

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, DECEMBER 6, 2022
7700 MISSION ROAD
COUNCIL CHAMBERS
6:00 P.M.**

- I. ROLL CALL**
- II. APPROVAL OF PLANNING COMMISSION MINUTES - October 11, 2022**
- III. APPROVAL OF PLANNING COMMISSION WORK SESSION MEETING SUMMARY
- October 25, 2022**
- IV. OLD BUSINESS**
- V. PUBLIC HEARINGS**

None
- VI. NON-PUBLIC HEARINGS**
 - PC2022-126 Lot Split
2211 W. 71st Street
Zoning: R-1B
Applicant: Kevin Green, Kevin Green Homes
 - PC2022-127 Site Plan for Monument Sign
5250 W. 94th Terrace
Zoning: CP-1
Applicant: Lee Mendenhall, GDG, LLC
 - PC2022-128 Site Plan Exception for Fence
7433 Village Drive
Zoning: R-1B
Applicant: Susan Robinson and Kyle Hill
- VII. OTHER BUSINESS**

Approval of 2023 Meeting Dates

Discussion of Ad-Hoc Housing Committee Recommendations
- VIII. 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 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

PLANNING COMMISSION WORK SESSION SUMMARY OCTOBER 25, 2022

The Planning Commission of the City of Prairie Village met in work session on Tuesday, October 25, at 6:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 6:10 p.m. with the following members present: Jon Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Jeffrey Valentino and Nancy Wallerstein.

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; and Greg Shelton, Council Liaison.

INTROUCTION AND PRESENTATION

Mr. Wolf welcomed the Planning Commission and members of the public in attendance. He reminded the audience that the work session is not a public hearing and would not allow for public comment; however future meetings will be scheduled for public input.

Ms. Lee, Deputy City Administrator reminded the Planning Commission this meeting is a follow up to the discussion item from their September 13 meeting. Subsequent to that meeting, the City Council amended their recommendations based on the ad hoc housing committee recommendations at their October 3 meeting. These [amended recommendations](#) were provided to the Planning Commission in their packet. The Planning Commission was encouraged to share other ideas regarding attainable and diversity of housing if they have any beyond what was presented by staff.

Planner Chris Brewster began his presentation titled "Housing Policy Introduction" (attached). The presentation began with an overview of the Comprehensive Plan - Village Vision 2.0 and how it overlaps with the housing recommendations. The Neighborhood Development Principles in the Comprehensive Plan place an emphasis on diversifying housing options and maintaining the integrity of Prairie Village Neighborhoods. The Comprehensive Plan also places an emphasis on reinforcing existing neighborhood patterns (suburban neighborhoods, traditional neighborhoods, village neighborhoods and activity centers) and strengthening neighborhood design.

The Planning Commission should consider what impacts the ad hoc housing committee's recommendations have on existing zoning and the comprehensive plan. The potential zoning updates are as follows:

1. **R-1A/R-1B:** *Revise Accessory Dwelling Units (ADUs) standards?*
2. **R-1A/R-1BorR-2:** *Improve process for small lot house patterns ("planned" applications)?*
3. **R-2:** *Allow duplexes on smaller lots?*

4. **R-2, R-3 & R-4:** *Promote row house, tri-plex, or quad-plex building types?*
5. **R-3, R-4, & C-distracts:** *Enable small-scale, higher density apartment buildings?*
6. **C-O, C-1, C-2, or MXD:** *Allow residential and/or mixed-use building types?*

The presentation included slides on each of these zoning types, with a summary of the current situation and potential future discussion topics. Maps illustrated potential patterns and locations within the City.

An overview of the zoning process was given, with a reminder we are at step one, “Public engagement/discussion”. The other steps including public notices, Planning Commission public hearings, Planning Commission recommendations, City Council meetings, and decisions would all need to follow in order for any zoning ordinance updates to occur.

An outline of the proposed Engagement Approach and Proposed Schedule was shared.

Upon completion of the presentation, the Planning Commission began discussion.

DISCUSSION

Mr. Wolf opened it up for discussion. He began by asking staff whether we have any ADUs currently and what process they follow. Mr. Brewster answered that we allow Accessory Living Quarters (ALQs) but do not have any properties that have followed the application process. We are aware some ADUs exist in the community but they preexisted current staff.

Mrs. Wallerstein commented that she believes there are several ALQs in her neighborhood and asked for clarification of ALQ vs ADU. She asked if “Granny Pods” would be allowed. Mr. Brewster explained that ALQs and ADUs could mean the same in other communities. In Prairie Village, the distinction is that ALQs in our code must be attached and owner-occupied, whereas the more modern term is ADUs which are often detached. Granny Pods as were described would not be allowed in existing code.

Mr. Valentino recommended that we do not start the housing discussion on changes in the R1-A and R1-B districts because these districts “are working” vs other districts that do not currently work as outlined. Mr. Birkel agreed to focus on areas that aren’t working.

Mr. Lenahan stated that if addressing ADUs we would need to address questions about impervious surfaces and coverage. Mr. Breneman stated the issue of rental properties and parking would also need to be addressed. Mr. Birkel agreed that parking was a major concern. Mr. Wolf asked if this issue doesn’t seem to be furthering the goals of the ad hoc housing commissioner recommendations, are they worth pursuing?

Commissioners requested definitions for “Attainable Housing” and “Missing Middle”. Mr. Brewster pointed out a few existing definitions in the Comprehensive Plan. Staff agreed to bring agreed-upon definitions to future meetings.

Mrs. Wallerstein asked what “By Right” meant, and Mr. Brewster explained it was planning jargon that meant if a project meets the code requirements it can be built “by right” without following a Planning Commission process. Mrs. Wallerstein expressed she did not think it needed to be in the housing recommendations.

Mrs. Wallerstein asked about how the City works with Homeowners Associations regarding deed restrictions or their own limitations. Mr. Brewster shared that the City doesn’t enforce private covenants but will notify HOAs if we are aware of an issue.

Mr. Wolf asked if these recommendations could get to the end product of attainable housing. Mr. Brewster stated it would depend on how we define attainable housing. Mr. Valentino asked to see an illustration of how having a diversity of housing types could attain this goal. Mrs. Brown reminded the group this is a long range plan. Mr. Lenahan asked staff to focus future meetings on digestible topics.

Next Steps

Mr. Valentino recommended the Planning Commission reverse the order of considerations—first reviewing potential revisions to R-3, R-4, Commercial Districts and Mixed Use, before considering changes in R-1A, R-1B, and R-2.

Ms. Brown agreed this would be more productive, and others agreed. Ms. Brown requested examples of projects at the public forums.

Mr. Wolf re-states that the Commission wants to focus on R-3, R-4, Commercial and MXD first and will move onto R-1 and R-2 if necessary to meet the goals.

Mr. Jordan stated that staff would work on definitions and encouraged the Planning Commission to not leave R-1 and R-2 “in limbo” since it’s a concern for many residents. Mr. Jordan did recommend another work session with the Planning Commission to ensure staff was on the same page as the Planning Commission before Public Comment. He also shared staff envisioned information stations at the Public meetings to promote more interaction.

The group expressed in interest in scheduling another work session before the first public forum in January. This could occur as part of the December 6 regularly scheduled Planning Commission meeting following normal agenda items. The next meeting time and date will be solidified via email.

ADJOURNMENT

Mr. Wolf adjourned the meeting at 8:05 p.m.

*Meeting Summary Completed by Nickie Lee, Deputy City Administrator
10/26/2022*

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 6, 2022 Planning Commission Meeting

