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**PLANNING COMMISSION WORK SESSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, OCTOBER 25, 2022
7700 MISSION ROAD
COUNCIL CHAMBERS
6:00 P.M.**

- I. ROLL CALL
- II. OTHER BUSINESS
 - a. Discussion of Ad-Hoc Housing Committee Recommendations
- III. ADJOURNMENT

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Nickie Lee, Deputy City Administrator and Chris Brewster, Gould Evans, Planning Consultant
DATE: October 25, 2022 Planning Commission Work Session

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 Planning Commission began their discussion of the Ad-Hoc Housing Committee recommendations at their September 13, 2022 meeting. The focus of the meeting was largely on the timeline of the process. At this meeting, the Commission set this work session date, and also recommended several public forums be scheduled after January 2023.

On October 3, 2022, the City Council amended their recommendations to the Planning Commission based on the Ad-Hoc Housing committee's recommendations. This amended document is attached and located [on the website](#).

Additionally, a Frequently Asked Question website was created for questions related to the process, and an interactive Housing Primer with links to maps and documents can be found [on the website](#).

RECOMMENDATION:

Staff recommends the Planning Commission review the information provided by Chris Brewster and continue to discuss next steps in the process.

City of Prairie Village
Amended Council Recommendations Based on the Ad Hoc Housing Committee
Recommendations
October 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 in the form of, such as:
 - ~~s~~Small-lot detached, single-family houses
 - Council ~~directs~~ recommends Planning Commission to exclude multifamily units traditionally associated with other Residential zoning districts including but not limited to duplexes, 3-and 4-plexes, row houses, and apartments from consideration in R-1A and R-1B zones.
 - ~~• 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.**

INTRODUCTION

This memo is a continuation of the Planning Commission housing policy discussion and presentation from September 13, 2022. It provides additional details on the information presented at that meeting. For background information on this meeting and the steps leading to it see the [Frequently Asked Questions and Housing Primer](#) on the City of Prairie Village website.

The purpose of this memo is to refine the topics to be considered, and begin to outline an approach to public engagement on these topics to occur in the first parts of 2023.

Village Vision 2.0, the adopted comprehensive plan for Prairie Village has two guiding principles for neighborhoods and housing:

- Diversify the size, type, and price point of the housing portfolio in Prairie Village.
- Maintain the integrity of Prairie Village neighborhoods.

Each principle is reinforced through some recommendations and more specific policy plans:

- **Housing Options**

- *Residential Place Types:* Reinforce existing neighborhood patterns through three residential place types (Suburban Neighborhoods, Traditional Neighborhoods, and Village Neighborhoods). In addition, the plan suggests integrating residential and mixed use into the Activity Centers.
- *Building Types:* Consider future residential in development through the lens of building types based on the scale and format of various types (rather than just density), to better determine how and where they may fit in.

- **Neighborhood Design**

- *Public Space:* Strengthen the established character of neighborhoods with well-designed streetscapes and civic spaces.
- *Development Form:* Promote compatible building scales, and improved relationships of all housing to streetscapes and adjacent property.

The plan includes a range of building types with recommendations for specific contexts where they apply Suburban Neighborhoods, Traditional Neighborhoods, Village Neighborhoods, and Activity Centers. The current zoning standards may present barriers to these types and the recommendations, even in zoning districts intended for the types of development recommended by the plan. This discussion is to determine what changes – if any, should be made to the zoning district standards. This does not include and is distinct from any changes to the zoning map, which would require a separate public process that is not part of the plan recommendations.

This memo is organized by zoning district, and analyzes how the recommended building types are addressed in each district. Each of the districts are framed around the following:

- Current situation and any specific issues impacting recommended building types.
- Examples of relevant Prairie Village projects.
- Potential issues for public discussion. *(These are included for the Planning Commission to verify the direction and topics they want addressed through the process, and not necessarily to determine the validity or outcome of those issues at this point.)*

Based on further discussion of these issues, staff will also seek direction from the Planning Commission for a proposed approach and schedule for further public engagement on these topics, prior to any recommended changes to the zoning district standards.

