting

Application: PC 2022-125

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: 7457 Cherokee Drive

Applicant: Mark Eddy / Tracy Forbush, Global Montessori

Current Zoning and Land Use: R-1B, Institutional / School

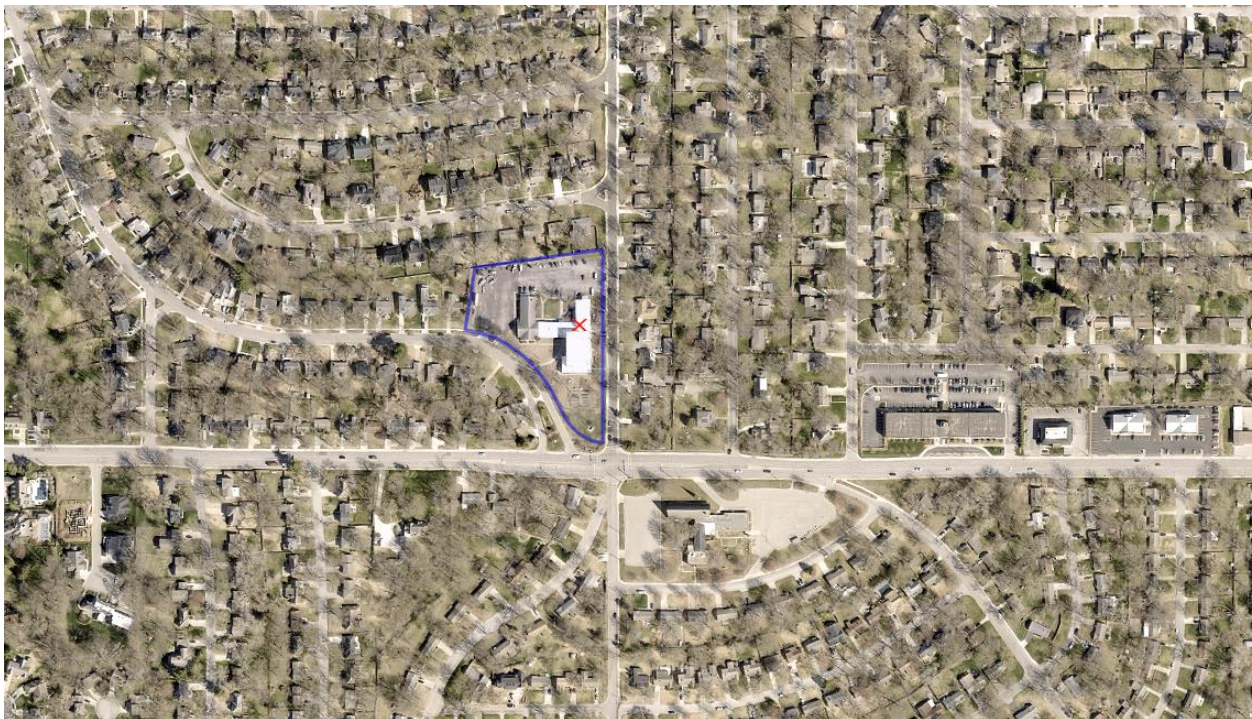
Surrounding Zoning and Land Use: North: R-1B Single Family Residential; Single-family Dwellings
East: R-1B Single Family Residential; Single-family Dwellings
South: R-1B Single Family Residential; Single-family Dwellings
West: R-1B Single Family Residential; Single-family Dwellings

Legal Description: PRAIRIE HILLS LOT 21 BLK 10 (VC 576 371 BTAO 2672-0)

Property Area: 123,648.45 s.f. (2.84 acres)

Related Case Files: PC 2016-115 Site Plan / Fence
PC 2014-02 SUP / Site Plan Approval
PC 2003-109 Temporary Use Permit for Summer Day Care Program
PC 2002-105 Temporary Use Permit for Summer Day Care Program
PC 1997-07 Special Use Permit for Child Care Programs
PC 1992-05 Special Use Permit for Child Care Programs
PC 1989-06 Special Use Permit for Child Care Programs

Attachments: Application, Sign Plans, Site Plan

General Location Map**Aerial Map**

Site



Birdseye



Street Views



Street view looking northwest at 75th and Belinder – sign will replace existing sign.

BACKGROUND:

The applicant is requesting approval of a monument signs for a 2.84 acre institutional / school site on the northwest corner of 75th and Belinder. The monument signs would replace an existing sign in the large lawn and landscape area along the frontage bordered by Belinder, 75th Street, and Cherokee Drive. It is multi-panel sign placed in an arching pattern facing 75th Street.

