

PLANNING COMMISSION MINUTES OCTOBER 11, 2022

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 11, at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Vice-Chair James Breneman called the meeting to order at 7:00 p.m. with the following members present: Jon Birkel, Patrick Lenahan, 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; Greg Shelton, Council Liaison; Mitch Dringman, Building Official, Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Lenahan moved for the approval of the minutes of the September 13, 2022, regular Planning Commission meeting. Mr. Birkel seconded the motion, which passed 5-0.

PUBLIC HEARINGS

None

NON-PUBLIC HEARINGS

PC2022-124 Building Line Modification
3605 W. 71st Street
Zoning: R-1A
Applicant: Matthew Lero, RDM Architecture / John Wolfe

Mr. Brewster said that the applicant was requesting a building line modification as provided in Chapter 18.18 of the subdivision regulations, related to the south side of the home on 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 71st Street and has a platted building line of 30' on both Cherokee Drive and 71st Street. This building line is greater than required by R-1A zoning requirements (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, and the existing house has a large setback from the main intersection and a side orientation to both Cherokee Drive and 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 streets 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 the home are comparable to the front setbacks of adjacent houses.

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

Mr. Brewster stated that staff recommended approval of the application, and noted that if approved, the building line modification would need to be recorded with the register of deeds prior to obtaining a building permit.

Applicant Matthew Lero with RDM Architecture, 222 W. Gregory Blvd., Kansas City, MO, was present to discuss the application.

Mr. Birkel asked if the project would conform with the tree preservation ordinance requiring the replacement of trees that are removed. Mr. Lero said two trees would be removed and three would be added to ensure compliance.

Mrs. Wallerstein made a motion to approve PC2022-124 with the condition listed by staff. Mr. Lenahan seconded the motion, which passed 5-0.

PC2022-125	Site Plan for Monument Sign 7457 Cherokee Drive Zoning: R-1B Applicant: Mark Eddy / Tracy Forbush, Global Montessori School
------------	--

Mr. Brewster said that the applicant was requesting approval of a monument sign for a 2.84-acre school site on the northwest corner of 75th Street and Belinder Avenue. The new sign would replace an existing sign in the large lawn and landscape area along the frontage bordered by Belinder Avenue, 75th Street, and Cherokee Drive. The sign is composed of multiple panels placed in an arching pattern facing 75th Street.

The property was previously a church built in 1957, and has been repurposed as 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

childcare and summer school programs. Mr. Brewster noted that all new monument signs require approval by the Planning Commission.

The applicant has proposed one 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 the 20 square feet maximum for monument signs and is 4.25' in height. It contains blue powder coated aluminum letter mounted on several separate brown painted steel panels, arranged in an arching pattern. 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 75th Street in the public right-of-way. There is no specific lighting plan associated with this sign application.

Mr. Brewster stated that staff recommended 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)
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

Sign manufacturer Asheer Akram, Kansas City Metalworks, 3529 Troost Avenue, Kansas City, MO, was present representing applicant Mark Eddy.

Mrs. Wallerstein requested that an additional condition be added stating, "the existing sign will be removed".

Mr. Akram noted that the sign would not be lit at the present time. However, the Montessori school may choose to add lighting in the future, and if so, a separate application would be submitted.

Mr. Lenahan made a motion to approve PC2022-125 with the two conditions listed by staff as well as Mrs. Wallerstein's additional condition. Mrs. Wallerstein seconded the motion, which passed 5-0.

OTHER BUSINESS

Ms. Brown read a statement supporting affordable housing options in the City.

ADJOURNMENT

With no further business to come before the Commission, Mr. Breneman adjourned the meeting at 7:26 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary