The public may attend the meeting in person or view it online at
http://pvkansas.com/livestreaming.

PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, DECEMBER 5, 2023
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES – November 14, 2023

III. OLD BUSINESS

IV. PUBLIC HEARINGS

PC2023-114 Amendment to special use permit for private school to install turf field, bleachers, new fencing, scoreboard, press box and playground
4801 W. 79th Street
Zoning: R-1A
Applicant: Todd Zylstra, Kansas City Christian School

V. NON-PUBLIC HEARINGS

PC2023-111 Site plan for memorial wall with exception
6641 Mission Road
Zoning: R-1A
Applicant: Bob Sperry, Village Presbyterian Church

VI. OTHER BUSINESS

Approval of 2024 meeting dates

Continued discussion of potential updates to R-2, R-3, R-4, C- and MXD districts

VII. ADJOURNMENT

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

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

PLANNING COMMISSION MINUTES
NOVEMBER 14, 2023

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, November 14 at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Nancy Wallerstein, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Greg Shelton, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the October 3, 2023, regular Planning Commission meeting. Mr. Lenahan seconded the motion, which passed unanimously.

PUBLIC HEARINGS

PC2023-113 Site plan approval for relocation of drive-through facilities and new signs
6920 Mission Road
Zoning: C-2
Applicant: Scott Hueschen, Infinity Sign Systems

Mr. Brewster stated that the applicant was requesting site plan approval for new signs associated with an existing drive-through service facility at Starbucks Coffee. The current signs would be removed and replaced with the following:

- One directional sign at the entry to the service area, and an approximately one square foot sign on a 6 square feet monument (1.66' width x 3.66' height). The sign has an aluminum skin with push-through graphics and vinyl secondary surfaces.
- One directional vinyl sign hanging from a clearance bar prior to a new steel-tubed canopy structure of approximately 2.5 square feet.
- One digital order screen at the order point, approximately 12.95 square feet in size and an associated canopy structure that is approximately 10' in height and approximately 4.5' wide and 6.7' deep. The order screen is just under 6' high. This sign is steel framed with a digital screen surface.

- One five-panel menu board that is approximately 28.05 square feet. The menu board is just over 5' high, and the sign area is 7' - 10" wide by 3' - 6" high. This sign is steel framed with a digital screen surface.
- The signs are all internally light, except for the canopy clearance, which is not illuminated.

Mr. Brewster stated that staff recommended approval of the site plan subject to the following conditions:

1. Digital displays on the order and menu board shall only be permitted static displays; no animated, moving, or other changes in display that have the appearance of animation is permitted.
2. Internally illuminated signs shall be designed to eliminate negative impacts on surrounding property; any issues with this performance criteria – particularly along the Mission Road frontages, may require dimming devices, turning off during non-business hours, screening, or any combination of these techniques to ensure the signs do not produce distracting glare along Mission Road.
3. All existing landscape shall be retained; any landscape damaged or removed during construction shall be replaced and shall require approval of a landscape plan by City staff.

Mr. Birkel shared concern about the location of the new signs and how they might affect traffic flow in and out of the parking lot.

Applicant Jo Hall with Hilton Displays, Greenville, South Carolina, was present to discuss the application. She stated that the new sign arrangement would improve the ordering process and speed up customer movement through the drive-through.

Mr. Birkel suggested that ensuring the new sign locations did not impact traffic flow, particularly on Mission Road, be included as part of the application approval. Mr. Brewster said that a fourth condition could be added stating that a traffic study would need to be performed in conjunction with Public Works to ensure the new sign locations do not negatively impact traffic flow.

Mr. Wolf opened the public hearing at 7:22 p.m. With no one present to speak, Mr. Wolf closed the hearing at 7:23 p.m.

Mr. Lenehan made a motion to approve the relocation of drive-through facilities and new signs at 6920 Mission Road with staff recommendations and the addition of the fourth condition. The motion was seconded by Mr. Breneman and passed unanimously.

PC2023-114 Amendment to special use permit for private school to install turf field
4801 W. 79th Street
Zoning: R-1A
Applicant: Todd Zylstra, Kansas City Christian School

Mr. Brewster said that the special use permit for Kansas City Christian School (KCCS) was initially approved by the City Council in January 1999 for the reuse of a school building originally built in 1954. It was amended in December 2017 to support an expansion plan for the school and construction of new classrooms and facilities, and again in 2020 for reallocation of approved capacity.

The initial special use permit did not have an expiration date but was subject to four conditions relative to the design, construction, and operation of the school, as presented on an approved site plan. One of the conditions was that expansion of the school or amending the approved site plan would require an amendment to the special use permit.

Growth of the school and the acquisition of other school properties further south led to reconfiguration of the campus and its operations. In 2008, the school applied for an amended special use permit and site plan. At that time, several issues related to parking utilization, drop-off procedures, and school transportation were raised by neighbors, and the amended permit and site plan dealt primarily with reconciling those issues.

Mr. Brewster said that the special use permit was again amended in 2017 in association with an expansion and capital campaign that renovated 12,466 square feet of the existing school, added 17,455 square feet of additional space, and reconfiguration of other spaces including the lobby, gymnasium and other common use or multi-purpose areas. The amendment was approved and addressed several issues related to the operations, management, and capacity of the school. The allocation was for up to 525 Kindergarten through 12th grade students, and a requirement for annual reporting to ensure that potential impacts on the surrounding neighborhood were appropriately addressed and mitigated.

In 2020, the permit was again amended to include daycare and pre-school operations within the same capacity, in conjunction with a more complete enrollment strategy. From 1999 to present the enrollment has fluctuated between 543 students in 1999 to 274 students in 2008, with the high school and elementary school ratio changing.

Mr. Brewster said the current application requested the conversion of the existing grass field on the west side of the property to a turf field, and to include accessory bleachers and a press box. The request is considered an amendment of the previously approved site plan and therefore requires an amendment to the special use permit.

Mr. Brewster stated that staff recommended approval of the amended special use permit, with the following conditions related to the specific site plan:

1. The applicant submit an engineered drainage study to be approved by Public Works that demonstrates that the site will perform at or below existing conditions with respect to any off-site runoff.
2. All vegetation and fencing related to the perimeter of the field along the streetscape and adjacent property be retained, or any that is removed to facilitate construction is replaced in the same manner as exists.

3. Any tree removal, or any trees that are intended to be retained but are lost due to construction are replaced according to the city's tree preservation ordinance.

The special use permit should also be subject to the following conditions, several of which are part of the original special use permit, and all are carried over from the most recent 2020 special use permit amendment. In addition, condition #4, which was part of the original special use permit in 1999, is supplemented with specific provisions addressing potential increased use of the turf field (items #4-a, #4-b and #4-c):

1. The applicant shall meet all conditions and requirements of the Planning Commission for the approval of a site plan.
2. The special use permit does not have a termination or expiration time established for it.
3. If the applicant violates any conditions of the zoning regulations and requirements as part of the special use permit, the permit may be revoked by the City Council.
4. The applicant cannot further expand or amend the site plan without an amendment to the special use permit requiring a public hearing before being approved. In particular:
    a. The turf field will only be used for school co-curricular activities during daylight hours, and no lighting of the field shall occur. Activities shall be subject to the same parking, transportation, and bus operation and management policies as other school activities.
    b. The field shall be secured and monitored so that non-sanctioned use or activities on the field are limited, controlled by the school, and are not a disturbance to the surrounding property owners.
    c. Non-school organized activities or special events using the field shall be considered an expansion of activities and require an amendment to the special use permit.
5. KCCS adopt a policy that all students will park on site and develop a procedure for implementation and enforcement of the policy.
6. The number of designated high school classrooms shall be limited to 12.
7. No more than four buses shall be parked in the rear of the school when not picking-up or dropping-off and shall not idle more than five minutes during pick-up and drop-off.
8. KCCS provide to the city at the beginning of each school year an updated student count reflecting the number of students in each grade and the number of classrooms use for each grade level.
9. The permit anticipates a projected enrollment capacity of 525 students, and any enrollment significantly beyond this capacity or reconfiguring of classrooms that creates impacts beyond those anticipated by this baseline may require a revised site plan or may result in revocation of the permit at the discretion of the City.
10. Daycare classrooms are permitted within the previously approved number of classrooms (17) and capacity limits (525), provided hours and operational procedures remain comparable and similar to early elementary students, and that all necessary Kansas Department of Health and Education licenses and approvals are acquired prior to operating a daycare.

Mr. Brenneman noted that there was no information in the staff report regarding the proposed bleachers, scoreboard and press box referenced in the application. Mr. Brewster said that no plans had been received for those items, and that once they were received, it would be determined whether they met existing standards or would need to come before the Planning Commission again for additional amendments to the special use permit.

Applicant Todd Zylstra, 4801 W. 79th Street was present to discuss the application. He noted that the current soccer field was in poor condition and that it was hard to maintain grass due to its frequent use. He added that bleachers and fencing were already present, and that a storage box was currently located behind the bleachers. He noted that the upgrades would significantly improve the appearance of the property.

Mr. Wolf said that based on the staff report, the Planning Commission would only be considering the turf field at the meeting, not the other items in the application.

Mrs. Wallerstein noted that recommendation #4-a stated that "the turf field will only be used for school co-curricular activities during daylight hours", but that the minutes from the neighborhood meeting refenced the potential for field rentals. Mr. Zylstra said the field would mostly be used for school-based events, but there could be situations in which it would be rented out. Mr. Brewster said that the recommendation was meant to refer to larger events that could impact the neighborhood, such as a soccer tournament, that would generate significant traffic. Mr. Valentino added that recommendation #4-c also spoke to use of the field for non-school organized activities or special events requiring an amendment to the special use permit.

Erik Monhollon, project manager for Mammoth Built, the designer and installer of the proposed turf field, was also present. He noted the selected turf had a six-inch aggregate layer that would act as a retention pond as well as a drainage system to ensure drainage does not impact surrounding properties.

Mr. Wolf opened the public hearing at 8:00 p.m.

- Michele Hanlon, 7920 Roe Avenue stated her opposition to turf fields.
- Randy Lierz, 4818 W. 80th Street, shared concerns about the proposed new fencing, new playground, and drainage issues that might arise from the installation of the turf field.

With no one else present to speak, Mr. Wolf closed the hearing at 8:07 p.m.