The property was previously a church built in 1957, and has been repurposed for a school, including outside learning areas and play facilities. It was originally approved for a special use permit for a private school in 2014, and historically used as a church with accessory child care and summer school programs.

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 institutional signs in residential districts: [\[19.48.040\]](#) (monument signs for permitted non-residential use in residential zoning) and [19.48.070](#)

- 1 per street lot
- 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 replace the current sign which is centered in a lawn / landscape area well beyond all required setbacks. It is centered in a landscape area between the sidewalk and parking lot. The sign is below 20 square feet (23.72 square feet, less voids at the corners and other gaps in panels totally approximately 4 square feet) and 4.25 feet high. It contains blue powder coated aluminum letter mounted on several separate brown painted steel panels, arranged in an arching pattern on a 6-inch orange. The existing sign is located on a larger stone patio in the lawn area, which will remain. The larger lawn area contains ornamental landscape and trees for the overall space, landscape plaza, city monumentation, and seating along the 75th Street in the public right of way. There is no specific lighting plan associated with this sign application

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 panels, letters, and base, and the conformance guidelines in [19.48.080 \(a\) and \(b\)](#); and
2. The applicant confirms that there are either no plans of lighting the sign, or alternatively any lighting of the signs shall require construction plans and permit reviews that confirm the lighting conforms to the sign lighting standards.

Cust# 000729
App# 0629728



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2022-125</u>
Filing Fee: <u>\$100.00</u>
Deposit: <u>\$500.00</u>
Date Advertised: <u> </u>
Date Notices Sent: <u> </u>
Public Hearing Date: <u> </u>

Please complete this form and return with
Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: MARK Eddy Phone Number: (913) 432-3318
Address: 4107 Prairie Ln, Prairie Village, KS E-Mail: markeddy@galunzen-eddy.com
Owner: Tracy Forbush Phone Number:
Address: 7457 Cherokee Drive Zip: 66208
Location of Property: 7457 Cherokee Dr.
Legal Description: Montessori School
Applicant requests consideration of the following: (Describe proposal/request in
detail) Replacement of existing monument sign New sign awaiting
approval of Planning Commission.

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 erection of monument sign.

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.

MMW
Applicant's Signature/Date

[Signature] 9/13/22
Owner's Signature/Date

Accompanying cover letter outlining our monument proposal for
7457 Cherokee Dr., Prairie Village, KS , 66208

Our design reflects the Global Montessori Academy branding campaign, while paying homage to the design of the original architectural motif of the church. We wanted to enhance the view of the school from the road, while still preserving the character of the building.

These are the items we have addressed that we were lacking on our last submission.

1. Proposed monument sign had no distinct base designed with it.
2. Provide details that demonstrate the actual message part of the monument sign will not exceed 20 Square feet. Proposed sign plan submitted with dimensions is three dimensional and does not provide all dimensions of the sign. Making it impossible to calculate the actual square footage of the sign.
- 3 .Identify sign materials with colors identified.
4. Provide lighting details with new proposed sign.
5. Provide a site plan that details where the new proposed sign will be located.
6. Provide a Landscape plan/site plan. Landscape plan shall detail by name specific plants and plan details their locations.
7. Provide a two-dimensional scale drawing of the proposed sign that has the dimensions of the base length and height, Actual signage area height and width as it sets on the base. Provide front back and side plan views with dimensions.



Blue= Aluminum with UV Powder coating
Brown= A588 Patined steel With uv clear coat



GLOBAL MONTESSORI

MATERIALS SCHEDULE

PER SHEET

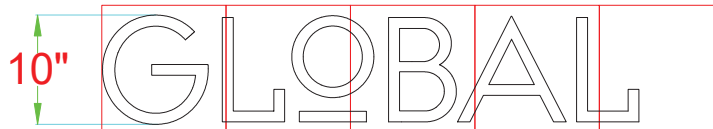
LOCATION	SIZE	TYPE	FINISH

PLAN NOTES

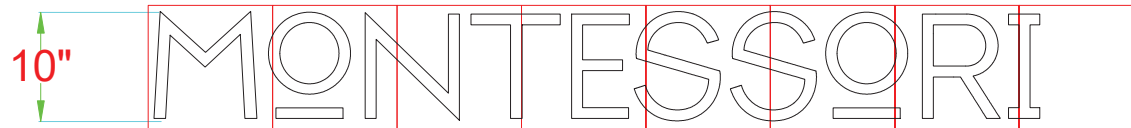
1. DIMENSION FROM LONG POINT TO LEADING EDGE
2. DIMENSION HOLES ON CENTER
3. POST FINISHED HEIGHT IS 37"