Application: PC 2022-126

Request: Lot Split

Action: *A Lot Split 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.*

Property Address: 2211 W. 71st Street

Applicant: Keven Green, Kevin Green Homes

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

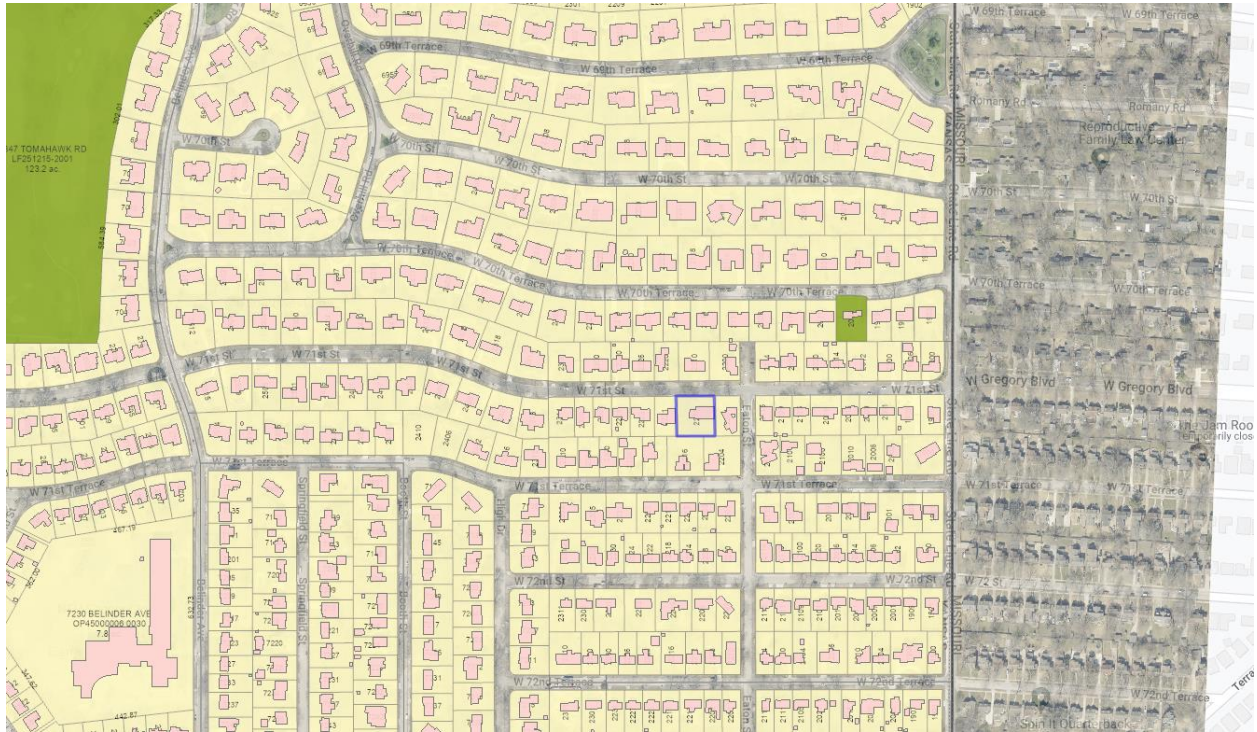
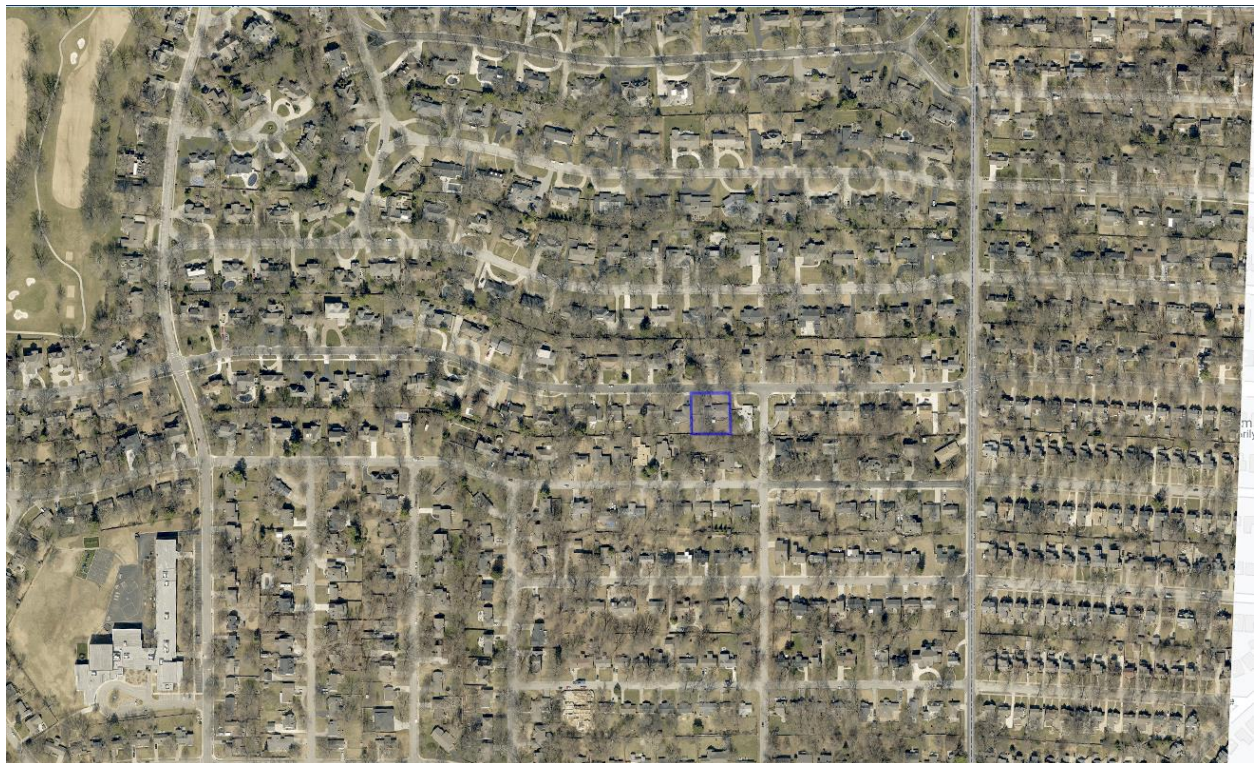
Surrounding Zoning and Land Use: **North:** R-1B Single-Family Residential, Single-family Dwellings
East: R-1B Single-Family Residential, Single-family Dwellings
South: R-1B Single-Family Residential - Single-family Dwellings
West: R-1B Single-Family Residential, Single-family Dwellings

Legal Description: GRANTHURST LTS 48 49 50 & E 5'LT51 PVC 3446

Property Area: 0.37 acres (16,256.41 s.f)

Related Case Files: None

Attachments Application, certificate of survey

General Location Map**Aerial Map**

Aerial Block & Lot



Birdseye Block & Lot



Street View

Looking south from 71st Street.

SUMMARY:

The applicant is requesting to split an existing lot into two lots to allow two single-family structures to be built. The existing lot is approximately 125.5 feet (wide) by 130 feet (deep), resulting in a lot that is over 16,000 square feet. The proposal is to split the lot down the middle for two lots that are 62.74 feet wide, resulting in two lots that are approximately 8,156 square feet. An existing house will be torn down to allow for two new houses. This lot is a combination of 3 originally platted lots, and a part of another, prior to adoption of the Prairie Village zoning ordinance and subdivision regulations. Lots in the vicinity range in width between 60 feet and 100 feet, with some irregular lots being larger. There are several lots to the west and east on the adjacent block that are 60 feet wide. The property is zoned R-1B, which has a minimum lot width of 60 feet.

ANALYSIS:

Section 18.02.010 of the subdivision regulations provides the criteria for approval of a lot split. The applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming because of the lot split. The certificate of survey is also required to ensure that there are no issues with utility easements or rights-of-way that are created by the lot split or need to be addressed due to the lot split.

Section 18.02.010 requires that a certificate of survey include the following information:

- a. The location of existing buildings on the site.
- b. The dimension and location of the lots, including a metes and bounds description of each lot.

- c. The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.
- d. Any platted building setback lines with dimensions.
- e. Indication of location of proposed or existing streets and driveways providing access to said lots.
- f. Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines, and proposed drainage systems. (Staff recommends waiver of topography)
- g. Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.

All of this information is included on the survey certificate submitted by the applicant from Bradley N. Anson or R.L. Buford & Associates, with a certification date of 10/12/2022. It specifies that the lot be divided into two equal lots of 49A and 49B.

In this case, the property is zoned R-1B; which requires the following with regard to lot sizes and future development:

- Lot width: 60' minimum
- Lot depth: 100' minimum;
- Setbacks:
 - Front: 30'
 - Sides: 6' minimum and 20% of lot width between both sides
 - Rear: 25' minimum
- Lot Coverage:
 - 30% maximum building coverage
 - 40% maximum impervious surface coverage
- Development in R-1B is subject to all Neighborhood Design standards.

Each resulting lot is capable of being developed according to these standards. Other lots on this street and the adjacent blocks range from 60 feet wide to approximately 140 feet wide, with most in the 60 feet to 80 feet range. The area is all zoned R-1B, and transitions to R-1A further west, and to Mission Hills to the north of 71st Street.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the lot split subject to the following conditions:

1. The lots are assigned addresses and lot identification numbers acceptable to the Johnson County Land Records requirements.
2. Prior to recording, a note be added to the survey plat that the existing structure over the proposed lot line is to be demolished, and the split is subject to approval and execution of a demolition permit.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: PC2022-126
Filing Fee: \$100
Deposit: \$500
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: Kevin Green Phone Number: 816-407-7500

Address: 6610 Royal St. Pleasant Valley, MO 64068 E-Mail kevin@kevingreenhomes.com

Owner: Kevin Green Homes Phone Number: 816-407-7500

Address: 6610 Royal St. Pleasant Valley, MO Zip: 64068

Location of Property: 2211 W. 71st Street

Legal Description: Lot 48-50 and the east 5 feet of Lot 51, Granthurst

Applicant requests consideration of the following: (Describe proposal/request in detail) Lot split to allow tear down and rebuild of 2 single family homes.

AGREEMENT TO PAY EXPENSES

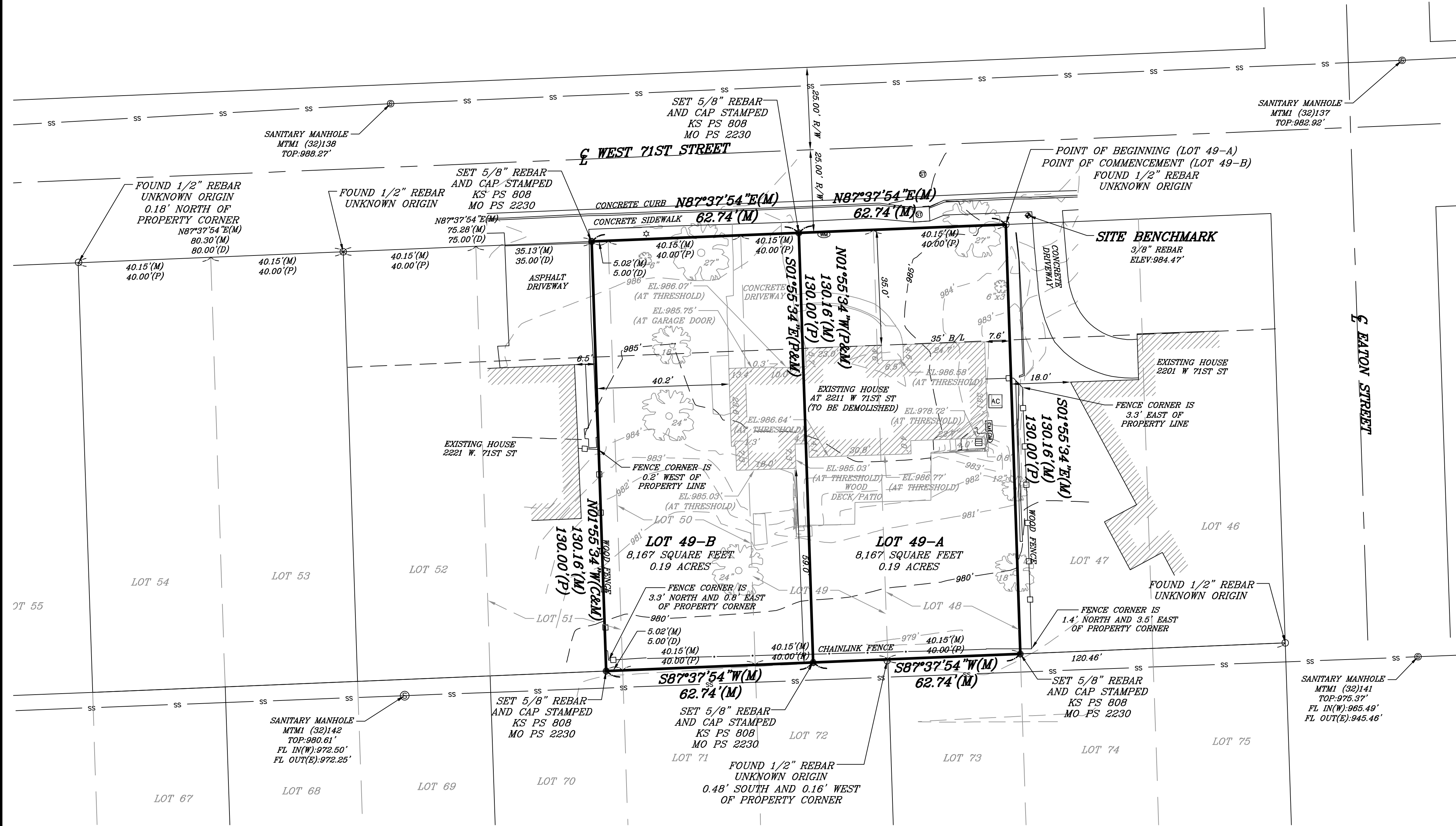
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