Mr. Birkel said that he did not feel the field as designed could handle the drainage, and that a review by Public Works would be needed. Mr. Brewster said that Public Works had done a preliminary review of the plan, which generated condition #1, which stated "the applicant submit an engineered drainage study to be approved by Public Works that demonstrates that the site will perform at or below existing conditions with respect to any off-site runoff."

Mr. Wolf recommended that the application be continued until additional information about all project items is provided to the Planning Commission.

Mr. Breneman made a motion to continue the application and the public hearing to the December 5 Planning Commission meeting. The motion was seconded by Mr. Birkel and passed unanimously.

NON-PUBLIC HEARINGS

PC2023-115 Site plan for monument sign
4600 W. 89th Street
Zoning: C-2
Applicant: Brooke Braun, Infinity Sign Systems

Mr. Brewster stated that the applicant was requesting approval of a new monument sign in the front lawn area of an office building on 89th Street. The sign is accompanied by a coordinated projecting pedestrian sign at the building entrance (however, that sign meets the generally permitted sign standards, and only the monument sign requires Planning Commission approval). The property is zoned C-2, General Business District, and includes an approximately 3,000 square feet office building. Mr. Brewster noted that all new monument signs require approval by the Planning Commission.

The proposed monument sign includes a primary panel that is approximately 18.65 square feet (6' – 7" x 2' – 10") and sits on a 4.65 square feet base that extends slightly beyond the panel on all sides. The side of the primary sign panel includes the address of the building, and the base includes the phone number of the business. Mr. Brewster said that address identification signs were exempt from the sign standards, within certain specifications, but that the phone number on the base panel does count toward the sign area. The phone number will either need to be removed from the base panel and placed on the primary sign panel, or the Planning Commission may grant an exception to the size for this sign. The sign area including the exception is 23.3' (greater than the 20.0' permitted), because the entire panel with the phone number on it is included in the sign area calculation.

The total height of the sign is 4'. It is located in a 3' wide landscape area, and the applicant has submitted a sketch plan indicating the sign will be located more than 12' from the street and more than 3' from the front property line, meeting all location and sight distance requirements. A landscape plan for the landscape area shall be provided for review by the city planning consultant's landscape architect prior to any sign permits. The sign is constructed of routed aluminum panels that are grey with white acrylic backing of the punched-out letters and is internally illuminated.

The sign meets all other applicable standards; and staff recommends that the Planning Commission approve the monument sign subject to the following:

1. The phone number be removed; moved to the primary sign panel and the text organized and sized accordingly; or alternatively the Planning Commission grant an exception for the phone number to be located on the base plate and not count to the overall monument sign size.
2. A landscape plan shall be submitted to the City and approved by the City's landscape architect prior to the issuing of sign permits.

Applicants Michael Schmidt with Infinity Sign Systems, 4900 Lister Avenue, Kansas City, Missouri, and Dr. Mark Wooddy, 440 W. 58th Street, Kansas City, Missouri, were present.

Mrs. Wallerstein suggested that the phone number be raised, and the overall height of the sign be slightly reduced to meet the size requirement. Mr. Valentino noted the length of the sign could also be reduced. Mr. Schmidt and Mr. Woody agreed with the proposed changes.

Mrs. Wallerstein made a motion to approve the application with the condition that the sign be adjusted to comply with City standards. The motion was seconded by Mr. Birkel and passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 8:32 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 5, 2023, Planning Commission Meeting (Revised From November 14, 2023)

Application:	PC 2023-114 – Amendment of SUP
Request:	Amendment to Special Use Permit for Private School to install turf field
Action:	*A Special Use Permit requires the Planning Commission to evaluate facts and weigh evidence, and based on balancing the factors and criteria in the zoning ordinance, make a recommendation to the City Council.*
Property Address:	4801 W. 79th Street
Applicant:	Todd Zylstra, Kansas City Christian School
Current Zoning & Land Use:	R-1A Single-Family District- Kansas City Christian School
Surrounding Zoning & Land Use:	**North:** R-1B Single-Family District – detached houses **East:** R-1A Single-Family District – detached houses **South:** R-1A Single-Family District – detached houses **West:** R-1A Single-Family District – detached houses
Legal Description:	Metes & Bounds Abbreviation (28-12-25 E 826.75' OF W 1159' OF N 421.50' NE 1/4 NW 1/4 EX N 30' 7.43 ACRES PVC 624A BOTA #0708-87-TX)
Property Area:	7.44 Acres (55,557 s.f.)
Related Case Files:	PC 2020-104 Amendment of SUP – Change classroom allocation and include daycare services PC 2017-102 (original September application; amended December) PC 2017-103, PC 2016-108, 2015-105, and 2014-110 Temporary Use Permits for ADHD Summer Treatment Program PC 2008-08 Amendment to SUP PC 98-07 Original SUP for Private School
Attachments:	Application, site plan, accessory structure specifications

General Location Map



Aerial Map



Site



Street View



Street view looking west on 79th Street – field is background left.



Street view looking east on 79th Street – field on the right.



Birdseye

BACKGROUND:

The special use permit for Kansas City Christian School was initially approved by the City Council in January of 1999, for reuse of a school building originally built in 1954. It was amended in December 2017 to support an expansion plan for the school and construction of new classrooms and facilities, and again in 2020 for reallocation of approved capacity.

The initial special use permit in January 1999 did not have an expiration date but was subject to four conditions relative to the design, construction and operation of the school, as presented on an approved site plan. A school was originally built on this site in 1954 as a public elementary school. One of the conditions was that expansion of the school, or amending the approved site plan would require an amendment to the Special Use Permit.

Growth of the school and the acquisition of other school properties further south led to reconfiguration of this campus and its operations. In 2008, the school applied for an amended Special Use Permit and Site Plan. At that time, a number of issues related to parking utilization, drop-off procedures, and school transportation were raised by the neighbors, and the amended permit and site plan dealt primarily with reconciling those issues.

The special use permit was again amended in 2017 associated with expansion and capital campaign that renovated 12,466 square feet of the existing school, added 17,455 square feet of additional space, and reconfiguration of other spaces including the lobby, gymnasium and other common use or multi-purpose areas. This amendment was approved and addressed several issues related to the proposed expansion relating to the operations, management, and capacity of the school. The allocation was for up to 525 K through 12 students, and a requirement for annual reporting, to ensure that potential impacts on the surrounding neighborhood were appropriately addressed and mitigated. In 2020, this was again amended to include daycare / pre-school operations within that same capacity, in conjunction with a more complete enrollment strategy. (from 1999 to present the enrollment has fluctuated between 543 students in 1999 to 274 students in 2008, with the high school / elementary ratio changing).

This application requests converting the current grass field on the west side of the property to a turf field, with accessory structures including a 6-feet perimeter black chain link fence, ball nets behind the goals, bleachers and a press box, and a scoreboard at the northeast corner. A playground is noted as a future phase and no immediate plans are included. This is considered an expansion or amendment of the prior approved site plans, and based on prior special use permit conditions requires an amendment to the special use permit.

The applicant held a neighborhood meeting on November 6, 2023, in conformance with the City's Citizen Participation Policy, and has provided background on that meeting to supplement the application. A public hearing was held on November 14, 2023 and at that meeting the Planning Commission continued the hearing to the December 5, 2023 meeting due to the need for additional details on the accessory structures.

PLAN DETAILS:

The details of the plan area:

- Field. Replace grass field with a 326 feet by 212 feet turf field. The surface will be between 9.4 feet (southwest corner) and 11.6 feet (northwest corner) from the west property line; approximately 20 feet from the north (front) property line; and approximately 45 feet from the south (rear) property line. The field is installed with a stabilized subgrade with permeable stone layers and a trench and perforated pipe system to address drainage.
- Press box and Bleachers. Replace the current storage container with an18 feet by 8 feet structure, that includes a 4.66 feet wide exterior stair to the upper level. The structure includes a lower level for storage and an upper level for a press box and is approximately 19.5 feet tall. It is made of pre-finished metal slate gray with white doors and trim. It will be placed on a 19 feet by 10.16 feet concrete slab. Two sets of bleachers, 24 feet by 8 rows will be associated with the press box and placed on an approximately 24 feet by 20.5 feet concrete slabs. These structures are on the east side of the field.
- Fence and Netting. The field will have a 6-feet high perimeter black chain link fence (located the same distance from property lines as the field perimeter). Each end will include a 120-feet long by 20-feet high black ball stop netting behind the goal areas.
- Scoreboard. A scoreboard is proposed at the northeast corner of the field, just outside of the field perimeter, and approximately 18.2 feet from the north (front) property line. The scoreboard is 20 feet wide by 8 feet height, and will be mounted to a total height 18 feet. It incudes audible game signals but does not include a public address speaker.
- Playgrounds. Specific playground plans are not included in the plan set, and may be a future construction phase. However, the proposed plan does include transferring some play equipment to an expanded play area near an existing playground. All surfaces will be pervious. Any additional construction activity or accessory structures located in the play areas will require construction permits where compliance with city standards and specifications will be reviewed.

FACTORS FOR CONSIDERATION:

The Planning Commission shall make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this Special Use Permit. It is not necessary that a finding of fact be made for each factor. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a Special Use Permit shall include the following:

A. The character of the neighborhood.

This site is located on the south side of West 79th Street between Roe Avenue and Nall Avenue. The surrounding area is all single-family neighborhoods. In general, schools are compatible and contribute to the character of single-family neighborhoods provided the location, access, and site design is managed in a way that is compatible with residential living in neighborhood environments. This application does not directly change the use

or activities on the site beyond those previously approved. However, the presence and added utility of the turf field does have the potential to expand activities. Provided these activities are supporting ongoing and previously approved school functions, and provided these functions are similarly monitored for potential noise, traffic, or other off-site impacts, the installation of the turf field should not generally alter the relationship of this site to surrounding areas and may be managed to protect the character of the neighborhood.

B. The zoning and uses of property nearby.

- North: R-1B Single-Family District – Single-family dwellings
- East: R-1A Single-Family District – Single-family dwellings
- West: R-1A Single-Family District – Single-family dwelling
- South: R-1A Single-Family District – Single-family dwelling

The Prairie Village Zoning Ordinance allows private schools and daycare facilities in the R-1A and R-1B zoning district through a special use permit.