ELEVATION

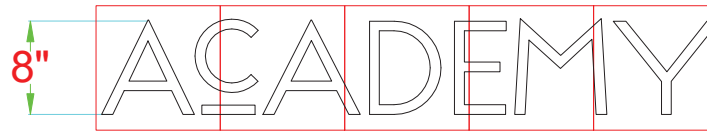
Project number	1
Date	
Drawn by Author	
Checked by Checker	Scale 1/2" = 1'-0"



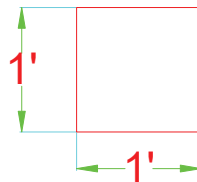
THIS ROW less than
5 square feet



THIS ROW less than
8 square feet



THIS ROW less than
5 square feet



Size key = 1 Square Foot



GLOBAL MONTESSORI

MATERIALS SCHEDULE

PER SHEET

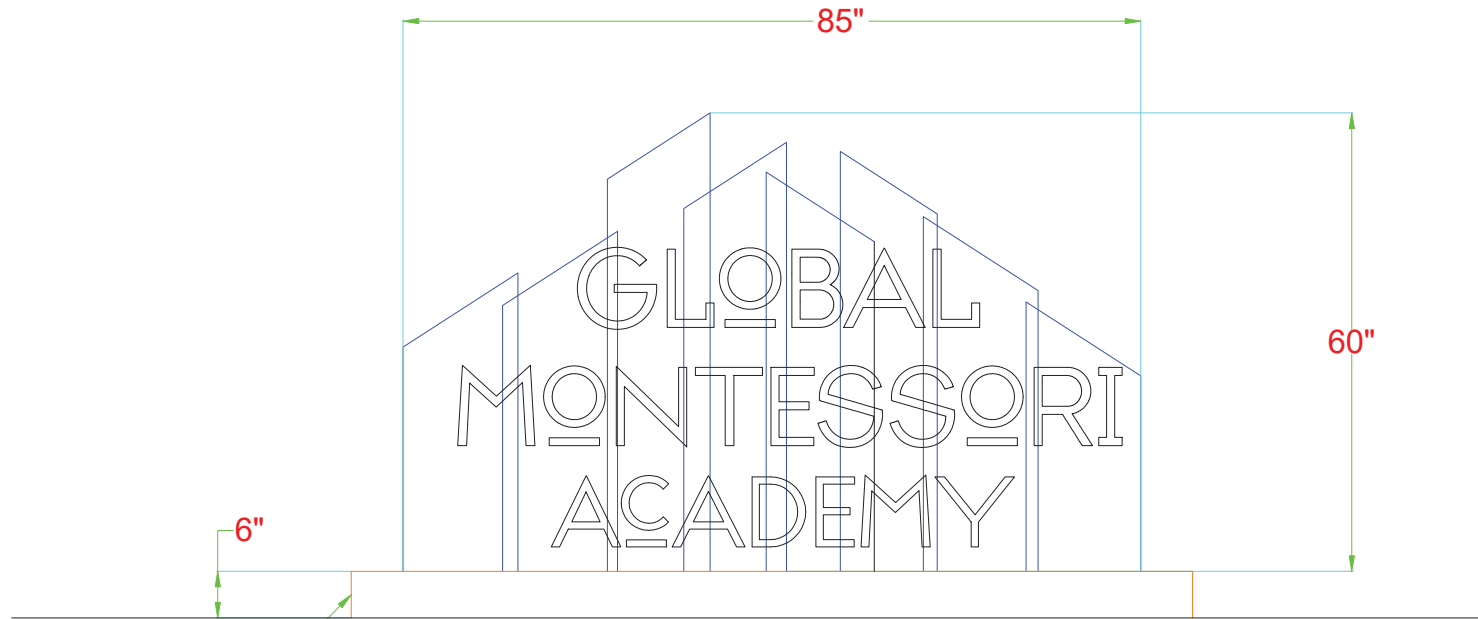
LOCATION	SIZE	TYPE	FINISH

PLAN NOTES

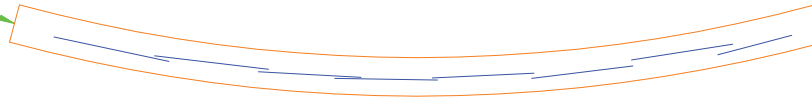
1. DIMENSION FROM LONG POINT TO LEADING EDGE
2. DIMENSION HOLES ON CENTER
3. POST FINISHED HEIGHT IS 37"