R-1A & R-1B DISTRICTS

Village Vision 2.0

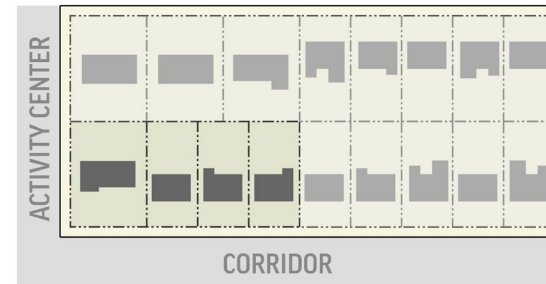
The R-1A and R-1B zoning districts are primarily for detached, single-unit houses, and accessory neighborhood supporting uses. These categories roughly align with the Suburban Neighborhood and Village Neighborhood areas of the plan respectively.

Issue: Accessory Dwelling Units

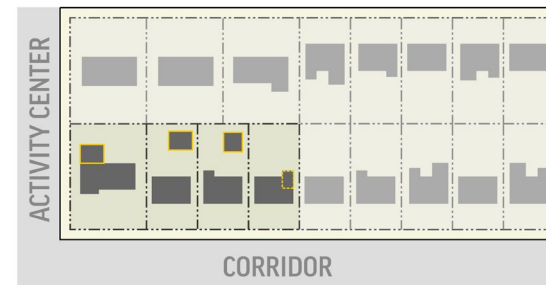
("Accessory Living Quarters" in existing ordinance)

- Current Situation:
 - ADUs (ALQs) are allowed in all zoning districts as an accessory use. [See Section 19.34.045.](#)
- ADUs are subject to specific conditions that limit application of ADUs.
- Relevant Prairie Village projects:
 - There are no registered examples of ALQs, but staff has had recent inquiries for building under the existing ALQ standards.
- Potential public discussion topics (to be addressed in January – June)
 - How can ADUs contribute to housing options?
 - Should any of the current limits on ADUs be relaxed to promote this option?
 - What other standards are necessary to ensure ADUs are compatible with neighborhoods? (scale, design, location, etc.)

Conceptual block illustration



TYPICAL PATTERN:
Single family detached houses



CONSIDERATION:
Attached and detached ADUs



R-1A & R-1B DISTRICTS

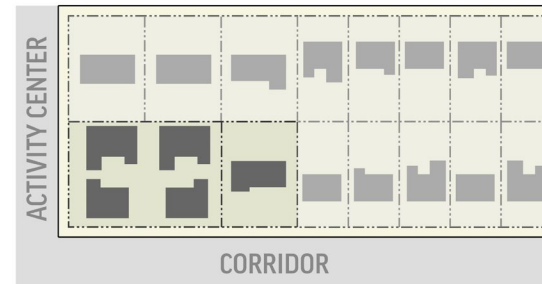
Village Vision 2.0

The R-1A and R-1B zoning districts are primarily for detached, single-unit houses, and accessory neighborhood supporting uses. These categories roughly align with the Suburban Neighborhood and Village Neighborhood areas of the plan respectively.

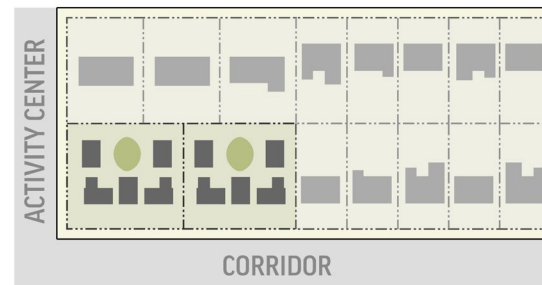
Issue: Small-lot Houses.

- Current Situation:
 - Smaller lots or different lot patterns occur through a “planned” application that puts a “P” designation on the R-1A or B zoning designation (RP-1A or RP-1B).
 - There are not any specific standards or criteria for P designations or smaller lot house patterns, and it is treated as a rezoning. [See Chapter 19.24.](#)
- Relevant Prairie Village projects:
 - [Mission Pines](#), 79th & Mission Road, RP-1B, (3.7K – 8.0K s.f. lots; 5.3K average)
 - [Crescent Court](#), 7700 Mission Road, RP-1B (4.4K – 7.1K s.f. lots; 5.4K average)
 - [Chadwick Court](#), 3100 W. 75th Street, RP-1A (11.2K – 13.7K lots; 12.4K average)
- Potential public discussion topics (to be addressed in January – June)
 - How do smaller lots contribute to housing options?
 - Are there specific planning policies or design objectives to achieve with smaller lots?
 - Can the current process used for smaller lots (“P” designations through zoning action) be improved based on either of these other issues?