C. The extent that a use will detrimentally affect neighboring property

The site has been a school since the building was originally constructed in 1954. It became a private school in 1986 and received an original Special Use Permit in 1999. In 2008 and 2017, the special use permit and site plan were renewed and addressed concerns related to transportation, traffic, and proposed construction with the school. The current proposal involves no new buildings or changes to the previously approved capacity. Therefore, it should not increase any of the transportation, parking, or operational considerations beyond those previously addressed in the past special use permits renewals, although more events of a similar nature and scale may be expected. These events should be managed by the school in a similar manner to all other extra-curricular activities on the site. Additionally, the school shall be obligated to provide security and/or monitoring for any non-sanctioned use of the field and any non-school events or activities are considered an expansion of the use, requiring amendment of the special use permit. The plan does include fencing and protective netting to limit any physical disruptions to adjacent property.

D. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners.

Previous special use permits and amendments for this site have allowed effective utilization of an older school site within the neighborhood. Provided the parking, transportation and operational intensity is limited similarly to past approvals, it is reasonable to expect the school to contribute positively to the neighborhood, and the conversion of the field from grass to turf should not be detrimental to the community; similarly, it will allow the school to have greater utility of the site for school-related functions.

E. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.

There are no zoning and development standards associated with the surfacing of the field, and all related accessory equipment and structures (bleachers and press box) meet the standards of the zoning ordinance. The proposed fencing meets the fence standards in the zoning ordinance (location and height – 6 feet maximum). The ball stop netting is taller than permitted fences but meets the unspecified accessory structure standards (set back from property line 1/3 of its height). Permitted non-residential uses in R-1 districts are allowed up to 3 accessory buildings, each up to 300 square feet, subject to all general setback and screening standards. The height limit for these structures is 16 feet. The proposed press box is approximately 19.5 feet high; however, it is internal to the property, is well beyond the 1/3 of its height setback for unspecified accessory structures, and there are no other accessory buildings on the site. Due to the specific function of this structure, its location, and the small degree it exceeds the default accessory building standard, it either meets the requirements (as an unspecified accessory structure) or meets the intent (with the applied accessory building limits) and could be granted an exception through the site plan approval criteria. Similarly, the scoreboard is an unspecified accessory structure. It is located 18.2 feet from the north property line and is proposed at a maximum height of 18 feet (so is more than 1/3 of its height from the property line).

F. The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.

The site has been used as a school for approximately 66 years and the approval of this amended special use permit will be consistent with that use. Since this is the continuation of a current condition, it is not expected that the use will cause any new issues with respect to the compatibility of uses, provided they continue to operate within the previously approved capacity, and all other conditions, criteria, and operational limitations for extra-curricular activities.

G. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such as the special use will not cause substantial injury to the value of the property in the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will cause substantial injury to the value of property in the immediate neighborhood, consideration shall be given to:

1. **The location, size, nature and height of buildings, structures, walls, and fences on the site; and**
2. **The nature and extent of landscaping and screening on the site.**

This application proposes no building construction or expansion of any facilities, although the increased utility of the field could provide for more opportunities for school related events. The site plan for the turf field includes additional fencing and protective netting

to ensure that direct and off-site impacts are minimized. Provided use of the field is limited to school-related events or similar intensity non-school events, and provided the parking, access, and operations are managed in a similar way to their current use of the field or other extracurricular events, the nature and intensity of the operations should remain similar to the current situation. There is an existing fence, trees and other mid-level landscape, and protective netting at each end of the field. The proposed plan will replace the fence and netting, but it is assumed that the landscape on the perimeter and exterior of the property will remain. Any construction activity that disturbs the current situation should require replacement of any property line fences and/or perimeter landscape in the current or an improved situation in regards to buffer and security of the field in relation to the street or adjacent property.

H. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

Past special use permit applications and amendments addressed parking specific to the site utilization plan. Additionally, a parking management plan and monitoring procedures for student parking in relation to neighborhood streets is a requirement of that plan. Further, management strategies for any school related events is also required (including access, parking, and any bus storage during events.) Provided the use of the turf field is limited to school-related facilities, it is expected that the current parking management plans and operational policies and procedures should be sufficient to ensure that there are no off-site impacts or parking issues associated with conversion of the field from grass to turf.

I. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

The applicant will be required to submit an engineered drainage study prior to any permits, and the drainage study will be reviewed by Public Works. The drainage study and site drainage plan will address flow rates and calculations to ensure that there are no increased flow rates from the site. The site plan includes preliminary drainage plans and a cross-section detail demonstrating how drainage systems for turf fields work and the strategy to use swales and the existing storm drainage inlet to the east of the field and rear of the property (Option 1 – preferred option). An engineered drainage study will also indicate overall site runoff, rates of runoff, and whether detention would be needed to ensure the installation of the turf field and the overall site runoff meets the city's performance standard for no additional site runoff and leaves the site at or below existing conditions.

J. Adequate access roads or entrance and exist drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

There is no anticipated traffic change with this application, beyond that previously considered with the 2017 and 2020 special use permit amendment. No specific or

additional traffic analysis was included with this application, with the assumption that the field would only be used for school-related activities, and that these activities are within the scale and intensity of other activities already accounted for in the previous traffic analysis.

K. Adjoining properties and the general public shall be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors or unnecessarily intrusive noises.

This particular use is not expected to produce any hazardous or toxic materials, hazardous processes, obnoxious odors, or intrusive noises beyond what is ordinarily associated with a school. The use is compatible with surrounding neighborhood properties with regard to these criteria.

L. Architectural design and building materials are compatible with such design and materials used in the neighborhood in which the proposed facility is to be built or located.

There is no new building construction associated with this application, so there should be no impact on the character of the neighborhood.

M. Conformance with the Comprehensive Plan

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. This application continues the reinvestment in an existing institution within the community, and provided the impacts from school-related activities are mitigated as provided in previous Special Use Permit approvals, it is consistent with Village Vision in encouraging reinvestment.

N. City Staff recommendations.

See specific recommendations below.

Recommendations

Staff recommends approval of the amended special use permit, with conditions related to this specific site plan, as well as conditions on the overall special use permit.

The conditions for this specific site plan are:

1. The applicant submits an engineered drainage study for Option 1, to be approved by Public Works, that demonstrates that the site will perform at or below existing conditions with respect to any off-site runoff.
2. All vegetation and fencing related to the perimeter of the field along the streetscape and adjacent property be retained, or any that is removed to facilitate construction is replaced in the same manner as exists.
3. Any tree removal, or any trees that are intended to be retained but are lost or damaged due to construction are replaced according to the city’s tree preservation ordinance.

4. Two additional street trees be placed on the north side of the field to screen the back of the scoreboard from the streetscape. The species and location shall be selected by balancing: the ability to screen the scoreboard, relationship to existing or replacement trees, location of the right-of-way and sidewalk, and compatibility with overhead utility lines.

The special use permit should also be subject to the following conditions, several of which are part of the originally special use permit, and all are carried over from the most recent 2020 special use permit amendment. In addition, condition number 4, which was part of the original special use permit in 1999, is supplemented with specific provisions addressing potential increased use of the turf field.

1. The applicant shall meet all conditions and requirements of the Planning Commission for the approval of a site plan.
2. The Special Use Permit does not have a termination or expiration time established for it.
3. If the applicant violates any conditions of the zoning regulations and requirements as part of the Special Use Permit, the permit may be revoked by the City Council.
4. The applicant cannot further expand or amend the Site Plan without an amendment to the Special Use Permit requiring a public hearing before being approved. In particular:
    a. The turf field will for school co-curricular activities during daylight hours, and no lighting of the field shall occur. Activities shall be subject to the same parking, transportation, and bus operation and management policies as other school activities. Any non-school use of the field shall be limited to the same limitations for intensity, access, and parking as the co-curricular activities and managed by the school under the same parameters as school activities.
    b. The field shall be secured and monitored so that non-sanctioned use or activities on the field are limited, controlled by the school, and are not a disturbance to the surrounding property owners.
    c. Non-school organized activities or special events (i.e. league games, tournaments, etc. not related to school use) shall be considered an expansion of activities and require an amendment to the special use permit.
5. Kansas City Christian School adopt a policy that all students will park on site and develop a procedure for implementation and enforcement of the policy.
6. The number of designated high school classrooms shall be limited to 12.
7. No more than four buses shall be parked in the rear of the school when not picking-up or dropping-off, and shall not idle more than five minutes during pick-up and drop-off.
8. Kansas City Christian provide to the city at the beginning of each school year an updated student count reflecting the number of students in each grade and the number of classrooms use for each grade level.
9. The permit anticipates a projected enrollment capacity of 525 students, and any enrollment significantly beyond this capacity or reconfiguring of classrooms that

creates impacts beyond those anticipated by this baseline may require a revised site plan or may result in revocation of the permit at the discretion of the City.

10. Daycare classrooms are permitted within the previously approved number of classrooms (17) and capacity limits (525), provided hours and operational procedures remain comparable and similar to early elementary students, and that all necessary Kansas Department of Health and Education licenses and approvals are acquired prior to operating a daycare.

SPECIAL USE PERMIT APPLICATION

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only
Case No.:
Filing Fees:
Deposit:

Date Advertised:
Date Notices Sent: 10/23/23
Public Hearing Date: ~~11/14/23~~ 11/14/23

APPLICANT: Todd Zylstra PHONE: (816) 550-6395

ADDRESS: 11953 Avila Dr. KC, MO 64145 E-MAIL: tzylstra@mykccs.org

OWNER: Kansas City Christian School PHONE: (913) 648-5227

ADDRESS: 4801 W 79th St. Prairie Village, KS ZIP: 66208

LOCATION OF PROPERTY: 4801 W 79th St.

LEGAL DESCRIPTION: 28-12-25 E 826.75' of W 1159' of N 421.5 NE 1/4 NW 1/4 EX N 30' 7.43 Acres PVC 624A BOTA # 0708-87-TX

ADJACENT LAND USE AND ZONING:

	Land Use	Zoning
North	Single Fam Residence	R-1B
South	Single Fam Residence	R-1A
East	Single Fam Residence	R-1A
West	Single Fam Residence	R-1A

Present Use of Property: Private school (Preschool - 12)

Please complete both pages of the form and return to:
Planning Commission Secretary
City of Prairie Village
7700 Mission Road
Prairie Village, KS 66208

Does the proposed special use meet the following standards? If yes, attach a separate Sheet explaining why.