ELEVATION

Project number	1A
Date	
Drawn by Author	
Checked by Checker	Scale 1" = 1'-0"



BASE
In orange



Base top view



GLOBAL MONTESSORI

MATERIALS SCHEDULE

PER SHEET

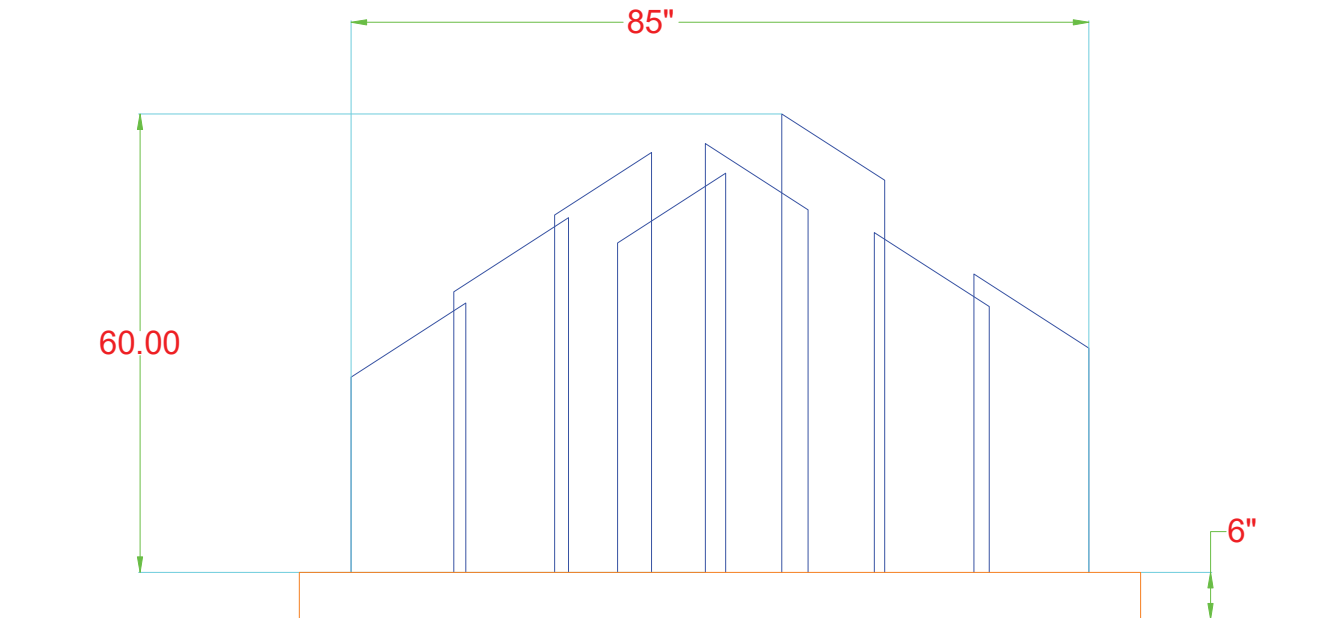
LOCATION	SIZE	TYPE	FINISH

PLAN NOTES

1. DIMENSION FROM LONG POINT TO LEADING EDGE
2. DIMENSION HOLES ON CENTER
3. POST FINISHED HEIGHT IS 37"

ELEVATION

Project number	1B
Date	
Drawn by Author	
Checked by Checker	Scale 3/4" = 1'-0"