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]
Applicant's Signature/Date

[Signature]
Owner's Signature/Date



BOUNDARY SURVEY NOTES:

- THE FOLLOWING STANDARD MONUMENTATION WILL BE SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
5/8" REBAR WITH PLASTIC CAP STAMPED "KS PS 808 - MO PS 2230" TO BE SET AT ALL CORNERS MARKED " • "
- THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " • ", " • " OR " • ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
- THE DESCRIPTIONS USED FOR THIS SURVEY WERE DERIVED FROM THE PLAT OF GRANTHURST.
- THE BEARINGS SHOWN HEREON ARE BASED UPON NAD 83, KANSAS STATE PLANE, NORTH ZONE.
- THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT IN ADDITION TO OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS DEFINED BY THE "2020 MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE, AS ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS AND THE KANSAS SOCIETY OF LAND SURVEYORS, ON NOVEMBER 21, 2020.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 40 OF 161, MAP NUMBER 20091C0040C, REVISED AUGUST 3, 2009, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
- THE ELEVATIONS SHOWN HEREON ARE EXISTING GROUND MEASUREMENTS BASED UPON MANHOLE LWC1 (01)230 RIM ELEVATION FOUND ON JOHNSON COUNTY SEWER ASBUILTS.
- ALL MONUMENTS SHOWN AS "SET" HEREON WILL BE SET POST CONSTRUCTION.
- NORTHING AND EASTING COORDINATES SHOWN HEREON ARE ASSUMED REFERENCE
- ALL BUILDING LINES AND EASEMENTS SHOWN HEREON ARE BASED UPON THE RECORDED PLAT OF GRANTHURST UNLESS OTHERWISE NOTED

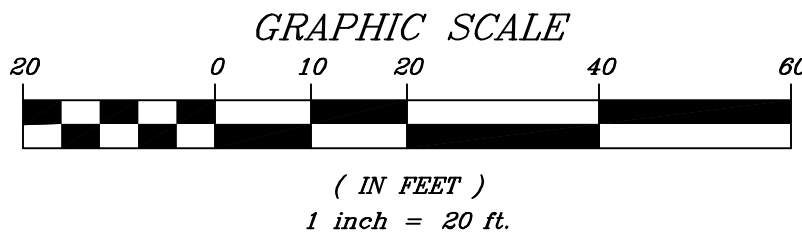
CLOSURES

LOT 49-A

POB N:260850.5299 E:2275365.1510
LINE: S01°55'34"E 130.16'
N:260720.4434 E:2275369.5258
LINE: S87°34'54"W 62.74'
N:260717.8508 E:2275306.8394
LINE: N01°55'34"W 130.16'
N:260847.9373 E:2275302.4646
LINE: N87°34'54"E 62.74'
POB N:260850.5299 E:2275365.1510

LOT 49-B

POB N:260847.9373 E:2275302.4646
LINE: S01°55'34"E 130.16'
N:260717.8508 E:2275306.8394
LINE: S87°34'54"W 62.74'
N:260715.2582 E:2275244.1529
LINE: N01°55'34"W 130.16'
N:260845.3446 E:2275239.7782
LINE: N87°34'54"E 62.74'
POB N:260847.9373 E:2275302.4646



DEVELOPER:
KEVIN GREEN HOMES
6610 ROYAL STREET
PLEASANT VALLEY, MO 64068

LEGEND:

- POWER POLE
- AC AIR CONDITIONER
- ⊙ GAS METER
- EW EGRESS WINDOW
- GAS — BURIED GAS LINE
- W — BURIED WATER LINE
- OHF — OVERHEAD POWER LINES
- FENCE
- (D) DEED OR DESCRIBED VALUE
- (P) PLATTED VALUE
- (M) MEASURED VALUE
- S/E SEWER EASEMENT
- U/E UTILITY EASEMENT
- B/L BUILDING LINE

PROPERTY DESCRIPTIONS

PARENT PARCEL:
CONTAINING 16,332 SQUARE FEET OR 0.38 ACRES

LOT 48, 49, 50, AND THE EAST 5 FEET OF LOT 51, GRANTHURST, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS.

LOT 49-A
CONTAINING 8,167 SQUARE FEET OR 0.19 ACRES
ALL OF LOT 48 AND PART OF LOT 49, GRANTHURST, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 48; THENCE S01°55'34"E, ALONG THE EASTERLY LINE OF SAID LOT 48, A DISTANCE OF 130.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 48; THENCE S87°37'54"W, ALONG THE SOUTHERLY LINE OF SAID LOT 48 AND LOT 49, A DISTANCE OF 62.74 FEET; THENCE N01°55'34"W, A DISTANCE OF 130.16 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 49; THENCE N87°37'54"E, ALONG THE NORTHERLY LINE OF SAID LOTS 49 AND 48, A DISTANCE OF 62.74 FEET TO THE POINT OF BEGINNING.

LOT 49-B
CONTAINING 8,167 SQUARE FEET OR 0.19 ACRES
PART OF LOT 49, ALL OF LOT 50, AND PART OF LOT 51, GRANTHURST, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 48, SAID GRANTHURST; THENCE S87°37'54"W, ALONG THE NORTHERLY LINE OF SAID LOTS 48 AND 49, A DISTANCE OF 62.74 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S01°55'34"E, A DISTANCE OF 130.16 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 49; THENCE S87°37'54"W, ALONG THE SOUTHERLY LINE OF SAID LOTS 49, 50, AND 51, A DISTANCE OF 62.74 FEET; THENCE N01°55'34"W, A DISTANCE OF 130.16 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 50; THENCE N87°37'54"E, ALONG THE NORTHERLY LINE OF SAID LOTS 51, 50, AND 49, A DISTANCE OF 62.74 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC SURVEY NOTES

- CONTOUR INTERVAL IS 1.0 FEET.
- ELEVATIONS ARE BASED UPON SANITARY MANHOLE MTM1 (32)138 RIM ELEVATION OF 988.27' FOUND ON THE JOHNSON COUNTY AIMS WEBSITE.
- CONTROL BENCH MARK: SET 3/8" REBAR 1.2' WEST OF WEST EDGE OF THE EAST NEIGHBOR'S EXISTING DRIVEWAY AND 1.1 SOUTH OF THE SOUTH EDGE OF THE EXISTING SIDEWALK, NEAR THE NORTHEAST CORNER OF PROJECT ELEVATION 984.47' FEET
- UTILITIES SHOWN HEREON ARE FROM VISIBLE EVIDENCE ON THE GROUND OR FROM THE RESPECTIVE UTILITY COMPANY. WE DO NOT GUARANTEE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN NOR THE POSSIBLE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN. ANYONE WHO USES THE INFORMATION SHOWN HEREON SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCING ANY DESIGN OR CONSTRUCTION ACTIVITY.



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE "2020 MINIMUM STANDARDS FOR BOUNDARY SURVEYS, STANDARDS OF PRACTICE, AS ADOPTED BY THE KANSAS STATE BOARD OF TECHNICAL PROFESSIONS AND THE KANSAS SOCIETY OF LAND SURVEYORS, ON NOVEMBER 21, 2020, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE 10/12/2022
BRADLEY N. JOHNSON, LS KS PS 808 MO PS 2230
IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THIS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

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R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
KS CERT. OF AUTHORITY CERTIFICATE NO. LS-279

P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

FOR KEVIN GREEN HOMES

SEC.-TWP.-RGE. JOHNSON JO-2276
DATE 22-12-25
FIELD BOOK & PAGE
10/12/2022
CLOSE LEAF

BOUNDARY & TOPOGRAPHIC SURVEY/LOT SPLIT

DRAWN BY ASH

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 6, 2022 Planning Commission Meeting

Application: PC 2022-127

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: 5250 W 94th Terrace

Applicant: Lee Mendenhall / GDG, LLC, owner

Current Zoning and Land Use: CP-1, Planned Restricted Business

Surrounding Zoning and Land Use: North: MXD Planned Mixed Use; Single-family and Multi-family Dwellings
East: MXD Planned Mixed Use; Office
South: CP-1, Planned Restricted Business; Office
West: CP-1, Planned Restricted Business; Office

Legal Description: MEADOWBROOK EXECUTIVE BUILDING REPLAT LT 1

Property Area: 48,326.42 s.f. (1.11 acres)

Related Case Files: None

Attachments: Application, Sign Plans, Site Plan

General Location Map**Aerial Map**

Site



Birdseye



Street Views



Street view looking northwest on W. 94th Terrace – sign will replace existing sign.

BACKGROUND:

The applicant is requesting approval of a monument signs for a 1.11 acre office building on W 94th Terrace, just northeast of 95th and Mission. The monument signs would replace an existing double post sign in a large lawn and landscape area to accommodate the primary business and additional tenants.

All new monument signs require approval by the Planning Commission. [Prairie Village Zoning Ordinance, Section [19.48.070\(a\)\(1\)](#)]

ANALYSIS:

Monument signs require approval by the Planning Commission and have the following specific standards for signs in nonresidential districts: [19.48.050](#) (Nonresidential Sign Allowance) and [19.48.070\(a\)](#) (specific monument standard signs)

- 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 approximately 6.5 feet beyond the sidewalk and 16 feet from the street curb. The new sign is below 20 square feet (19.36 square feet sign area) and on a 4.8 feet wide by 5 feet high black aluminum cabinet with aluminum skirt base. It has a white background including a main sign for the primary tenant and 8 replaceable spaces for additional tenants. There are no plans for the sign to be illuminated.

The sign meets all standards; however, all replaceable tenant signs should be consistent to meet the sign Design Guidelines in Section 19.48.080.

RECOMMENDATION:

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

1. All replaceable signs have a consistent appearance according to 19.48.080(d), and ideally a white background, consistent font, and the same dark lettering.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

Cust# 022841
App# 0030099

For Office Use Only	
Case No.:	PC2022-127
Filing Fee:	\$100.00
Deposit:	\$500.00
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: Lee Mendenhall Phone Number: 816-216-6109

Address: 8248 NW 101 st. Terrace, Suite 13 Kansas City, Mo 64153 E-Mail: lee@kansascitysigns.com

Owner: GDG, LLC Phone Number: _____

Address: 17422 Thomas Lane Rd, Smithville MO Zip: 64089

Location of Property: 5250 W 94th Terr Prairie Village, KS 66207

Legal Description: MEADOWBROOK EXECUTIVE BUILDING REPLAT LT 1

Applicant requests consideration of the following: (Describe proposal/request in detail) Replacing an existing monument with updated look. New sign will be non illuminated, double sided slat sign with skirt

including address, main tenant and 8 additional tenant spaces per side.