	Yes	No
1. Is deemed necessary for the public convenience at that location.		X
2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.	X	
3. Is found to be generally compatible with the neighborhood in which it is proposed.	X	
4. Will comply with the height and area regulations of the district in which it is proposed.	X	
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.	X	
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	X	

Should this special use be valid only for a specific time period? Yes____ No X

If Yes, what length of time? _____

SIGNATURE: [signature] DATE: 10/20/2023

BY: Kansas City Christian School

TITLE: Owners Representative / Agent

Attachments Required:

- Site plan showing existing and proposed structures on the property in questions, and adjacent property, off-street parking, driveways, and other information.
- Certified list of property owners

Attached sheet explaining why the proposed special use questions meet the standards.

2. Is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected.

Yes, the entire soccer field area will be surrounded by 6' fencing to prevent soccer balls from leaving the field area. The school will also have the choice of locking the walk gates to prevent outside parties from entering the field. The soccer field will not have lighting so the field and playground area will not be used before sunrise or after sunset. This project will not have a negative impact on the public health, safety, and welfare of the kids and the community.

3. Is found to be generally compatible with the neighborhood in which it is proposed.

Yes, improvements are being made to the school's existing property. The footprint of this will not change. This project will solely be improving the school's existing soccer field by converting to synthetic turf and adding new equipment and adding a new playground to the area east of the existing field. The project will not require any zoning changes to the school's property or surrounding neighborhood.

4. Will comply with the height and area regulations of the district in which it is proposed.

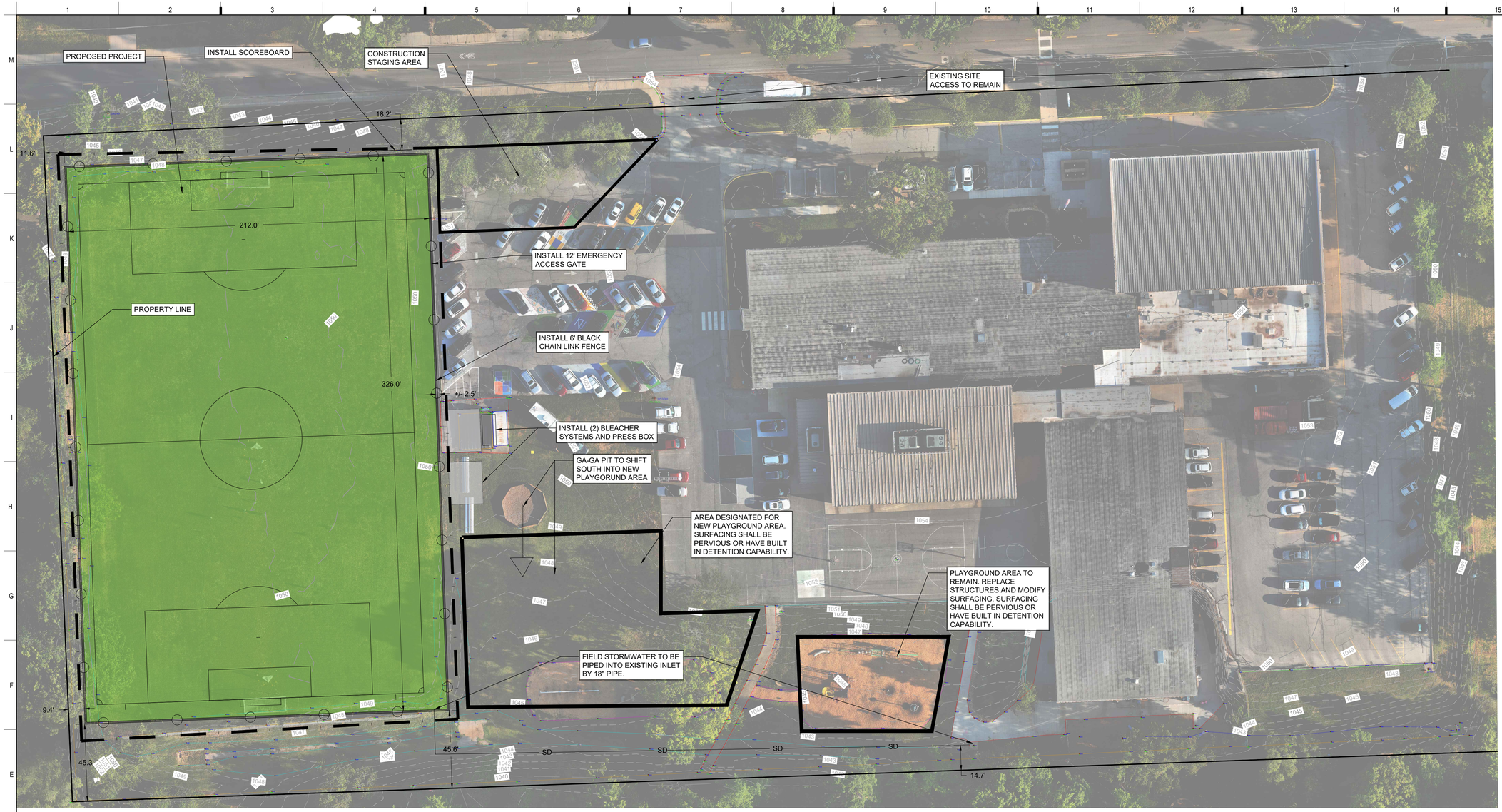
Yes, improvements are being made to the school's existing soccer field and adding a playground to the open area east of the field; there will be no expansion of the currently used and existing area. The vertical components of the project will include a scoreboard, press box, fences, netting and playground equipment which will not exceed the district's height regulations and the school will obtain the appropriate permits for the installation of the same.

5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.

Yes, off-street parking and loading areas for the school will not change. Kansas City Christian School already has parking, loading areas, and pick up locations set on the school property. This will not adjust the current set up.

6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

Yes, a full drainage report including hydraulic modeling will be submitted to Clifton Speegle (Senior Project Manager – Stormwater) for the drainage permit.



SOCCER SITE PLAN

0 30 60 Feet

PROJECT DESCRIPTION:

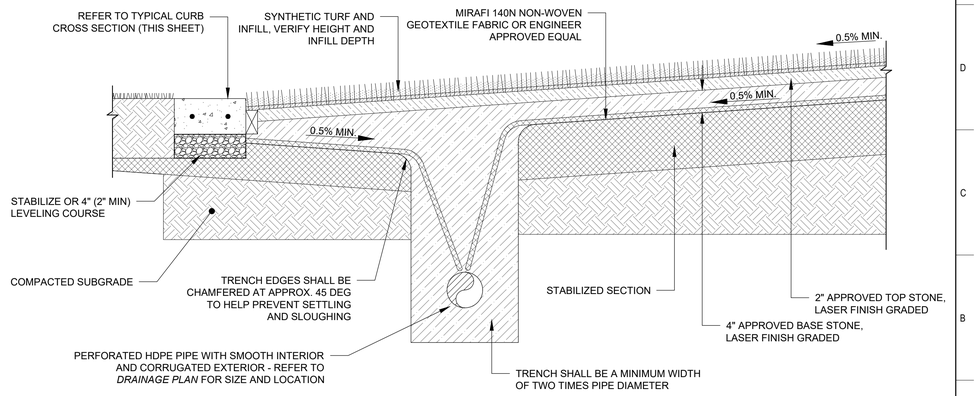
1. THE PROJECT BEING PROPOSED IS TO CONSTRUCT AND INSTALL A SYNTHETIC TURF SOCCER FACILITY ON EXISTING GROUND AT THE KANSAS CITY CHRISTIAN SCHOOL SITE.
2. NO ADDITIONAL BUILDINGS OR PARKING SURFACES ARE BEING PROPOSED.
3. NO CHANGES TO SITE EGRESS OR ACCESS ARE BEING PROPOSED.

GEOTECHNICAL

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTERTECH DATED OCTOBER 11, 2023

SURVEY

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN PER THE FIELD SURVEY PERFORMED BY M&P SURVEYS DATED 9/21/23



TYPICAL SYNTHETIC TURF CROSS SECTION

NTS

Copyright © 2023
Mammoth Sports Construction

MAMMOTH

FOR PERMIT REVIEW

KANSAS CITY CHRISTIAN SCHOOL

SOCCER FIELD CONVERSION & PLAYGROUND UPGRADE

4801 W 79TH ST
PRAIRIE VILLAGE, KS 66208

NOT FOR CONSTRUCTION

Revision Key

No.	Date	Revision

Project Manager: EM
Civil Engineer: DM
Checked By: SS
Project Number: 23-0217
Date of Issue: 11-27-2023
Sheet Number:

G - 000

COVER SHEET

Ball Stop Netting

- 120’ L x 20’ H behind each goal
- Poles are 4” in diameter and powder coated black

Bleachers

- (2) sets of 8 row (24’ L x 15’ H) aluminum bleachers
- Holds max of 107 people per set
- Will be placed on concrete pad

Fencing

- 6’ H black chain link fencing will surround the entire field
- (2) 4’ W x 6’ H Walk Gates
- (1) 12’ W x 6’ H Drive Gate

Press Box

- 18’ L x 20’ H x 8’ D
- Lower portion is 11’ 10 ¾” H with (1) 6’ W x 8’ H roll up door and (1) 3’ W x 6’ 8” H insulated metal entry/exit door
- Upper portion is 8’ 1” H with 3’W x 6’ 8” insulated metal entry/exit door and (3) 60” W x 48” H insulated horizontal sliding windows
- Backside has access stairs and platform to upper press box door
- Will be placed on concrete pad with engineered footings per detail

Scoreboard

- 8’ H x 20’ W x 8” D scoreboard
- Mounted on (2) 8” steel (W8 x 31) I-beams
- Mounted height would be 18’ to top of scoreboard (can be lower if needed)