Conceptual block illustration



TYPICAL PATTERN:
Large homes in planned districts
on smaller lots.



CONSIDERATION:
Small lot courtyard pattern:
10 units, 2K - 4.5K s.f. / unit



R-2 DISTRICT

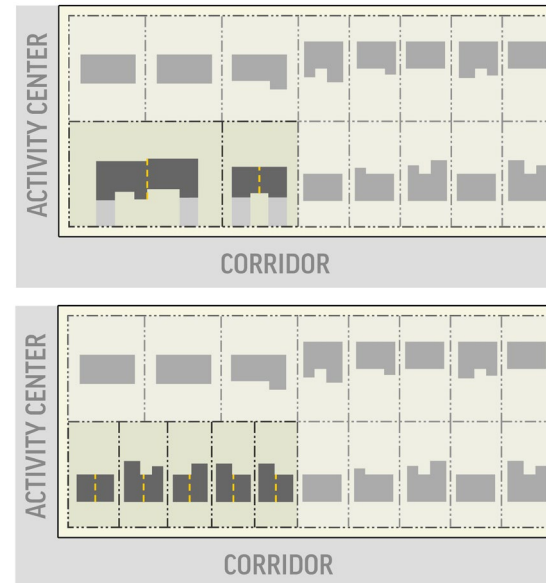
Village Vision 2.0

The R-2 zoning district are primarily for duplexes (two-unit houses), and accessory neighborhood supporting uses. These building types are recommended in specific locations at transitions to activity centers or in the Village Neighborhood Areas.

Issue: 2-unit Houses.

- Current Situation:
 - 2-unit houses or “duplexes” are allowed in the R-2 district
 - The development standards require large lots, and do not otherwise limit the scale of the buildings. This can result in duplexes appearing as larger-scale buildings or essentially two combined houses. [See Chapter 19.10.](#)
- Relevant Prairie Village projects:
 - [Mission Chateau Twin Villas](#), 8500 Mission Road, RP-1A (20K - 30K s.f. lots; 10K-15K s.f. +/- per unit) *[Note: these are in RP-1A district due to that specific plan, but are representative to what would meet R-2 standards.]*
 - [Crescent Court](#), 7700 Mission Road, RP-1B (4.4K - 7.1K s.f. lots; 5.4K average)
 - [Somerset Duplexes](#), Somerset Drive / Delmar to 83rd, R-2 (12K - 15K s.f. lots; 6K - 8K per unit)
- Potential public discussion topics (to be addressed in January - June)
 - How do 2-unit houses contribute to housing options?
 - Should 2-unit houses be required to meet the Neighborhood Design Standards (or have similar standards specific to this district or housing type)?
 - Should 2-unit houses be allowed in smaller formats (smaller lots, maximum lot sizes, maximum building footprints / volumes)?

Conceptual block illustration



TYPICAL PATTERN:
Large lot duplexes,
4 units, 5K - 10K s.f. / unit

CONSIDERATION:
Small lot Duplex:
10 units, 3K - 5K s.f. / unit



R-3 & R-4 DISTRICTS

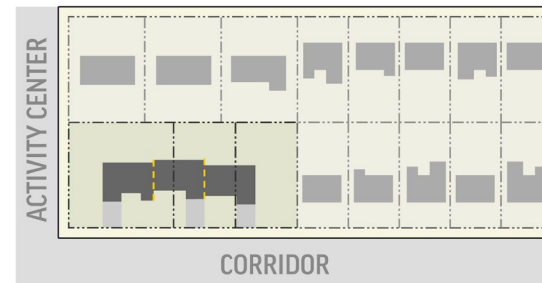
Village Vision 2.0

The R-3 and R-4 zoning districts allow a wide range of multi-unit buildings. Any building that includes more than 2 units would require R-3 or R-4 zoning, however there are not many standards regarding the scale or format of development in these districts. The plan recommends integrating smaller-scale, and compact/walkable multi-unit building types in the Village Neighborhoods at transitions to the Activity Centers, and in the Activity Centers to contribute to a more vibrant mixed use environment.