AGREEMENT TO PAY EXPENSES

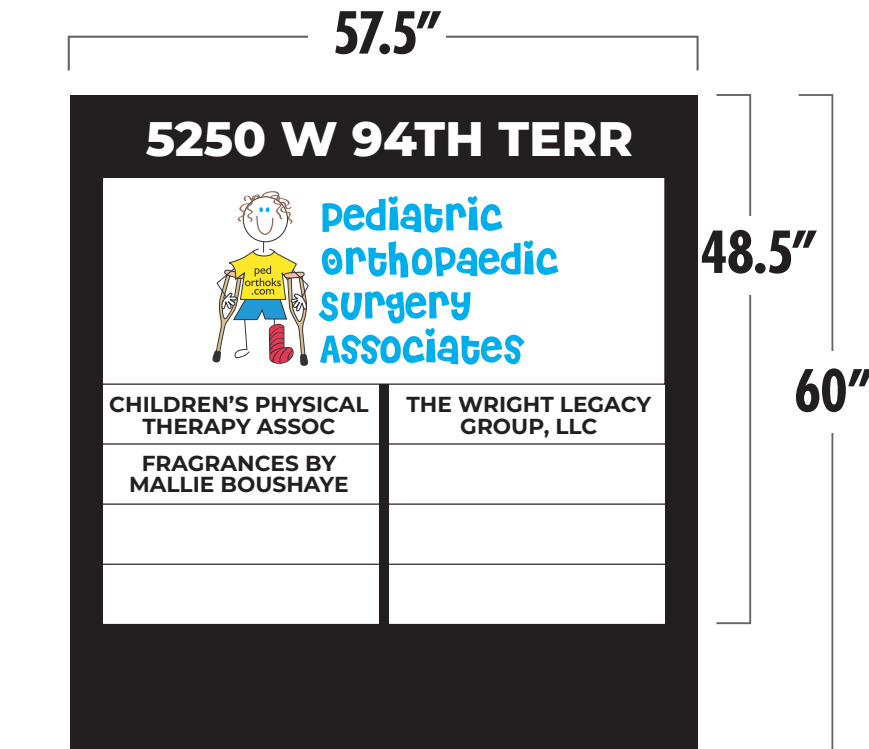
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for replacement sign

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.

Lee C Mendenhall 10/10/2022
Applicant's Signature/Date

Debra Gupta 11/1/22
Owner's Signature/Date



DOUBLE SIDED SLAT SIGN WITH SKIRT BASE

pair of 3" x 96" square slotted poles

Size: 57.5" x 48.5" • 19.4 ft²

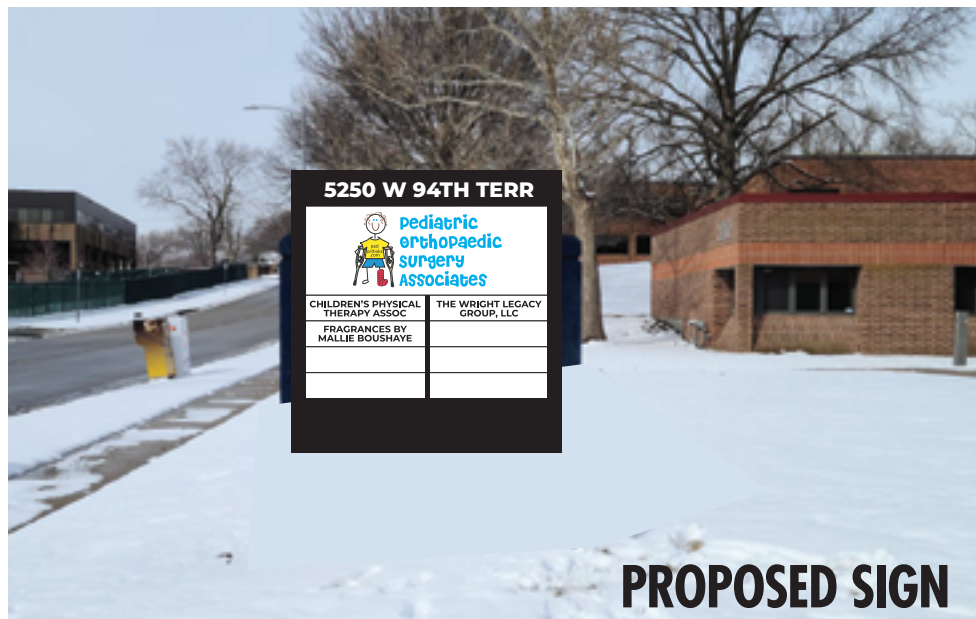
Quantity: 1

INSTALLATION ADDRESS

5250 W 94th Terr
Prairie Village, KS 66207



EXISTING SIGN



PROPOSED SIGN



SIGN LOCATION

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 6, 2022 Planning Commission Meeting

Application: PC 2022-128

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: 7433 Village Drive

Applicant / Owner: Susan Robinson & Kyle Hill

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

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

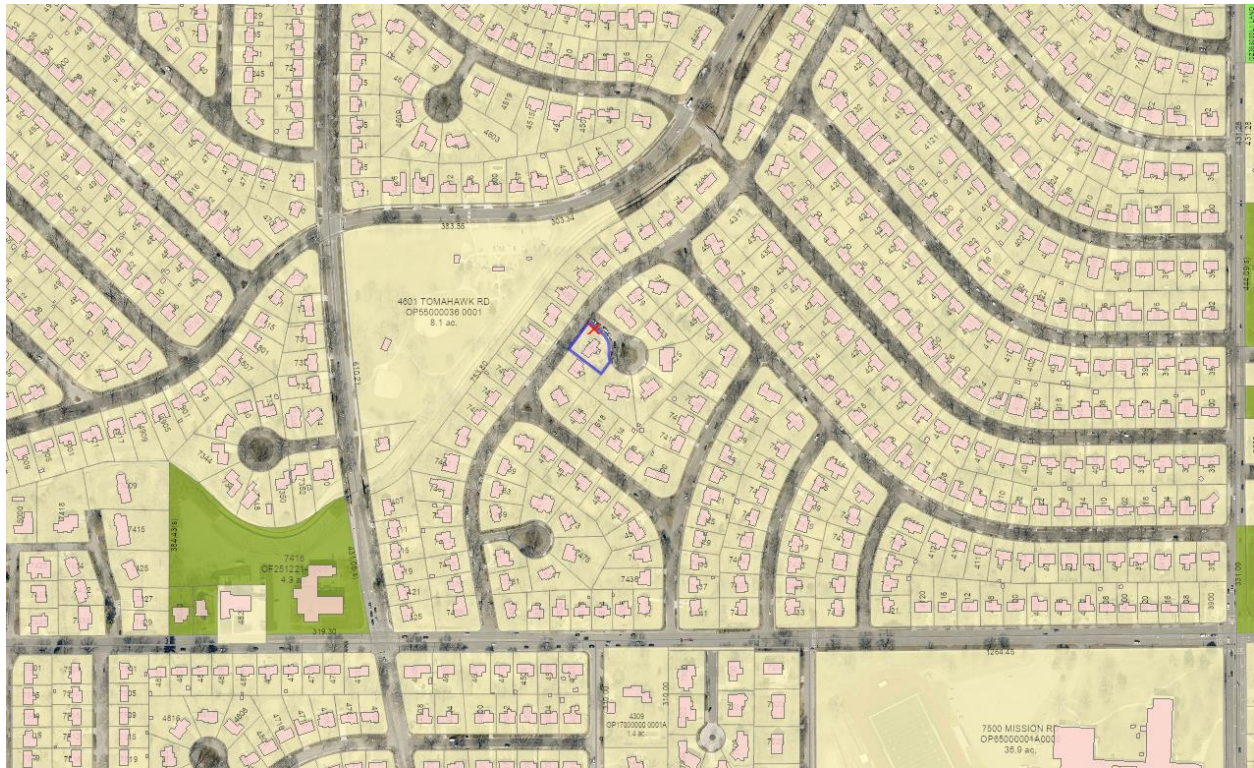
Legal Description: PRAIRIE VILLAGE LOT 8 BLK 34 PVC-1371

Property Area: 11,139.48 sq. ft. (0.26 ac.)