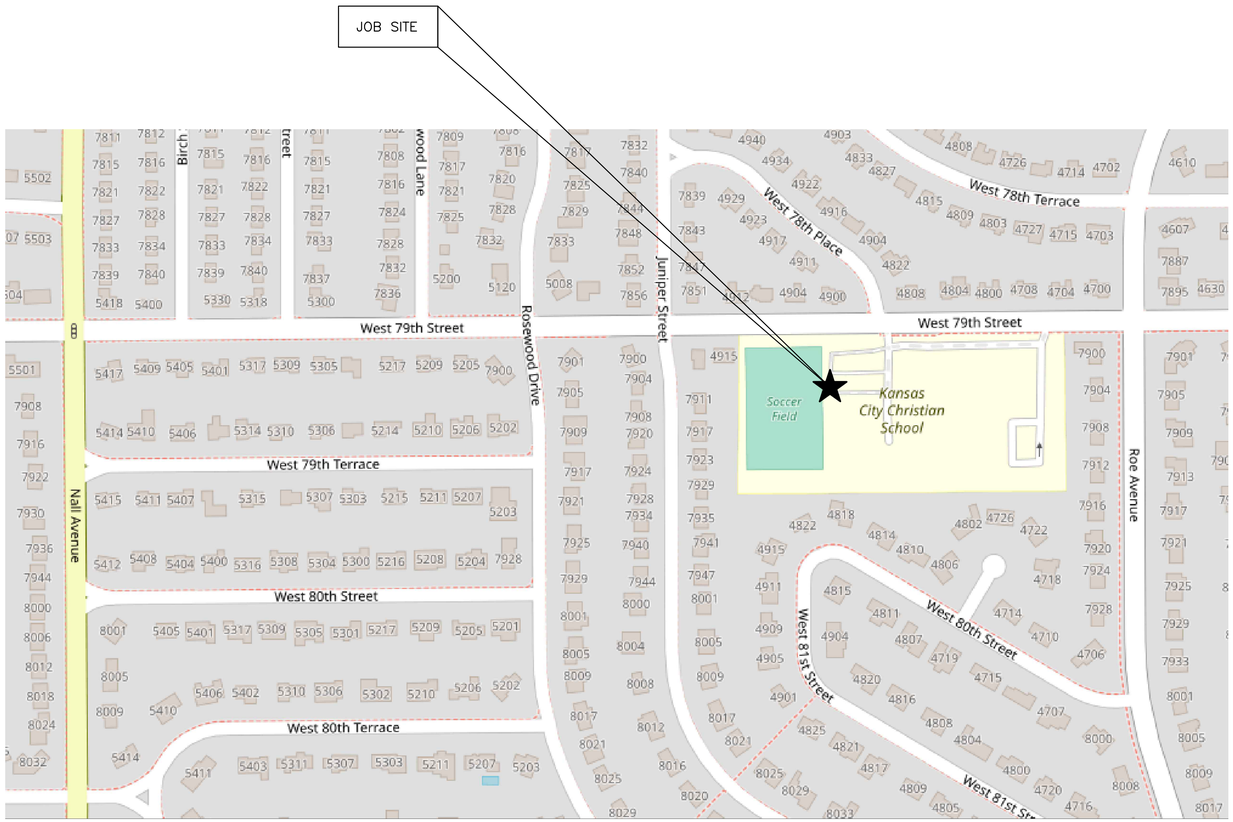
Soccer Goals / Corner Flags

- (2) 8’ H x 24’ W regulation size soccer goal
- (4) 63” H soccer corner flags with weighted bases

PRESS BOX

for

KANSAS CITY CHRISTIAN
4801 W. 79th ST.
Prairie Village, KS
Johnson County



DESIGN PARAMETERS – PRESS BOX

(AS PER 2018 IBC CODE–ICC 300–17)

CLASSIFICATION (SECTION 302)
BUSINESS – GROUP B
OCCUPANCY (SECTION 303.1.2)
B
CONSTRUCTION TYPE VB
RISK CATEGORY III

FLOOR LOAD = 60 PSF
LIVE LOAD = 50 PSF
DEAD LOAD = 10 PSF

ROOF LOAD = 20 PSF
DEAD LOAD = 10 PSF

DESIGN SNOW LOADS = 22 PSF
GROUND SNOW LOADS PG = 20 PSF

WIND LOADS = 18 PSF
(BASED ON 120 MPH AND A STRUCTURE
HEIGHT OF 21ft OR LESS)

GUARDRAILS = 50 PLF OR 200 LB.
(CONCENTRATED LOAD)

MATERIALS
STEEL "W" MEMBERS:
A992, Fy = 50 KSI
STEEL REINFORCEMENT ANGLES,
CLIP ANGLES, & PLATES:
ASTM A–36, Fy = 36 KSI

WOOD FRAMING:
WALL STUDS & CEILING JOISTS = SPF
f'b = 1250 PSI (SELECT STRUCTURAL)
FLOOR JOISTS = SOUTHERN YELLOW PINE MSR
f'b = 1950 PSI (MACHINE STRESS RATED)

FASTENERS
PRIME CONNECTIONS = A325 – GALVANIZED
ALL OTHERS = A325 & GRADE 5 – GALVANIZED

DESIGN PARAMETERS – ENCLOSURE

(AS PER 2018 IBC CODE–ICC 300–17)

CLASSIFICATION (SECTION 311)
STORAGE – GROUP S
OCCUPANCY (SECTION 311.2)
S–1

CONSTRUCTION TYPE IIB
RISK CATEGORY III

WIND LOADS = 18 PSF
(BASED ON 120 MPH AND A STRUCTURE
HEIGHT OF 21ft OR LESS)

MATERIALS
WALL FRAMING
Fy = 55 KSI
SIDING
Fy = 52.7 KSI
FASTENERS
PRIME CONNECTIONS = A325 – GALVANIZED
ALL OTHERS = GRADE 5 – GALVANIZED

INDEX OF DRAWINGS

SHEET	DESCRIPTION	REV
★ 1	COVER SHEET	0
★ 2	CODE SUMMARY	0
★ 3	PURCHASED PARTS	0
★ 4	PRESS BOX & ENCLOSURE PLANS	0
★ 5	FOUNDATION PLAN & DETAILS	0
★ 6	STRUCTURAL PLAN & DETAILS	0
★ 7	STRUCTURAL SUPPORT FRAMING	0
★ 8	ENCLOSURE FRAMING & DETAILS	0
★ 9	PRESS BOX SECTION	0
★ 10	ELEVATIONS	0
★ 11	PLATFORM/STAIR SECTION	0
★INDICATES DRAWINGS ISSUED AS PART OF THIS LATEST REVISION		

PROFESSIONAL ENGINEER STAMP

MARK P. MARCUM LICENSED 17336 KANSAS PROFESSIONAL ENGINEER

11/10/2023

Professional Engineer Facility: E-1144

REV	DATE	DESCRIPTION	REV BY:
0	11–09–23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11–09–23
DRAWN BY: KMW	SHEET NUMBER: 1

CODE SUMMARY

REFERENCES: 2015 INTERNATIONAL BUILDING CODE
INTERNATIONAL CODE COUNCIL 300-2012
INTERNATIONAL CODE COUNCIL A117.1-2009

CLASSIFICATION (SECTION 302)
ASSEMBLY GROUP A (SECTION 303)
BUSINESS GROUP B (SECTION 303.1.2) PRESS BOX
STORAGE GROUP S (SECTION 311)
MODERATE HAZARD STORAGE GROUP S-1 (SECTION 311.2) ENCLOSURE

1. ACCESSIBLE ROUTE - PRESS BOX
REFERENCE TO: IBC SECTION 1104.3.2 PRESS BOXES

PRESS BOXES IN A BUILDING, ROOM, OR SPACE USED FOR ASSEMBLY PURPOSES SHALL BE ON AN *ACCESSIBLE ROUTE*.

EXCEPTIONS:
1. AN *ACCESSIBLE ROUTE* SHALL NOT BE REQUIRED TO PRESS BOXES IN *BLEACHERS* THAT HAVE A SINGLE POINT OF ENTRY FROM THE *BLEACHERS*, PROVIDED THAT THE AGGREGATE AREA OF ALL PRESS BOXES FOR EACH PLAYING FIELD IS NOT MORE THAN 500 SQUARE FEET (46 M²).

2. AN *ACCESSIBLE ROUTE* SHALL NOT BE REQUIRED TO FREE-STANDING PRESS BOXES THAT ARE MORE THAN 12 FEET (3660 MM) ABOVE GRADE PROVIDED THAT THE AGGREGATE AREA OF ALL PRESS BOXES FOR EACH PLAYING FIELD IS NOT MORE THAN 500 SQUARE FEET (46 M²).

THE PRESS BOX FOR THIS PROJECT IS NOT REQUIRED TO HAVE AN ACCESSIBLE ROUTE PER EXCEPTION 1104.3.2.1.

SUBMITTED DESIGN: 125 TOTAL PRESS BOX SQUARE FEET
PRESS BOX FLOOR ELEVATION IS 11'-10 3/4" ABOVE GRADE



1 PRESS BOX SYSTEM SIZE CALCULATION
SCALE: 3/16" = 1'-0"

2. HEATING AND VENTILATION OF PRESS BOX
REFERENCE TO: SPS 364.0309

THE PRESS BOX SYSTEM DOES NOT HAVE A SEPARATE HEATING SYSTEM BECAUSE THE MINIMUM TEMPERATURE REQUIRED CAN BE ESTABLISHED AS NO MINIMUM REQUIRED (NMR) DUE TO THE LIMITED USE AND THE FACT THAT THE USE AND TIME OCCUPIED IS SIMILAR OR LESS THAN THE OTHER OCCUPANCIES THAT HAVE "NMR" LISTING IN SPS TABLE 364.0309. USE WILL BE LIMITED TO DATES FROM MAY 1 TO OCTOBER 15.

SUBMITTED DESIGN: "NOT HEATED"

THE PRESS BOX SYSTEM DOES NOT HAVE A SEPARATE VENTILATION SYSTEM BUT RATHER UTILIZES "NATURAL VENTILATION (PER 402.1) OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS." PER (402.2) THE VENTILATION AREA REQUIRED - THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

THE AREA OF OPENINGS FOR THIS 125 SQUARE FOOT PRESS BOX BASED ON THE 4% MINIMUM WOULD BE 5 SQUARE FEET.

SUBMITTED DESIGN: 80 SQUARE FEET = 64%
(TOTAL OF 3 EXTERIOR WINDOWS AND 1 DOOR)

3. CAPACITY OF PRESS BOX
REFERENCE TO: IBC SECTION 1004.1.2 AREAS WITHOUT FIXED SEATING

THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT AREA AS PRESCRIBED IN TABLE 1004.1.2. FOR AREAS *WITHOUT FIXED SEATING*, THE OCCUPANT LOAD SHALL BE NOT LESS THAN THAT NUMBER DETERMINED BY DIVIDING THE FLOOR AREA UNDER CONSIDERATION BY THE *OCCUPANT LOAD* FACTOR ASSIGNED TO THE FUNCTION OF THE SPACE AS SET FORTH IN TABLE 1004.1.2.