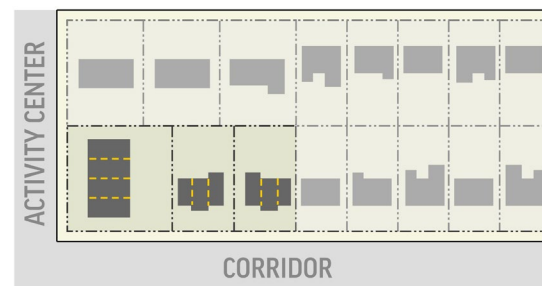
Issue: 3-4 unit Buildings.

- Current Situation:
 - Any building type over 2 units is only allowed in R-3 or R-4, which are districts intended for high density or larger-scale apartment projects or complexes
 - The development standards require a per-unit lot size that results in medium or large lots (2.5K / unit – R-3; 3.5K / unit – R-4)
 - There are no standards for the scale and format of buildings, which can result in larger scale 3- and 4- unit buildings, that are typically part of larger complexes. [See Chapter 19.10.](#)
- Relevant Prairie Village projects:
 - [Corinth Downs](#), 8500 Mission Road, R-4, (20K lots; 10K +/- per unit)
 - [Corinth Place Villas](#), 3700 Somerset Drive, RP-4 (5.33 acres; 5,047 s.f. / unit)
- Potential public discussion topics (to be addressed in January – June)
 - How do 3- and 4-unit houses contribute to housing options?
 - Should 3- and 4-unit houses be required to meet the Neighborhood Design Standards (or have similar standards specific to this district or housing type)?
 - Should 3-unit and 4-unit houses be allowed in smaller formats (smaller lots, maximum lot sizes, maximum building footprints / volumes)?
 - If 3- and 4-unit buildings are limited to more “neighborhood scaled” buildings and projects, are they more appropriate / compatible with R-2 zoning, or should they remain with larger-scale multi-family projects?

Conceptual block illustration



TYPICAL PATTERN:
3 units 3.5K - 5K s.f. / unit



CONSIDERATION:
Small lot row houses:
10 units, 2K - 3.5K s.f. / unit



R-3 & R-4 DISTRICTS

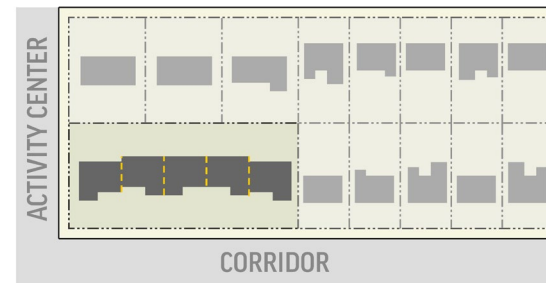
Village Vision 2.0

The R-3 and R-4 zoning districts allow a wide range of multi-unit buildings. Any building that includes more than 2 units would require R-3 or R-4 zoning, however there are not many standards regarding the scale or format of development in these districts. The plan recommends integrating smaller-scale, and compact/walkable multi-unit building types in the Village Neighborhoods at transitions to the Activity Centers, and in the Activity Centers to contribute to a more vibrant mixed use environment.

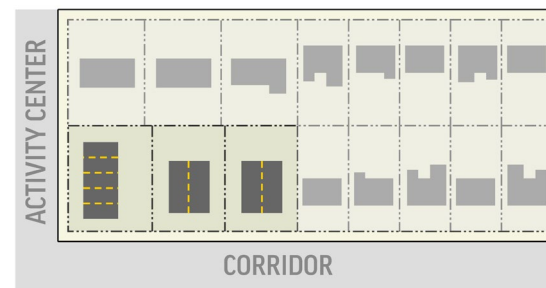
Issue: 5-8 unit Buildings - Small-lot Row House

- Current Situation:
 - The standards do not distinguish building types, and treat all multi-unit buildings (3+ units per building) the same.
 - Even though the row house can be a small-scale building that can fit into walkable contexts, the R-3 and R-4 standards force projects to larger scale in order to bet a critical mass of property to meet height, density, and lot coverage requirements. (See 9+ Unit Buildings below)
- Relevant Prairie Village projects:
 - There are not any relevant small lot row house types currently in Prairie Village.
- Potential public discussion topics (to be addressed in January – June)
 - How do row houses contribute to housing options?
 - Are there specific planning policies or design objectives to achieve with row houses?
 - What other standards are necessary to ensure row houses are compatible with these policies and objectives?
 - If row houses are limited to more “neighborhood scaled” buildings and projects, are they more appropriate / compatible with R-2 zoning, or should they remain with larger-scale multi-family projects (R-3 and R-4)?