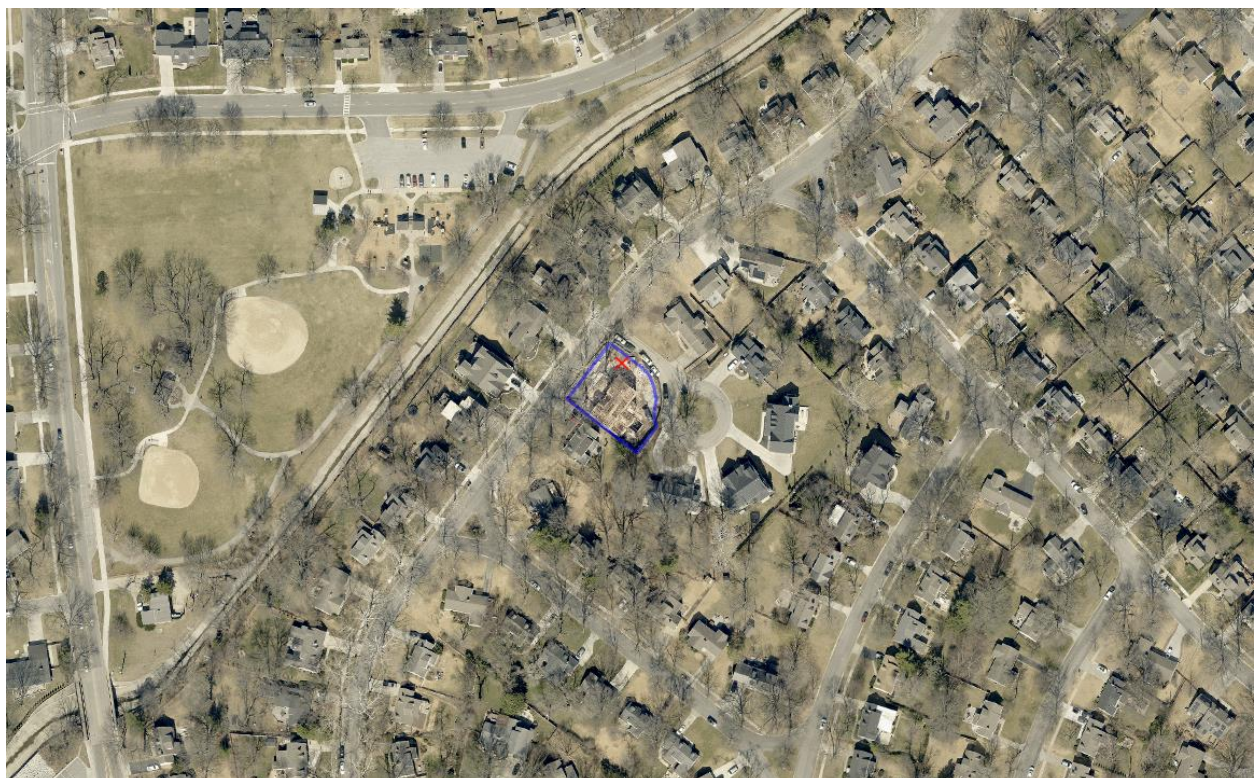
Related Case Files: none

Attachments: Application, lot plan, site photos

General Location – Map



General Location – Aerial



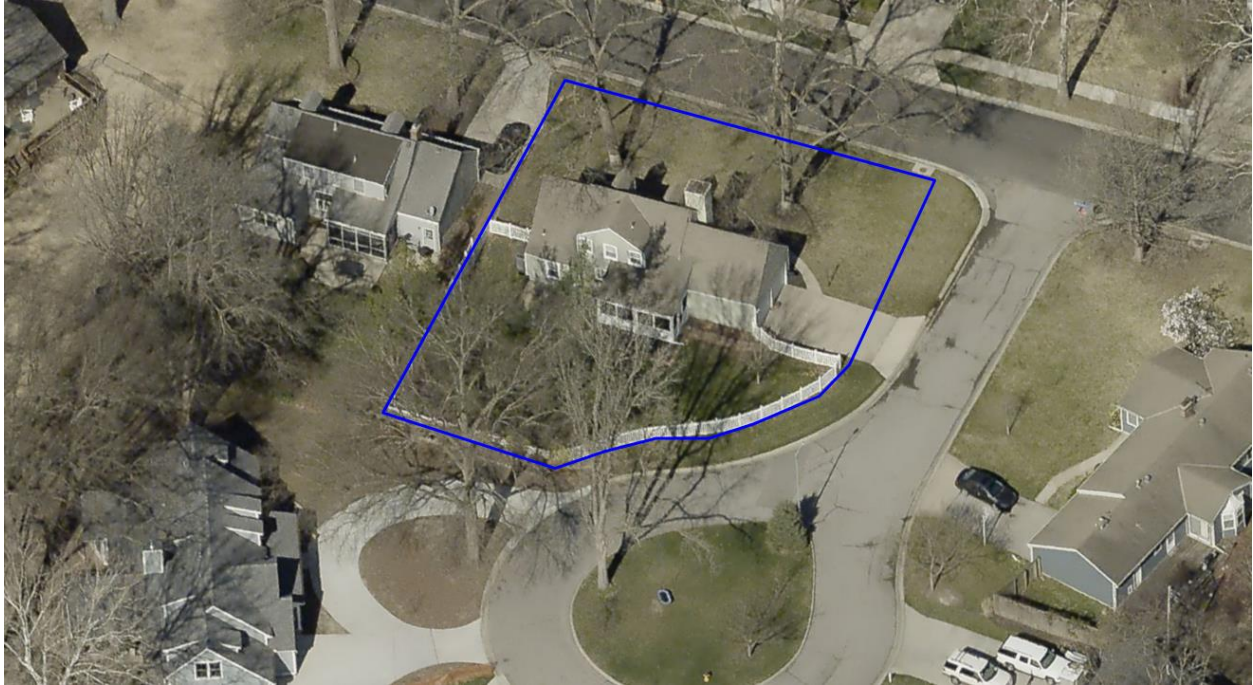
Site – Aerial



Birdseye



Birdseye



Street View (looking northwest from the cul-de-sac corner on the 7400 block of Village Drive)

BACKGROUND:

The applicant is requesting to replace a previous existing fence that did not conform to the standards. Specifically, the request is for an exception to the required setback on Village Drive, allowing new black steel picket fence in the same location (ranging from approximately 6 to 8 feet from the property line along the street rather than 17.5 feet back).

The property is a corner lot on the southwest corner of a short cul-de-sac in the 7400 block of Village Drive. The cul-de-sac (also named Village Drive) serves 4 houses that sit back off the main Village Drive, one corner lot fronts the cul-de-sac on the west side, and the the subject corner lot fronts the main Village Drive on the east side. This places the side and rear yard abutting the cul-de-sac.

According to the ordinance, this would be a street-facing side yard that abuts the front yard of the adjacent house (to the southeast). This requires that the fence to be setback the greater of 15 feet or $\frac{1}{2}$ the adjoining lots front setback. [\[19.44.025\(c\)\(2\)\]](#) In this case the adjoining lot's front setback is 35', requiring the fence to be setback 17.5 feet. The fence that existing prior to the reconstruction on this lot was a white picket fence that was approximately 6 to 8 feet from the property line on this side, and approximately 11 to 13 feet from the curb edge of the cul-de-sac.

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 November 19, 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-1B. 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 preserves 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 6 to 8 feet from the property line, rather than at the 17.5 feet setback as required by the ordinance. The fence would be approximately 11 to 13 feet from the curb of the cul-de-sac inlet on the 7400 block of Village Drive.

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 unusual corner lot on a short cul-de-sac, creating rear-to-side and rear-to-front orientation to the property line to the southeast which will be most impacted by the exception. The structures are approximately 60 to 70 feet away from the fence at the nearest part and a 40-foot fence line would extend at the rear of this property along the front yard of the property to the southeast.

The following factors that affect this particular situation:

- The fence is replacing a previous existing fence, but would replace the white picket fence with a black steel picket fence
- The proposed fence would be located in the same general location as the previous fence – approximately 6 to 8 feet from the property line along the street, rather than the required 17.5 feet. It would remain approximately 11 to 13 feet from the curb of the cul-de-sac.

- Although the street side yard fence standards apply, the majority of this fence is enclosing the back yard of the subject house due to the unique configuration of the corner lot, and the short cul-de-sac dipping into the rear yard area and creating the front yard of the house to the south.
- A fenced yard meeting the standards would have a smaller rear fenced area and would cut significantly into the area of the rear yard that could be fenced.
- The property most impacted by the proposed exception to the southeast, is approximately 60 feet from the fenced area, 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 orientation 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 southeast. 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 based on the above factors affecting this situation and the application.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Cust # 23043
App # 003011

Planning Commission Application

For Office Use Only	
Case No.:	PC2022-128
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: Susan Robinson & Kyle Hill Phone Number: 816.289.6999 - Susan
816.516.2957 - Kyle
 Address: 2912 W 72nd St. PVKS 66208 E-Mail: SUSANROBINSON@yahoo.com
KHill.mtg@gmail.com
 Owner: Susan Robinson Phone Number: 816.289.6999
 Address: 2912 W 72nd St. PVKS 66208 Zip: 66208
 Location of Property: 7433 Village Drive, PVKS 66208
 Legal Description: Lot 6, Block 34, Prairie Village, a subdivision in the City of Prairie
Village, Johnson
 Applicant requests consideration of the following: (Describe proposal/request in detail) Requesting consideration / approval for the new fence to be
installed where the old fence was, approximately 11ft from curb/street
County, KS

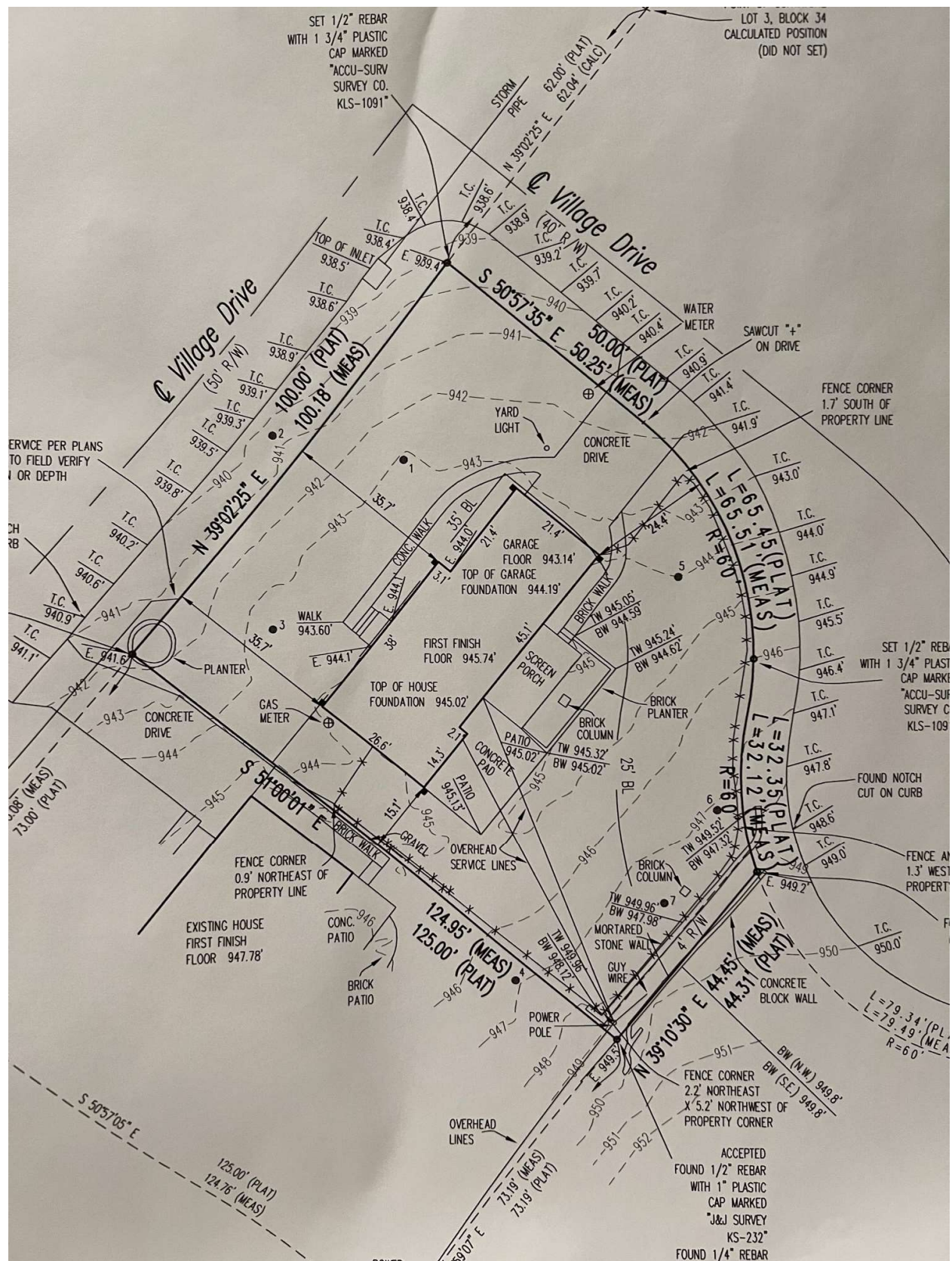
AGREEMENT TO PAY EXPENSES

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 variance for fence installation in relationship to set back.
 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.