PER TABLE 1004.1.2, THE PRESS BOX IS CONSIDERED ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED (CHAIRS ONLY-NOT FIXED) = 7 NET.

SUBMITTED DESIGN: 17 MAXIMUM OCCUPANTS BY CALCULATION

4. ENCLOSURE AND STORAGE BENEATH OUTDOOR ASSEMBLY SEATING
REFERENCE TO: IBC 302.1, 903.3.1.1.1, 1029.1.1.1, & SPS 362.1029

THIS STRUCTURE SERVES AS MULTI USE FACILITY; SEATING FOR OBSERVERS OF FIELD ACTIVITIES (GROUP A-5), AND STORAGE SPACE FOR ITEMS THAT WILL SUPPORT THE ACTIVITIES (GROUP S-1). THE STRUCTURE WAS DESIGNED TO MEET THE MOST RESTRICTIVE REQUIREMENTS FOR EACH OF THESE OCCUPANCIES.

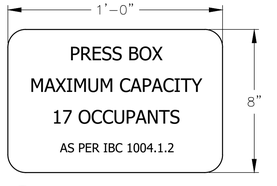
THE CODE LANGUAGE OF IBC 302.1 THAT CLASSIFIES ACTIVITIES INTO OCCUPANCY CATEGORIES IS: "A ROOM OR SPACE THAT IS INTENDED TO BE OCCUPIED AT DIFFERENT TIMES FOR DIFFERENT PURPOSES SHALL COMPLY WITH ALL OF THE REQUIREMENTS THAT ARE APPLICABLE TO EACH OF THE PURPOSES FOR WHICH THE ROOM OR SPACE WILL BE OCCUPIED....."

THE STRUCTURE'S DESIGN MEETS THE SPRINKLERING REQUIREMENTS FOR GROUP A-5 OCCUPANCIES BY CREATING A STORAGE AREA OF LESS THAN 1,000 SQ. FT. AND AN AREA, OVER 1,000 SQ. FT., FOR NONCOMBUSTIBLE STORAGE MEETING THAT MEETS IBC 903.3.1.1.1 CONDITION 4 WHICH ALLOWS SPRINKLERS TO BE OMITTED IN SPACES THAT HAVE NONCOMBUSTIBLE CONSTRUCTION WITH NONCOMBUSTIBLE CONTENT WHEN AN APPROVED FIRE DETECTION SYSTEM IS INSTALLED (BY OTHERS).

SUBMITTED DESIGN:	AREA #	SQUARE FEET
	1	117

5. TOILET FACILITIES
REFERENCE TO: IBC SECTION 2902.3.2

"TOILET FACILITIES SHALL BE PROVIDED WITHIN 500 FEET TO ACCOMMODATE BLEACHER OCCUPANT LOAD".
AN EXISTING RESTROOM BUILDING IS LOCATED WITHIN 500 FEET TO MEET THOSE REQUIREMENTS.



3 MAX CAPACITY SIGN
(SIGNS ARE LOCATED ON THE INSIDE OF EACH EXTERIOR DOOR)

PROFESSIONAL ENGINEER STAMP



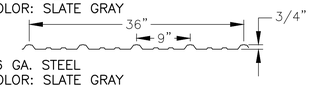
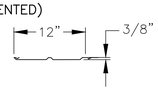
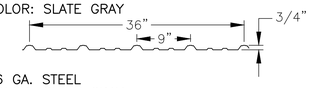
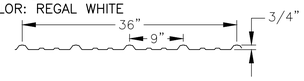
11/10/2023
Professional Engineer Facility: E-1144

REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

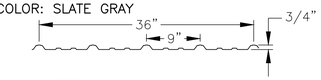
JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY: KMW	SHEET NUMBER: 2

PRESS BOX
PURCHASED PARTS LIST

ITEM	MANUFACTURER	DESCRIPTION
ROOF	McELROY METAL, Inc.	MAX–RIB ULTRA PVF 29 GA STEEL COLOR: SLATE GRAY 
ROOF FASCIA	McELROY METAL, Inc.	26 GA. STEEL COLOR: SLATE GRAY
ROOF UNDERLAYMENT	OWENS CORNING	WEATHERLOCK GRANULATED SELF–SEALING ICE AND WATER BARRIER
ROOF SHEETING	LOUISIANA–PACIFIC	7/16" OSB
ROOF SOFFIT	McELROY METAL, Inc.	MATRIX SOFFIT PANEL (NON–VENTED) 29 GA. COLOR: SLATE GRAY 
VAPOR BARRIER	DUPONT	"TYVEK" HOME WRAP
WALL SIDING	McELROY METAL, Inc.	MAX–RIB ULTRA PVF 29 GA STEEL COLOR: SLATE GRAY 
WALL CORNER TRIM	McELROY METAL, Inc.	26 GA. STEEL COLOR: SLATE GRAY
UNDERSIDE CEILING	McELROY METAL, Inc.	MAX–RIB ULTRA PVF 29 GA STEEL COLOR: REGAL WHITE 
WINDOWS (EXTERIOR)	ALLIANCE	FRONT WALL: (3) 60"w x 48"h (ROUGH OPENING) WINDGATE (NEW CONSTRUCTION TYPE) TWIN VENT (DOUBLE) SLIDER W/ LOW E GLASS, DOUBLE LOCKS AND FULL SCREEN COLOR: WHITE
WALK THRU DOOR (EXTERIOR) (1 REQ'D)	AJ MANUFACTURING Inc.	5100 SERIES 3'–0"w x 6'–8"h INSULATED STEEL DOOR REVERSIBLE LOCK SIDE THRESHOLD W/DOOR SWEEP DOOR CLOSER PROVIDED COLOR: ICED WHITE
LOCKSET (EXTERIOR DOOR)	SCHLAGE	ACCESS LOCK – SATURN 626 MODEL #AL25D–SAT626 (LEVER HANDLE & OUTSIDE BLANK PLATE) WITH STRIKE SECURITY PLATE FINISH: SATIN CHROME
SUBFLOOR SHEETING	HUBER ENGINEERED WOODS COMPANY	23/32" T&G OSB "ADVANTECH"
CARPET	SHAW CARPET CO.	WINDSURF COLLECTION COLOR: ARTESIAN WELL
INTERIOR WALL PANELS	GOLD BOND BRAND KAL–KORE	5/8" TYPE "X" PLASTER BOARD & VENEER SYSTEM COLOR: ALABASTER #SW7008 (OFF–WHITE)
INTERIOR CEILING PANELS	GOLD BOND BRAND KAL–KORE	5/8" TYPE "X" PLASTER BOARD & VENEER SYSTEM COLOR: ALABASTER #SW7008 (OFF–WHITE)
COUNTERTOP	PIONITE	COLOR: NEGOTIATING IN GENEVA
FIRE EXTINGUISHER	KIDDE	DRY CHEMICAL, MONOAMMONIUM PHOSPHATE, 10 LB, 5–1/4" DIA. CYLINDER GR ITEM #4XP89 / MODEL #PROPLUS10
FIRE EXTINGUISHER BRACKET ASSEMBLY	KIDDE	WALL MOUNT HANGAR, STEEL (BLACK) FOR 10 LB, 5–1/4" DIA. CYL GR ITEM #5T909 / MODEL #366242
PRESS BOX STAIR FRAMING FINISH	AZZ GALVANIZING	HOT–DIPPED GALVANIZED ASTM A123
PRESS BOX STAIR RAILING FINISH	AZZ GALVANIZING	HOT–DIPPED GALVANIZED ASTM A123
GUARDRAIL CHAIN LINK FABRIC	STEPHENS PIPE & STEEL CO.	GALVANIZED

PRESS BOX ENCLOSURE
PURCHASED PARTS LIST

ITEM	MANUFACTURER	DESCRIPTION
WALL FRAMING	McELROY METAL, Inc.	HORIZONTAL: 6" x 2 1/2" x 16 GA "CEE" GIRT VERTICAL: 6" x 3 1/2" x 16 GA "CEE" GIRT G90 GALVANIZED FINISH
WALL SIDING	McELROY METAL, Inc.	MAX–RIB ULTRA PVF 29 GA STEEL COLOR: SLATE GRAY 
CORNER TRIM • VERTICAL	McELROY METAL, Inc.	26 GA STEEL COLOR: SLATE GRAY
WALK THRU DOORS (EXTERIOR) (1 REQ'D)	AJ MANUFACTURING Inc.	5100 SERIES 3'–0"w x 6'–8"h INSULATED STEEL DOOR REVERSIBLE LOCK SIDE THRESHOLD W/DOOR SWEEP DOOR CLOSER PROVIDED
	SHERWIN WILLIAMS BOND PLEX	COLOR: PAINT TO MATCH "ICED WHITE"
LOCKSETS	SCHLAGE	SATURN 626 MODEL #S51 US26D KA6 (LEVER/LEVER) WITH STRIKE SECURITY PLATE
ROLL–UP OVERHEAD DOOR (1 REQ'D)	TRAC–RITE DOOR, Inc.	6'–0"w x 8'–0"h MODEL 944 COLOR: ICED WHITE JAMB BRUSH SEAL (8' HIGH) #603780 (PUR237a) HEADER DRAFT STOP (6' WIDE) #502520 (PUR280) LOCK TYPE: SPACE GUARD LATCH (EXTERNAL) (2) PER DOOR
ROLL–UP DOOR TRIM	McELROY METAL, Inc.	26 GA STEEL COLOR: ICED WHITE