Back View



GLOBAL MONTESSORI

MATERIALS SCHEDULE

PER SHEET

LOCATION	SIZE	TYPE	FINISH

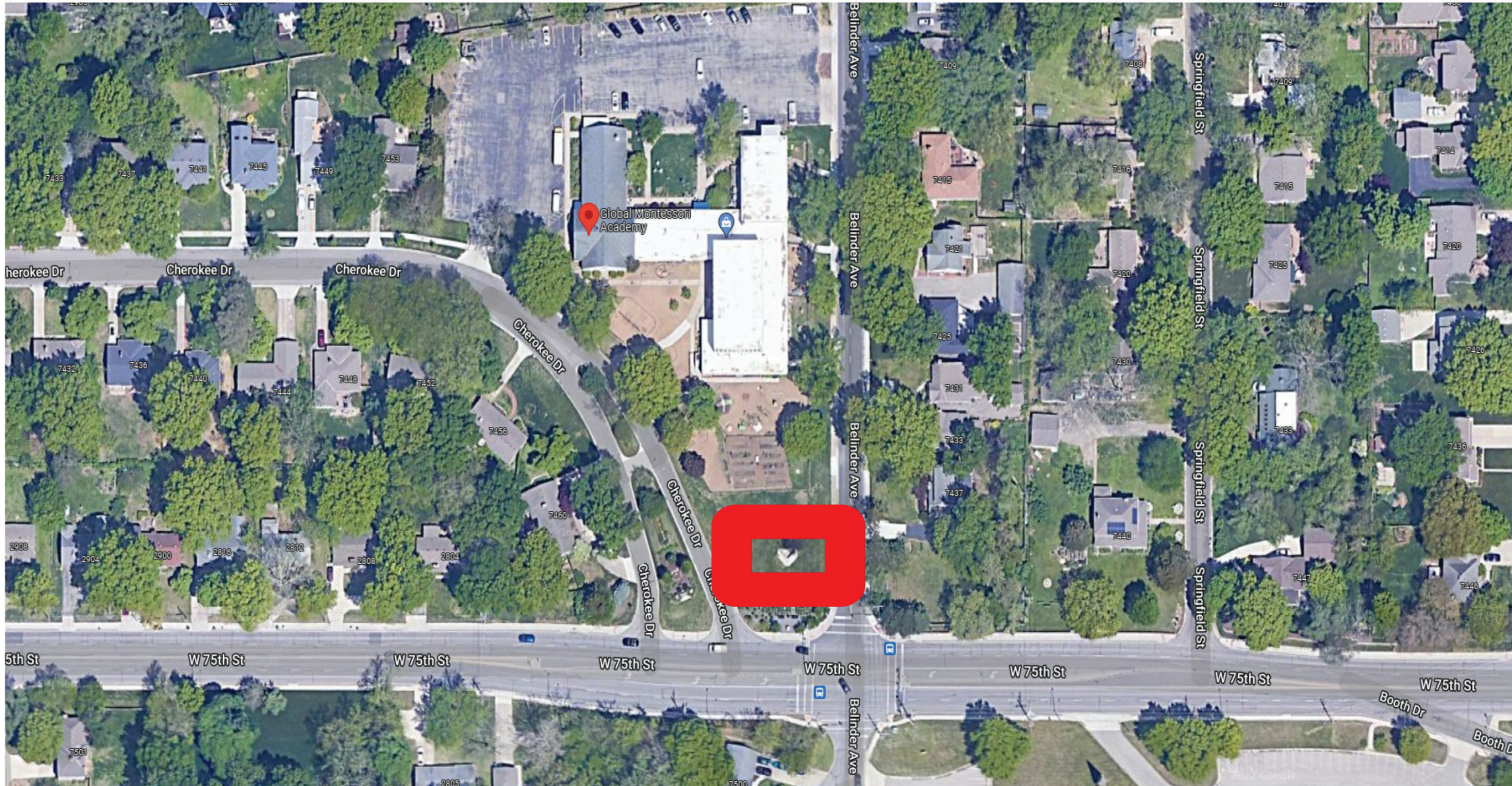
PLAN NOTES

1. DIMENSION FROM LONG POINT TO LEADING EDGE
2. DIMENSION HOLES ON CENTER
3. POST FINISHED HEIGHT IS 37"

ELEVATION

Project number	1C
Date	
Drawn by Author	
Checked by Checker	Scale 3/4" = 1'-0"

Global Montessori Academy Signage



Location of new signage is the same as existing signage



GLOBAL MONTESSORI

MATERIALS SCHEDULE

PER SHEET

LOCATION	SIZE	TYPE	FINISH

PLAN NOTES

1. DIMENSION FROM LONG POINT TO LEADING EDGE
2. DIMENSION HOLES ON CENTER
3. POST FINISHED HEIGHT IS 37"

SITE

Project number
Date
Drawn by Author
Checked by Checker

S1

Scale



GLOBAL MONTESSORI

MATERIALS SCHEDULE

PER SHEET

LOCATION	SIZE	TYPE	FINISH

PLAN NOTES

1. DIMENSION FROM LONG POINT TO LEADING EDGE
2. DIMENSION HOLES ON CENTER
3. POST FINISHED HEIGHT IS 37"

EXISTING

Project number	S2
Date	
Drawn by	Author
Checked by	Checker
Scale	



GLOBAL MONTESSORI

MATERIALS SCHEDULE

PER SHEET

LOCATION	SIZE	TYPE	FINISH

PLAN NOTES

1. DIMENSION FROM LONG POINT TO LEADING EDGE
2. DIMENSION HOLES ON CENTER
3. POST FINISHED HEIGHT IS 37"

EXISTING

Project number	S3
Date	
Drawn by Author	
Checked by Checker	Scale

GLOBAL MONTESSORI ACADEMY