KPH Susan Robinson
 Applicant's Signature/Date 11/8/22

Susan Robinson 11/8/22
 Owner's Signature/Date



ACCU-SURV SURVEY COMPANY
300 S. SUNSET LAKE
RAYMOND, MO. 64083
(816) 322-1973 FAX (816) 322-9522

ORDERED BY: Wills Custom Homes, Inc.
ADDRESS: 7423 Village Drive
DESCRIPTION: Lot 8, Block 34, PRAIRIE VILLAGE, a subdivision in the City of Prairie Village, Johnson County, Kansas.



STREET TREE REQUIRED

specimen Review completed 11/2

NO.	TREE (D.M.)	ELEVATION
1	38" OAK	943.1'
2	28" SYCAMORE	940.8'
3	36" OAK	943.8'
4	TREE CLUMP	946.9'
5	3" SWEETGUM	944.9'
6	14" PINE	947.1'
7	16" PINE	946.0'

ZONING DISTRICT: R-1B
LOT 8, BLOCK 34 IS NOT IN FLOOD PLAIN.
EXISTING STRUCTURE TOP OF HOUSE FOUNDATION=945.02

NO TITLE INFORMATION FURNISHED
NOT RESPONSIBLE FOR UNPLAYED
EASEMENTS OR RIGHT-OF-WAYS.

BASIS OF BEARING: THE NORTHWEST LINE OF LOT 8, BLOCK 34, HAS AN ASSUMED AND MEASURED BEARING OF NORTH 39°02'25" EAST.

NOTE: THIS PLOT PLAN IS BASED ON A SURVEY
PERFORMED BY ACCU-SURV SURVEY CO.
JOB NO.: 20152
DATED: JULY 28, 2020

[illegible]

----- DENOTES HOUSE TO BE REMOVED

LOT AREA = 11033.5 SQ. FT.
ROOF AREA = 3362 SQ. FT.
IMPERVIOUS AREA = 4412.5 SQ. FT.
TOTAL IMPERVIOUS COVERAGE = 39.99%



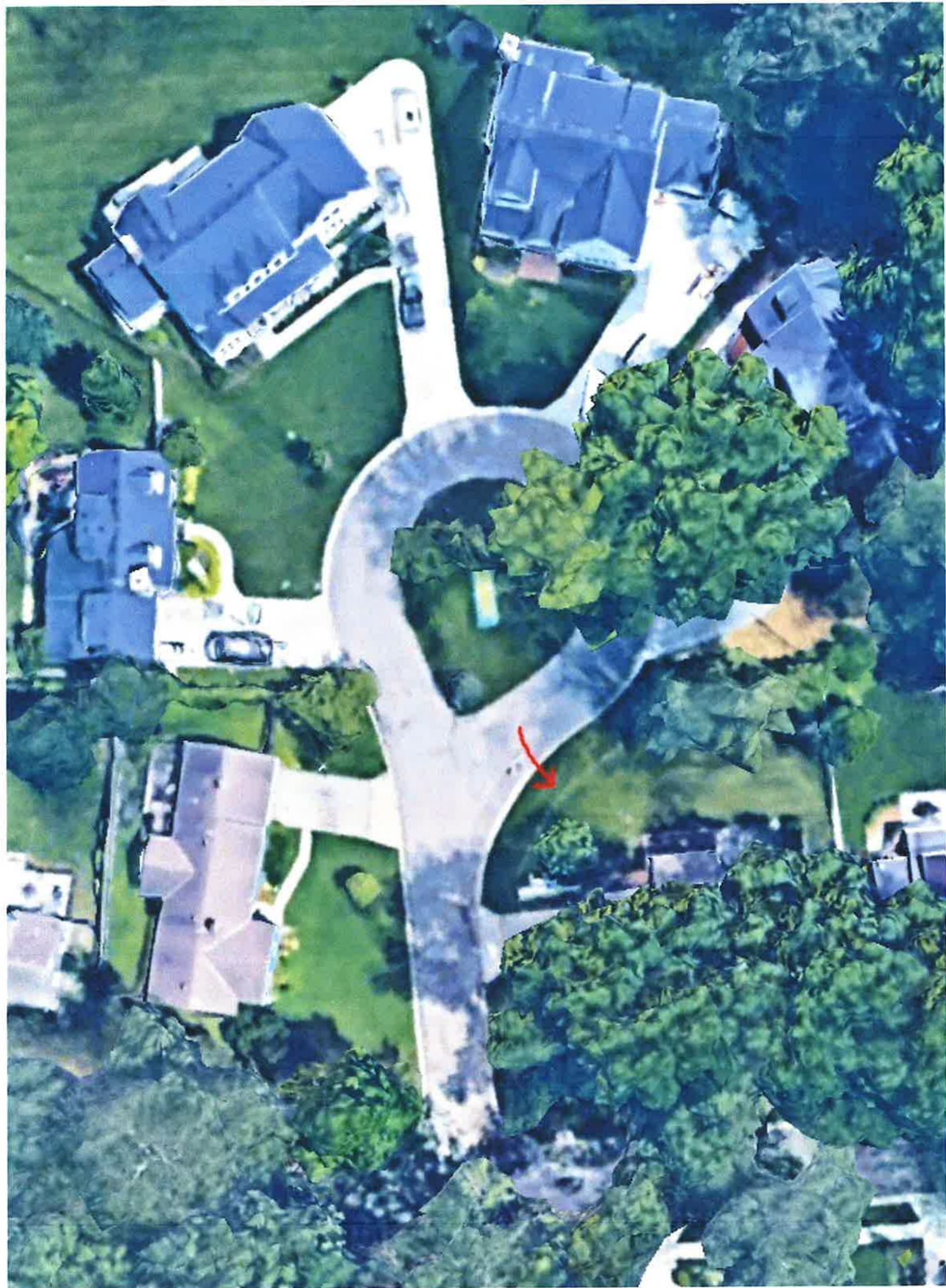
SCALE: 1" = 20'

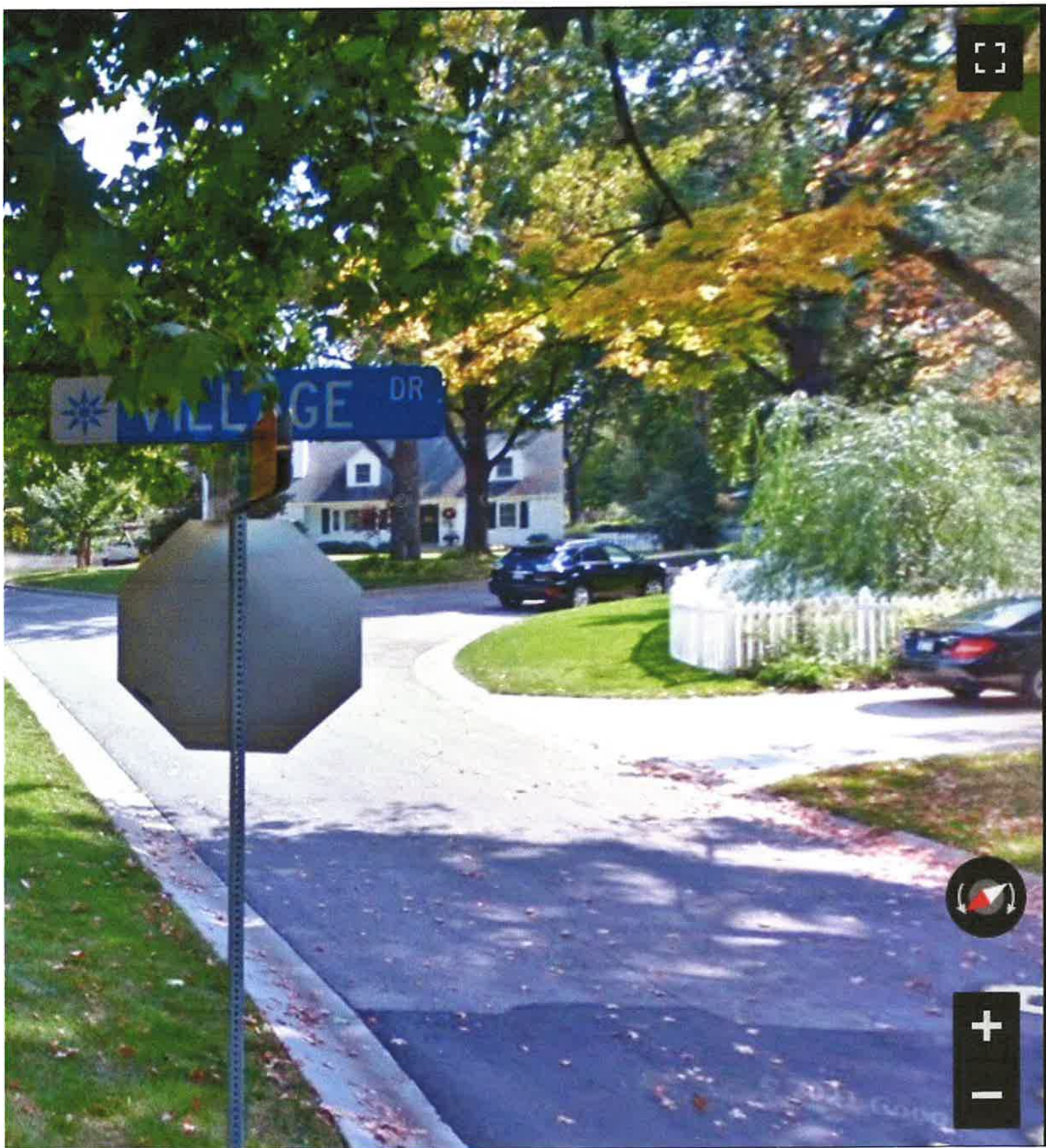
DATE: 05-19-2000

JOB NO: 21050

ATTENTION: Contractor to erect and install frame dimensions and locations at job site. We are not responsible for violations or violations suggested of any local codes as we have not the location of soil elements before the test was performed. **NOTE:** Test duration on soils and foundation types are to be made by testing on job site. **NOTE:** This test plan is not to be construed as a boundary survey, and is not to be used for construction of fences. This test plan is not an "AS-BUILT" SURVEY" as the test results were obtained prior to construction and cannot be used in place of a "SURVEYOR'S REAL PROPERTY REPORT" or "SURVEYOR'S AGENCY" ©Copyright 2001







7433 Village Drive
Prairie Village, KS 66208
November 11, 2022

Hello Neighbor,

We are writing to make you aware of our plans to install a new fence on our property located at 7433 Village Drive. Our original fence was torn out when we had our home torn down in preparation to build a new home at this same address. The new fence, (black steel picket) is scheduled to be installed around the first of February, weather permitting.