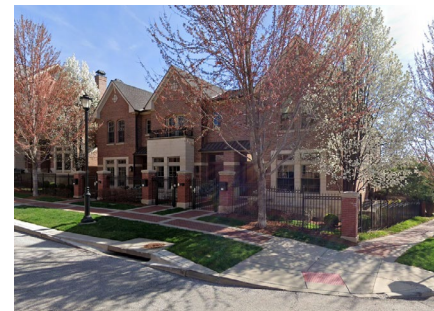
Conceptual block illustration



TYPICAL PATTERN:
5 units, 3.5K - 5K s.f. / unit



CONSIDERATION:
Small lot rowhouse & Small apartment:
17 units, 1.5K - 3K s.f. / unit



R-3 & R-4 DISTRICTS

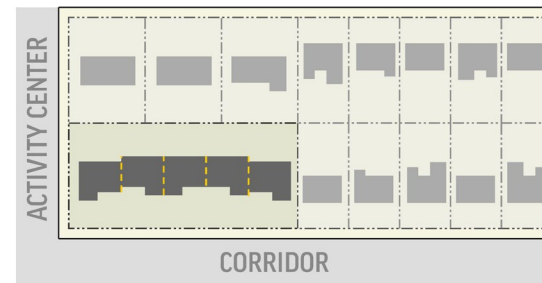
Village Vision 2.0

The R-3 and R-4 zoning districts allow a wide range of multi-unit buildings. Any building that includes more than 2 units would require R-3 or R-4 zoning, however there are not many standards regarding the scale or format of development in these districts. The plan recommends integrating smaller-scale, and compact/walkable multi-unit building types in the Village Neighborhoods at transitions to the Activity Centers, and in the Activity Centers to contribute to a more vibrant mixed use environment.

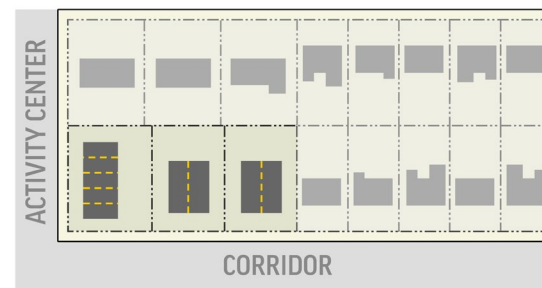
Issue: 5-8 unit Buildings - Small-lot Apartment

- Current Situation:
 - The standards do not distinguish building types, and treat all multi-unit buildings (3+ units per building) the same.
 - Even though the row house can be a small-scale building that can fit into walkable contexts, the R-3 and R-4 standards force projects to larger scale in order to bet a critical mass of property to meet height, density, and lot coverage requirements. *(See 9+ Unit Buildings below)*
- Relevant Prairie Village projects:
 - [Capella Condominium](#), 9445 Rosewood Drive, MXD (0.52 acres, 3,775 s.f. / unit)
- Potential public discussion topics (to be addressed in January – June)
 - How do small apartments contribute to housing options?
 - If the scale and format of the building is limited, is it appropriate to increase the allowed density, lot coverage or building height.
 - If apartments are differentiated by scale of building and project, to smaller apartments fit better into the activity centers or transition areas near these centers?

Conceptual block illustration



TYPICAL PATTERN:
5 units, 3.5K - 5K s.f. / unit



CONSIDERATION:
Small lot rowhouse & Small apartment:
17 units, 1.5K - 3K s.f. / unit



R-3 & R-4 DISTRICTS

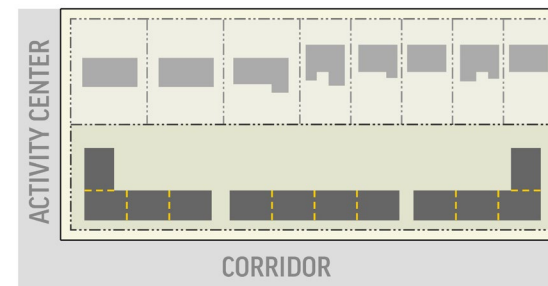
Village Vision 2.0

The R-3 and R-4 zoning districts allow a wide range of multi-unit buildings. Any building that includes more than 2 units would require R-3 or R-4 zoning, however there are not many standards regarding the scale or format of development in these districts. The plan recommends integrating smaller-scale, and compact/walkable multi-unit building types in the Village Neighborhoods at transitions to the Activity Centers, and in the Activity Centers to contribute to a more vibrant mixed use environment.