PROFESSIONAL ENGINEER STAMP



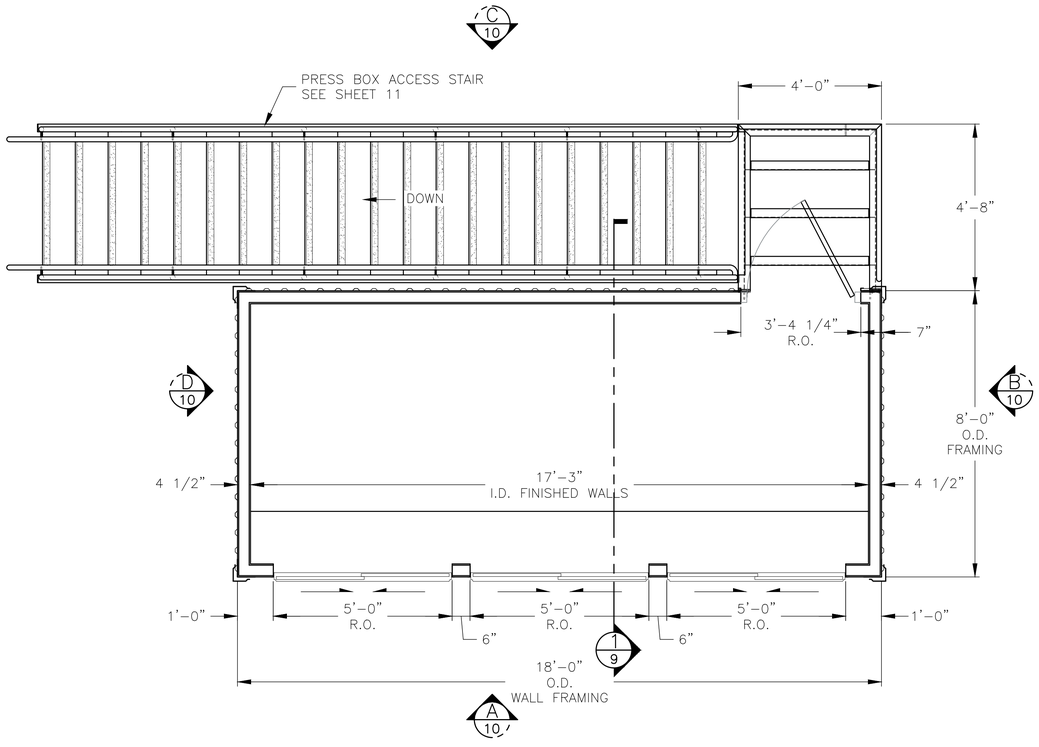
11/10/2023

Professional Engineer Facility: E-1144

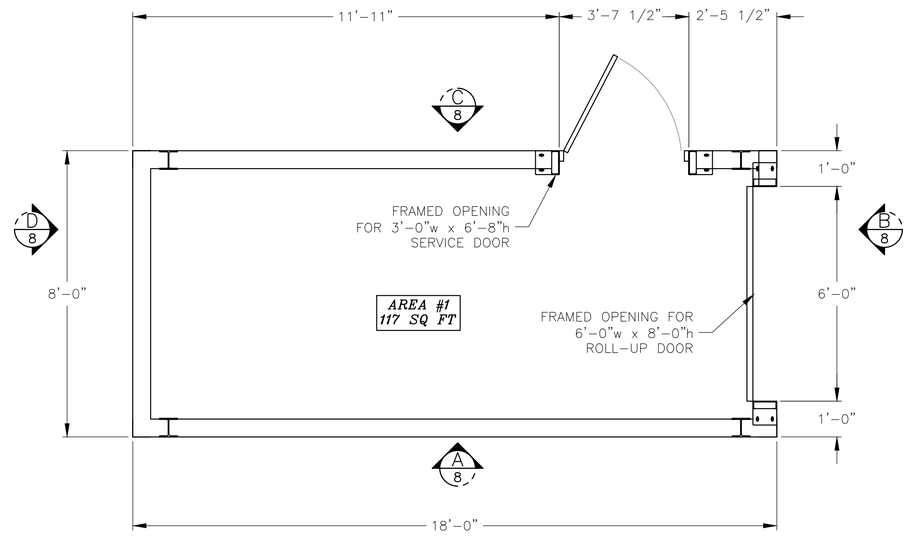
REV	DATE	DESCRIPTION	REV BY:
0	11–09–23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11–09–23
DRAWN BY: KMW	SHEET NUMBER: 3



1 PLAN VIEW
SCALE: 1/2" = 1'–0"



2 ENCLOSURE PLAN
SCALE: 1/2" = 1'–0"

PROFESSIONAL ENGINEER STAMP

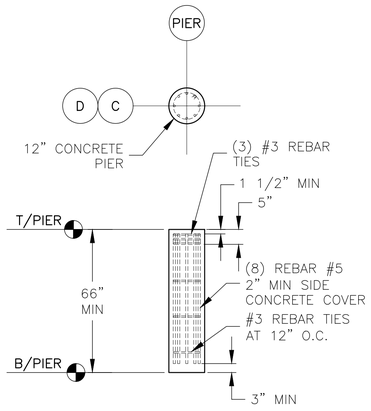


11/10/2023
Professional Engineer Facility: E-1144

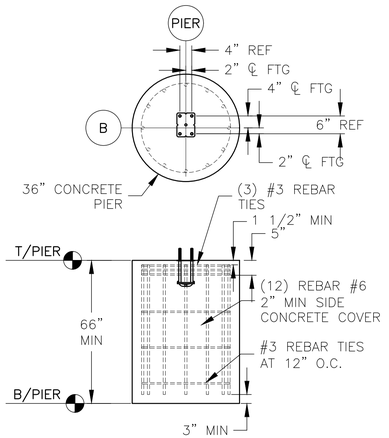
REV	DATE	DESCRIPTION	REV BY:
0	11–09–23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

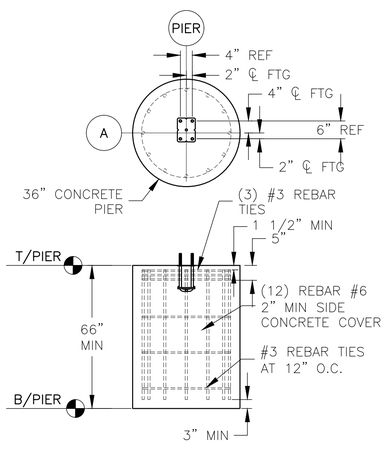
PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11–09–23
DRAWN BY: KMW	SHEET NUMBER: 4