We have been informed that the position of our prior fence along the North side of our property, which is where we had hope to place our new fence, is not in conformance with current Prairie Village zoning regulations which were updated after our previous fence was installed. Under these regulations, a new fence is required to be offset a several feet further from where our previous fence stood. We have discovered that the current fence guidelines will cause our new fence to bump right up to a wall off the back of our home and because of the shape and size of our lot (on a corner of a cul-de-sac) this will not look aesthetically correct and decreases our backyard by a third of its size.

We have applied to the City of Prairie Village Planning Commission for approval to place the new fence in the exact same position of our previous fence. The Planning Commission requires us to provide an opportunity for our neighbors to review our request and to pose any questions or concerns regarding the placement of our new fence.

This letter is to make you aware of a meeting we are holding on Saturday November 19th at 10:00 a.m. You are invited, but not required, to attend and express any concerns you may have. We will submit a record of this meeting to the Prairie Village Planning Commission. This record will identify attendees and will document any concerns that may be expressed.

We plan to hold this meeting on-site at 7433 Village Drive. If you would like to attend, please email susanxrobinson@yahoo.com with a request for meeting details.

Regards,

Susan Robinson and Kyle Hill

Adam,

We hosted our meeting on Saturday, 11/19 at 10am. There were no objections/concerns from anyone that attended. Here are the attendees:

Lynne Terry
Ann Poehler
Tory Krebs
Paul Krebs
Nick Garcia

I think this closes the loop on everything that was required of me. Let me know if something additional is needed.

Thanks,
Kyle Hill
816-516-2957

**City of Prairie Village
Planning Commission/Board of Zoning Appeals
Meeting and Submittal Schedule
2023**

Applications that are incomplete and do not include all supporting documentation may not be published or placed on an agenda.

January

Meeting Date	01/10/2023	Meeting Date	02/07/2023	Meeting Date	03/07/2023
Filing Deadline	12/16/2022	Filing Deadline	01/13/2023	Filing Deadline	02/10/2023
Mail Notices By	12/21/2022	Mail Notices By	01/18/2023	Mail Notices By	02/15/2023
Publish By	12/21/2022	Publish By	01/18/2023	Publish By	02/15/2023

February

March

April

May

June

Meeting Date	04/04/2023	Meeting Date	05/02/2023	Meeting Date	06/06/2023
Filing Deadline	03/10/2023	Filing Deadline	04/07/2023	Filing Deadline	05/12/2023
Mail Notices By	03/15/2023	Mail Notices By	04/12/2023	Mail Notices By	05/17/2023
Publish By	03/15/2023	Publish By	04/12/2023	Publish By	05/17/2023

July

August

September

Meeting Date	07/11/2023	Meeting Date	08/01/2023	Meeting Date	09/12/2023
Filing Deadline	06/16/2023	Filing Deadline	07/07/2023	Filing Deadline	08/18/2023
Mail Notices By	06/21/2023	Mail Notices By	07/12/2023	Mail Notices By	08/23/2023
Publish By	06/21/2023	Publish By	07/12/2023	Publish By	08/23/2023

October

November

December

Meeting Date	10/03/2023	Meeting Date	11/14/2023	Meeting Date	12/05/2023
Filing Deadline	09/08/2023	Filing Deadline	10/20/2023	Filing Deadline	11/10/2023
Mail Notices By	09/13/2023	Mail Notices By	10/25/2023	Mail Notices By	11/15/2023
Publish By	09/13/2023	Publish By	10/25/2023	Publish By	11/15/2023

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Nickie Lee, Deputy City Administrator and Chris Brewster, Multistudio, Planning Consultant
DATE: December 6, 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 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 located [on the website](#).

On October 25, 2022, the Planning Commission held a Work Session to continue discussing the recommendations. At this meeting, the Planning Commissioners directed staff to prioritize conversations in R-3, R-4, Commercial, and Mixed Use areas prior to discussing changes in R-1 and/or R-2. Tonight's discussion was scheduled as a follow up to that discussion.

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.

DISCUSSION MEMO

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 6, 2022 Planning Commission Meeting

This discussion memorandum is based on the Planning Commission's most recent direction to focus on issues related to the R-3, R-4, and MXD zoning districts, and the related issue of permitting residential uses in the Commercial (C-) districts. As with previous housing policy discussions with the Planning Commission, this memo is for discussion purposes and intended to frame potential issues and prepare for public engagement on the topics. This is not a formal proposal for any changes to the zoning standards. A determination on which changes – if any, to make would be made after public engagement and based on further analysis by staff and the Planning Commission.

Building on the Planning Commission's direction at the October 25 work session, key discussion points for the December 6, 2022 Planning Commission meeting include:

- Create a common understanding of key terms.
- Better understand zoning issues in the R-3, R-4, MXD, and C- districts related to the plan.
- Frame options and strategies that need further public engagement.
- Consider a rough timeline and approach to public engagement on these districts and issues.

This document includes a "Definitions and Terminology" section, and an "Issues Outline" section arranged by zoning district.

Definitions & Terminology

The Planning Commission requested staff provide definitions for terms being used in the housing discussion. The following list of terms are in Village Vision 2.0, in the current zoning ordinance, or used in general planning and policy discussions.

"Attainable" or "affordable" housing. These terms reflect the concept that housing costs should take up less than 30% of a household's gross annual income. Several categories are then gauged on rent or mortgage costs compared to area median income (AMI) of a particular geographic area – the midpoint of all incomes. Village Vision 2.0 references this on page 64. A more complete framing includes the following housing price points.

- Extremely low - < 30% AMI
- Very low- 30% - 50% AMI
- Low - 50% - 80% AMI

[The plan refers "workforce housing" as below 80%, but the further filtering included above is typically used, and "workforce" housing often includes the "attainable" category in some markets or covers the 50% to 120% range.]

- Attainable – 80% -120% AMI
- Moderate Price – 120% - 200% AMI
- High Price – 200%-300% AMI
- Luxury – 300% - 500% AMI
- Exclusive – 500% + AMI

Three important notes about these categories:

- (1) They are based on housing price points and are independent of any particular housing type or building type. (i.e. a detached house can be in the “very low income” category, and an “apartment unit” can be in the “luxury” category.)
- (2) The percentages reflect the household’s income in relation to the median income, which then needs to be multiplied by the 30% maximum recommended expenditure of a household’s income to arrive at an annual housing cost affordable to each income level.
- (3) They fluctuate over time based on market conditions, income trends, housing age / conditions, housing and community amenities, and real estate values, so the categories are a general gauge reflecting a point in time. Additionally, the ranges of categories may differ by market and are typically defined regionally or locally to reflect specific policy targets or priorities.

There are currently no policies or targets for any category established for Prairie Village. The Village Vision policy is to “diversify housing in terms of size, type, and price point,” with the understanding that this improves the ability for the overall housing stock to cover more of these ranges over time. The plan also recommends a comprehensive housing study (page 64), if the City were to establish any formal direction to achieve levels within any price point.

“Missing Middle Housing”¹. This term generally stands for a range of small-scale, multi-unit residential buildings within the following parameters:

- Height – 2 to 4 stories
- Lot Size – 1,500 to 14,000 square feet
- Units – 2 to 12 units

The comprehensive plan begins to categorize “missing middle” based on the following building types. A table of typical development standards is included below to provide additional details and relate each type more directly to the zoning ordinance. However, these need to be refined through further analysis in order to apply to Prairie Village’s context.

- *Duplex – Small Lot.* A residential building with a scale and massing consistent with a detached house, with two principal dwelling units. Each may share a common entrance, or where there are separate entrances they are either coordinated in a single entrance feature, or one is subordinate to the other in order to maintain the scale and massing of a house.
- *Multi-Unit House.* A residential building with the scale and massing similar to a detached house with three or four principal dwelling units. Each may share a common entrance, or where each has a separate entrance, they are either coordinated with a single entrance feature, or others are more discrete in order to maintain the scale and massing of a house.
- *Row House.* A series of attached dwelling units, each with their own separate frontage and entrance, typically orienting to the same common lot frontage or open space.
- *Apartment – Small Lot.* A small-scale, residential building with multiple dwelling units that share a common entrance oriented to the front of the building and lot.
- *Live / Work.* A building with separate residential and non-residential areas that share a common wall or floor between the residential and non-residential areas, and where the non-residential portion makes up no more than 50% of the floor area.
- *Mixed-Use – Small Lot.* A small-scale, non-residential building with ground level commercial or office uses, and with dwelling units accessory to the principal non-residential uses on the upper floors or behind the ground level commercial or office uses.

¹ “Missing Middle Housing” is a planning term that does not have a universal definition, and due to the trendiness of the term has resulted in many different meanings in various contexts. It stands for the principle that many housing types between a duplex and an apartment complex are not accounted for in zoning ordinances, and therefore not being built over extensive periods of time. This is true in Prairie Village. It is always a best practice that this term be defined through the community’s local planning process, through specific plans, detailed analysis of precedents, or development standards so that housing meets the community’s specific needs and goals.

Typical Development Standards								
	# of Units	Lot Standards			Building Standards			
		Area	Width	Coverage	Height	Front	Side	Rear
Duplex – Small Lot	2	6K – 10K	60' – 80'	35%	29' 2-story	30'	6'	25'
Multi-unit House	3-4	10K – 14K	80' – 125'	35%	35' 2.5 story	30'	7'	25'
Row House	3-8	1.5K / unit 14K total max	14' / unit 125' total max	60%	40' 3 story	15' – 25'	10' [1]	20'
Apartment – Small Lot	3-8	1.5K / unit 14K total max	60' – 125'	60%	40' 3 story	15' – 25'	10'	20'
Live - Work	1-2	4K – 6K	45' – 60'	60%	40' 3-story	0' – 10'	6' [1]	20'
Mixed-Use – Small Lot	1-8	6K – 14K	60' – 125'	75%	40' 3-story	0' -10'	10' [1]	20'

[1] Buildings may be attached to the same building / unit type and platted with a 0' side setback subject to party-wall arrangements meeting the building code.