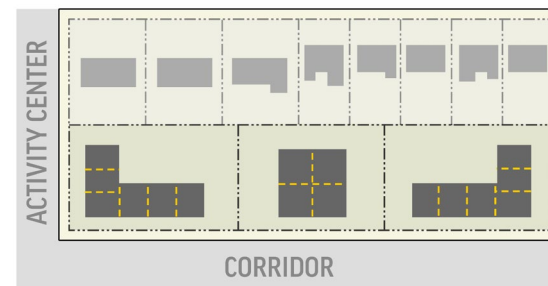
Issue: 9+ unit Buildings - Apartments (medium and large lots)

- Current Situation:
 - The standards promote these building types on medium and large lots due to height, density, and lot-coverage standards; or alternatively, projects pursue a "P-designations" which allows the applicant to propose things that deviate from the standards.
 - Density requirement: 2,500 s.f. / unit ([R-3](#)) and 3,500 / unit ([R-4](#))
 - Height limit: 35' ([R-3](#) and [R-4](#))
 - Lot Coverage: 20% max ([R-3](#)) and 30% max ([R-4](#))
 - Several existing projects predate the zoning ordinance and are non-conforming in some capacity.
- Relevant Prairie Village projects:
 - [Deauville Apartments](#), 3590 W. 75th Street, R-3 (3.5 acre lot; 1,963 s.f. / unit)
 - [Kenilworth Apartments](#), 4120 W 94th Terrace, R-3 (16.2 acre lot; 2,970 s.f. / unit)
 - [DeVille 75](#), 5195 W 75th Street, R-3, (1.71 acres; 1,354 s.f. / unit)
 - [Corinth Mission Valley](#), 3500 W. 83rd Street, R-3, (4.85 acres; 2,450 s.f. / unit)
 - [Normandie Court](#), 7223 Mission Road, RP-3, (2.8 acres, 3,484 s.f. / unit)
- Potential public discussion topics (to be addressed in January – June)
 - How do medium or large lot apartment projects contribute to housing options?
 - Are there specific planning policies or design objectives to achieve with medium and large apartments?
 - Should 3-unit and 4-unit houses be allowed in smaller formats (smaller lots, maximum lot sizes, maximum building footprints / volumes)?
 - What other standards are necessary to ensure medium or large lot apartment projects are compatible with these policies and objectives?

Conceptual block illustration



TYPICAL PATTERN:
Apartment complex, 2.5K -
3.5K s.f. / unit



CONSIDERATION:
Medium or Large apartment
buildings: 1K - 2.5K s.f. / unit



C-0, C-1, C-2, & MXD DISTRICTS

Village Vision 2.0

The MXD district is a planned zoning district intended for walkable, mixed-use development and meet other sustainability goals. The plan recommends integrating residential into the Activity Centers through small, compact multi-unit residential buildings and through a variety of mixed use buildings.

Issue: Mixed-use Buildings (small, medium and large-lots)

- Current Situation:
 - There are few standards in MXD district as development plans are required and the proposal needs to identify how specific plans meet the intent of the district.
 - This allows flexibility, but also established few expectations on the type, scale, or design of the projects the City intends for this district.
 - The district is rarely used as it facilitates only large-scale master planned projects, but does not easily accommodate smaller-scale or infill projects.
 - The C-0 district allows residential uses subject to the same standards as the applicable R- districts. (C-1 and C-2 do not allow residential uses).
- Relevant Prairie Village projects:
 - [Meadowbrook Park redevelopment](#), 95th & Mission Road, MXD, 45 acres (approx.), Mix of detached houses, duplexes, apartments, senior living and hotel)
- Potential public discussion topics (to be addressed in January – June)
 - How can mixed-use buildings (residential above or behind commercial or office uses) contribute to housing options?
 - Could residential uses be introduced into village centers and commercial areas as a component of non-residential buildings?
 - Could residential buildings be introduced into village centers and commercial areas to complement other nonresidential buildings? (See 5-8 unit Buildings (row house and small apartment).
 - What other standards are necessary to ensure that mixed-use buildings are compatible with the activity centers?

Conceptual lot illustration



Small mixed-use building



Medium mixed-use building



Large mixed-use building