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**PLANNING COMMISSION WORK SESSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, AUGUST 22, 2023
7700 MISSION ROAD
COUNCIL CHAMBERS
6:00 P.M.**

- I. ROLL CALL
- II. OTHER BUSINESS
 - a. Discussion of Potential Updates to R-2, R-3, R-4, C- and MXD Districts
- III. ADJOURNMENT

DISCUSSION MEMO

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: August 22, 2023 Planning Commission Work Session

Following the adoption of the Prairie Village comprehensive plan, *Village Vision 2.0*, the planning commission has engaged in discussions regarding the residential zoning districts and how to best address the two main neighborhood development principles of the plan: diversify housing options and maintain the integrity of neighborhoods. The Planning Commission previous discussions were:

- October 25, 2022 – An introduction to housing policy and current residential district standards.
- December 6, 2022 – Discussion on key housing policy terms and options for public engagement
- February 7, 2023 – Updated on City Council direction and the Ad Hoc Committee recommendations.
- April 4, 2023 – Discussion on specific approach to public engagement.

At the Commission's last meeting where housing policies were discussed, it was determined that the public engagement on housing policy issues should cover three main topics:

1. *Where are we at?* This topic covers what our current plans say, what our current zoning standards say, and what decisions are yet to be made.
2. *What could change / shouldn't change?* This topic addresses the balance between the two neighborhood development principles – housing options and neighborhood character.
3. *How could change occur?* This topic introduces some options for where, how, and to what extent changes could occur in specific areas or zoning districts.

Since this meeting the public forum was conducted, consisting of two identical open house meetings, and a feedback survey (paper or on-line). The forum focused only on the R-2, R-3, R-4, C- and MXD districts based on direction from the City Council and Commission. The exhibits at the forum prompted participants with information and questions based on the three main topics.

As part of the Commission's February and April discussions, the approach was for the Commission to engage in work sessions after the public forum, and then discuss what – if any changes should be made to these districts. Therefore, the August 22, 2023 Planning Commission Work Session will cover the following topics:

1. *Status:* Review of the planning and policy issues regarding housing, and opportunities and constraints with the current zone districts that can accommodate non-single-family housing (R-2, R-3, R-3, R-4) or mixed-use housing (C- and MXD districts).

2. *Forum Summary:* Summary and observations from the public forum, including in-person conversations and surveys. A survey summary is included in this packet and will be part of the initial work session discussion.
3. *Discussion:* A review of options and approaches to residential and mixed-use zoning strategies, and a preliminary discussion on what – if any, changes should be made to various districts. Part of this discussion will involve whether additional work sessions or additional information will be needed for the Planning Commission to give direction to staff.

The overall goal of this process is for the Planning Commission discussions to give sufficient direction to staff so that potential updates to the zoning ordinance can be drafted. If changes are warranted, staff anticipate that draft changes will be brought back to the Planning Commission for further review and discussion, and from that discussion the final recommended drafts could be refined by staff. At that point, official public hearings could be scheduled before the Planning Commission, where public comment on specific proposals could be accepted and the Planning Commission could make a formal recommendation to the City Council. (Dependent on the depth and direction of these discussions, staff anticipates that any changes would be in the last part of 2023 or early part of 2024.)