Different patterns of lot and building arrangements can present variations of these building types specific to a community or development project.

The following additional types complete the range of building types but would not be considered “missing middle” housing. They are currently allowed by the zoning ordinance.

- *Duplex – Large Lot.* A residential building with two attached dwelling units. [Compare to current definition [19.02.220](#), and distinguish a more specific “building type” definition included for Duplex-Small Lot above.]
- *Apartment – Medium / Large Lot.* A residential building with three or more dwelling units. [Compare to current definitions [19.02.205](#) and [19.02.035](#); and distinguish a more specific “building type:” definition for Apartment – Small Lot, above.]
- *Apartment - Complex.* A grouping of 2 or more residential buildings where each has multiple dwelling units that may share a common entrance for each building or have separate entrances for each dwelling unit.
- *Mixed-Use – Medium / Large Lot.* A moderate to large-scale building with ground level commercial or office uses, and residential uses on upper stories or behind the ground-level commercial uses.

[Development standards for these building types would accommodate buildings with a scale beyond the maximum sizes indicated in the table above. The Prairie Village zoning ordinance accommodates all of these since the typical attributes of each type (except for height) are within the basic zoning district standards' minimum lot size, density, and setbacks.]

“Accessory Living Quarter.” The zoning ordinance currently defines this as: “a subordinate dwelling unit within a single-family dwelling that provides basic requirements for cooking, living, sleeping, eating and sanitation. ALQs may not be subdivided or otherwise segregated in ownership from the primary unit.” [\[19.02.013.\]](#) ALQs are allowed in R-1A and R-1B subject to specific standards in the zoning ordinance. [\[19.34.045\]](#) This definition is similar to the definition typically used for “Accessory Dwelling Units” other than the requirement that the dwelling unit be attached or “within” a single-family unit. Accessory Dwelling units are commonly referred to as internal, attached, or detached dependent on each communities' local regulations.

“Accessory Dwelling Unit.” [This definition is highly dependent on specific local regulations; see ALQ above. However, the following is a common definition.] A subordinate dwelling unit that is associated with and on the same lot as the principal dwelling unit, that may be attached to the principal building, internal to the principal building (i.e. attic or basement apartment), or in a permitted detached building.”

Issues Outline

The following are key issues associated with implementing multi-unit or mixed-use building types under the Prairie Village zoning ordinance and according to the policies and principles of Village Vision 2.0. It is organized by zoning district, focusing on the R-3, R-4, and MXD districts. This also impacts issues related to residential uses in the commercial districts (C-O, C-1, and C-2). Each section includes the following:

- *Intent.* A statement on how the current district is or should be used, based on an intent statement in the development code (where applicable).
- *Applicability.* How that district could apply based on Village Vision 2.0.
- *Current Situation.* Overview of current standards and implications to potential projects.
- *Potential Discussion Topics.* Why the current district could limit potential projects and what may help further determine which types of projects are appropriate in each district.

1. R-3 Garden Apartment District

Intent

There is no intent statement for this zoning district and based on the broad application of the standards it is intended for any multi-unit (3 or more units) building. [\[19.12\]](#)

Applicability

This district applies to the following areas based on Village Vision 2.0

- Village Neighborhoods. Mix of moderate density housing types.
- Corridors and Transition areas. Specific locations along busier streets or transitions adjacent to existing activity centers.
- Activity Centers. Within existing activity centers.

Current Situation

- **The** R-3 district is based on conventional density and lot development standards, which include:
 - Required Lot Area / Lot size: 2,500 s.f. per unit (17.4 dwelling units per acre)
 - Maximum Height: 35'
 - Maximum Lot Coverage: 30% max (20% in a different conflicting section)
- These standards do not direct development towards any particular format of housing. It generally accommodates low-rise apartment complexes on large parcels.
- Parking required 2 per dwelling unit. This roughly equates to an additional 750 s.f. of land area per unit.
- Collectively these requirements steer projects to larger land areas, and projects become difficult to integrate into smaller areas or compact, walkable patterns.
- Many of the current R-3 properties do not conform to these standards in one or more ways – likely because they pre-date the adoption of the zoning ordinance.

Potential Discussion Topics

- Which, if any of the following standards should be altered? (See building types identified above for comparison)
 - Lot area per unit
 - Height
 - Lot Coverage
- Should there be standards to limit the scale or intensity of projects (i.e. standards that push to smaller lot sizes and building footprints rather than just minimums.)
- Should parking standards accommodate different arrangements? Typical options include:
 - Altering parking units based on unit-configurations (considering per bedroom rather than per unit).
 - Allowing a blended rate based on unit mix or other detailed demand data.
 - Promoting sharing of parking where uses with different peak times are proximate.
- What types of standards are important to ensure that multi-unit buildings fit into the contexts they are intended in Village Vision 2.0 (Village Neighborhoods, Activity Centers, or Corridors / Transition areas)?
 - Standards more specific to the scale and type of buildings.
 - Standards related to the streetscape and frontage of projects (how they relate to or are perceived from public areas)
 - Standards related to the aesthetics and appearance of buildings (building design, materials, architectural elements)
 - Standards related to the density (# of units)
 - Standards buffering and separating projects from other surrounding property (lot coverage, landscape, buffers, etc.)

2. R-4 Condominium or Common Wall Dwelling District.

Intent

There is no intent statement for this zoning district and based on the broad application of the standards it is intended for any multi-unit (3 or more units) building. In addition, the district name and provision for common walls on interior lot lines (0' setback), suggest that this district is intended for row house or similar common ownership building arrangements. (Note: elsewhere the Prairie Village zoning ordinance specifically prohibits "row houses," though there is no definition for this use or building type in the ordinance.) [\[19.36.005.\(d\)\(2\)\]](#)

The Applicability, Current Situation, and Potential Discussion issues for the R-4 district are the same as for the R-3 district. The standards for each district are essentially the same, except that the R-3 district requires 2,500 s.f. of lot area per unit, and the R-4 requires 3,500 square feet per lot area. Most of the areas currently zoned R-4 are used for large-lot attached housing, with large dwelling units that far exceed the minimum lot standards, or complexes with arrangements of multiple similar projects. This prompts and additional question of whether the standards should emphasize greater distinctions in the type, scale, or format of residential buildings between R-3 and R-4.

3. MXD - Mixed Use District

Intent

The intent of the MXD district is: [\[19.23.005\]](#)

- Encourage a variety of land uses in closer proximity.
- Promote sustainable development (encourage LEED principles and practices)
- Encourage building configurations that create a sense of place.

- Provide a mixture of residential, office, and retail.
- Improve the pedestrian environment.

Applicability

This district applies in the Activity Centers in Village Vision 2.0.

Current Situation

- There are no specific development standards or uses for this district. Standards and uses are to be determined by each proposed individual plan. [\[19.23.010.\]](#)
- Development plans are proposed through a comprehensive review process with preliminary and final development plans reviewed by the Planning Commission and City Council. [\[19.23.035\]](#)
- The district offers broad flexibility through the planned process, but the ordinance provisions do not provide guidance on the scale, pattern, or types of development desired, and the plan submittal requirements and approval criteria are broad and general.
- Ordinances similar to this district tend to only be used for projects that require large-scale or “master-planned” development (i.e. at the scale of an entire Activity Center), and do not facilitate smaller-scale or infill development.
- This district has only been used for a portion of the Meadowbrook redevelopment project, and essentially creates a separate development code for that project.

Potential Discussion Issues

- Should the MXD district have “default” development standards, either as a starting point for planning purposes or establishing parameters within which plans and discretionary reviews should operate? Examples include:
 - Ranges for the scale, intensity, or types of buildings.
 - Targets for the extent of each category uses or a minimum required mix.
 - Public or common space standards for amount, type, or design of open space?
- Can the process be improved to better identify any of the following:
 - What types of plan submittals are required?
 - What criteria should guide plan approval?
- Can the process be improved to more easily be applied to smaller-scale projects (lot- and building-scale infill projects)? See discussion issue with “mixed-use” building types in the C-districts.
- What other issues beyond those in the Intent section or in the Activity Center policies of the plan are important to incorporate into mixed-use development?

4. Residential in Commercial Areas (C-districts)

Intent

The C-districts (C-O, C-1, and C-2) do not have intent statements. By the nature of the standards and permitted uses they are set up for graduated levels of intensity (either type of use and/or scale of use) with the C-O district being the least intense (non-retail office district), C-1 being moderately intense (“restricted” or smaller-scale and neighborhood-oriented commercial uses), and C-2 being the most intense (general commercial uses).

Applicability

These districts apply to the Activity Centers in Village Vision 2.0. The plan recommends that both the “capacity” (range and concentration of uses) and the mix of uses be increased in these areas, including introducing supporting residential uses. The plan distinguishes two types of Activity Centers:

- *Neighborhood Hubs.* Smaller-scale and lower intensity areas supporting nearby neighborhoods.
- *Village Centers.* Larger-scale, high activity areas that are destinations for the city.

Current Situation

- The C-O district allows residential uses, but subject to either the R-1, R-2, or R-3 standards. This means that any C-O property could be developed as commercial or could be developed as residential. (There are no provisions for mixed-use buildings in the C-O district.)
- The C-1 and C-2 districts do not allow residential uses. This means that residential buildings and mixed-use buildings are not allowed.

Potential Discussion Issues

- Should residential uses be permitted in commercial areas? Options include:
 - No – remove from current C-O standards.
 - Only in C-O (as currently permitted).
 - Only in specific districts (C-1 vs. C-2)
 - Only certain types that achieve more compact or walkable patterns (see potential building types)
 - Only in specific activity centers. (Neighborhood Hub vs. Village Center)
 - Only in a mixed-use building or “vertical mixed use” (ground-level commercial / office required).
 - Only as a limited component of a broader mixed-use plan, or “horizontal mixed use” (limited within the C-districts or limited to MXD plans - see MXD zoning issues)
- What types of standards are important if residential is to be integrated into the Activity Centers?
 - Ensuring that the buildings remain small-scale (height and/or footprint)?
 - Achieving a greater capacity to support the centers (more dwelling units)
 - Complimenting the urban design aspects of the centers (improving walkability, promoting arrangements of civic / common spaces.)
 - Providing some broader community benefits, such as shared parking that either maintains or increases the parking that is available to non-residential uses?
 - Aesthetics and design of buildings and sites (building design, materials, architectural elements).