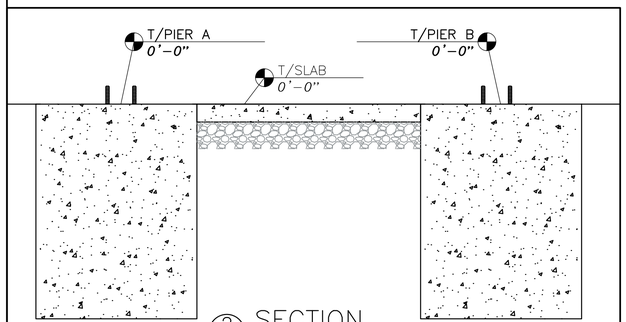
C STAIR BEARING
(2) REQUIRED



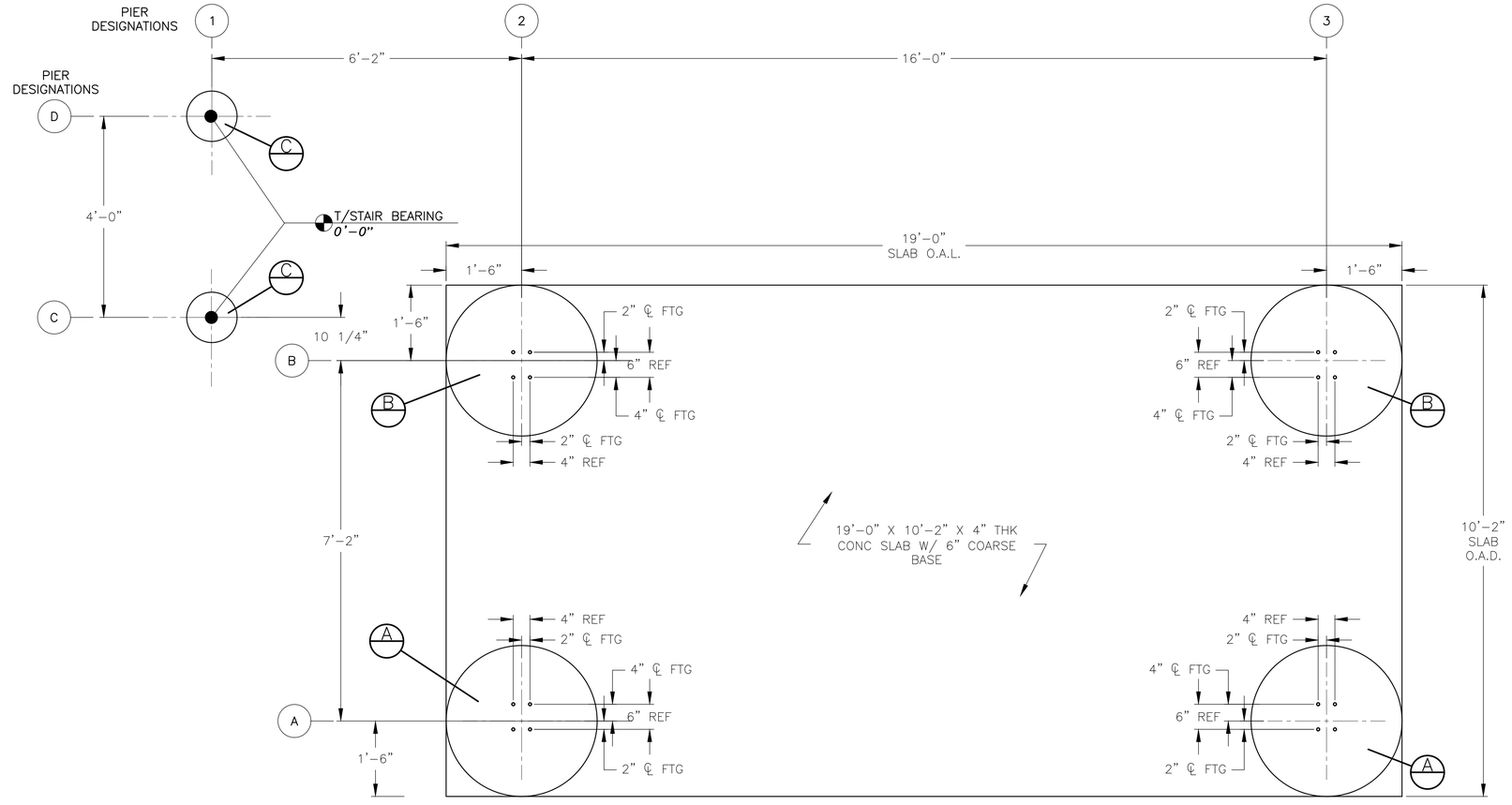
B PIER ASSEMBLY
(2) REQUIRED



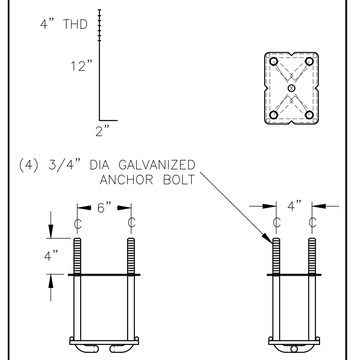
A PIER ASSEMBLY
(2) REQUIRED



2 SECTION
SCALE: 3/4" = 1'-0"



1 FOUNDATION PLAN
SCALE: 3/4" = 1'-0"



ANCHOR BOLT CLUSTER ASSEMBLY
(4) REQUIRED

PROFESSIONAL ENGINEER STAMP

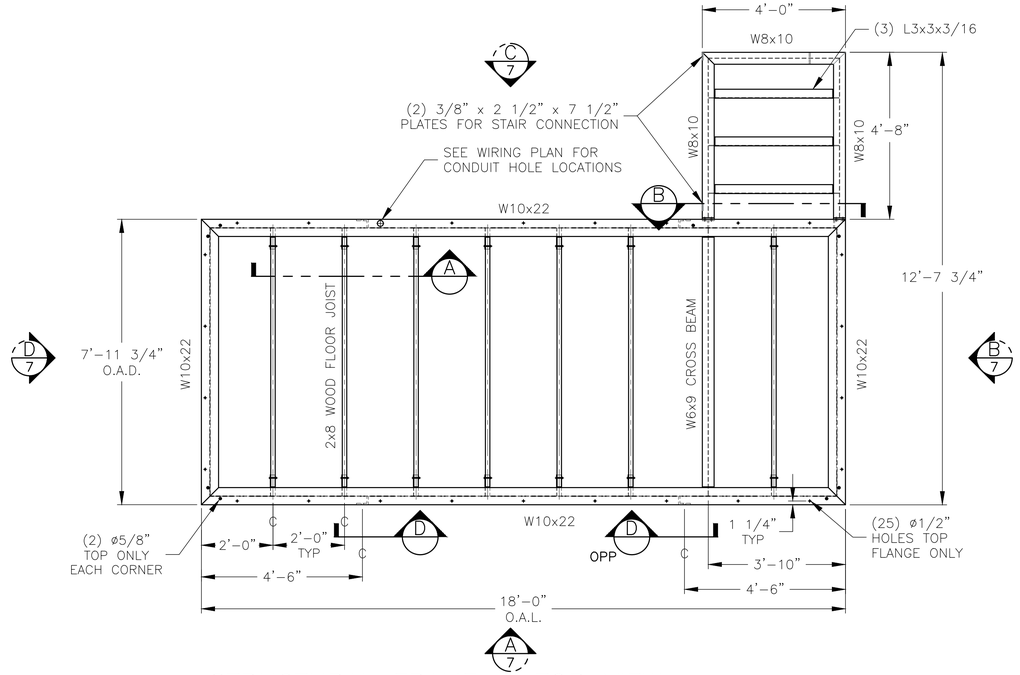


11/10/2023
Professional Engineer Facility: E-1144

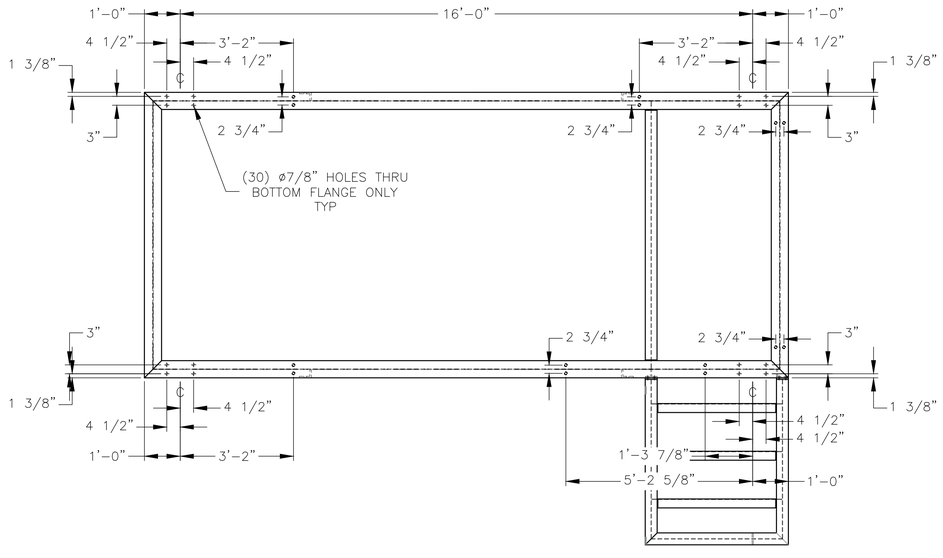
REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

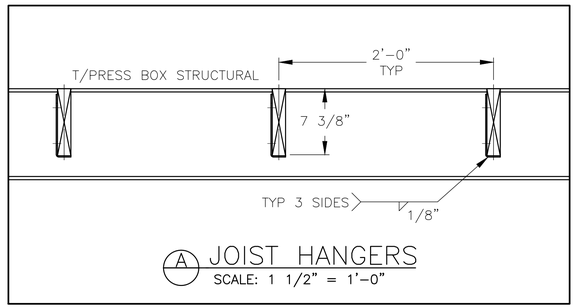
PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY:	KMW
SHEET NUMBER:	5



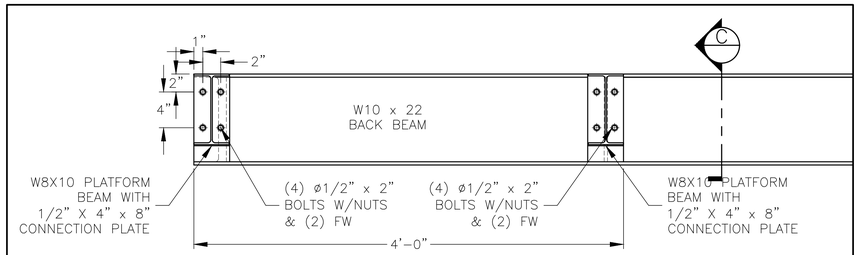
1 STRUCTURAL FRAME – TOP VIEW
SCALE: 1/2" = 1'-0"



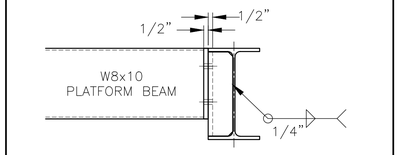
2 STRUCTURAL FRAME – BOTTOM VIEW
SCALE: 1/2" = 1'-0"



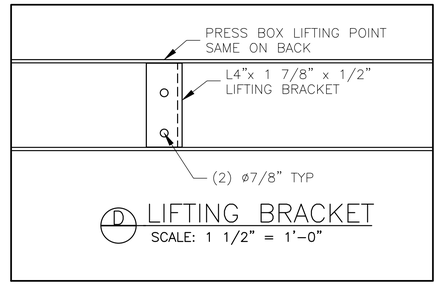
A JOIST HANGERS
SCALE: 1 1/2" = 1'-0"



B PLATFORM ATTACHMENT
SCALE: 1 1/2" = 1'-0"



C PLATFORM BRACKET
SCALE: 1 1/2" = 1'-0"



D LIFTING BRACKET
SCALE: 1 1/2" = 1'-0"

PROFESSIONAL ENGINEER STAMP

MARK P. MARCH LICENSED 17336 KANSAS PROFESSIONAL ENGINEER

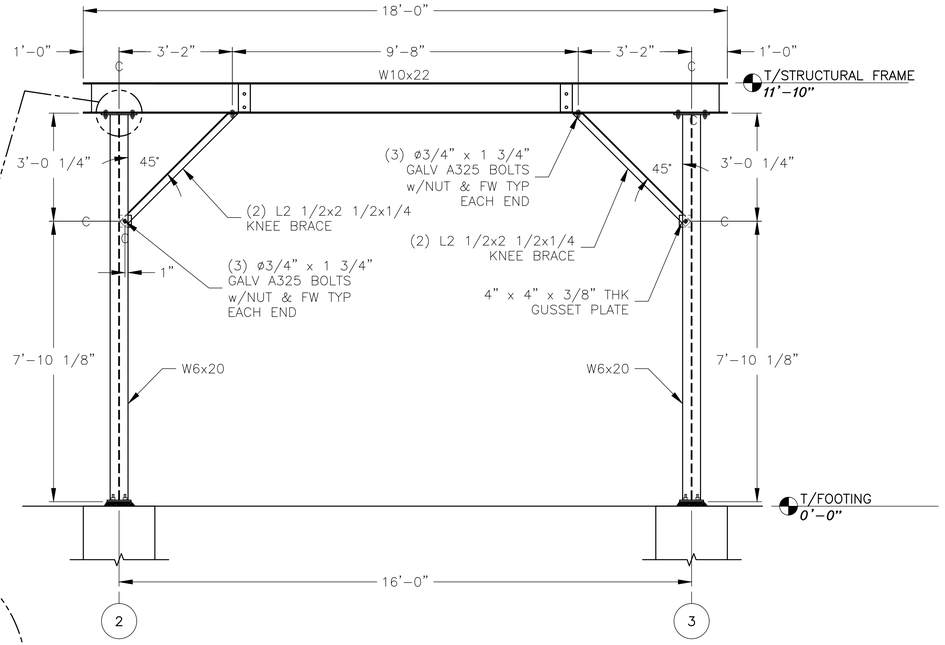
11/10/2023

Professional Engineer Facility: E-1144

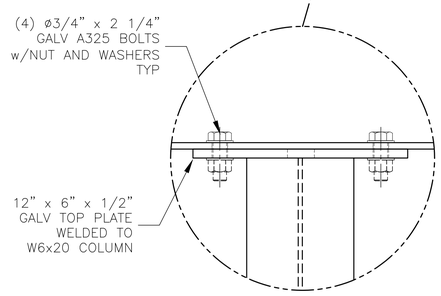
REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

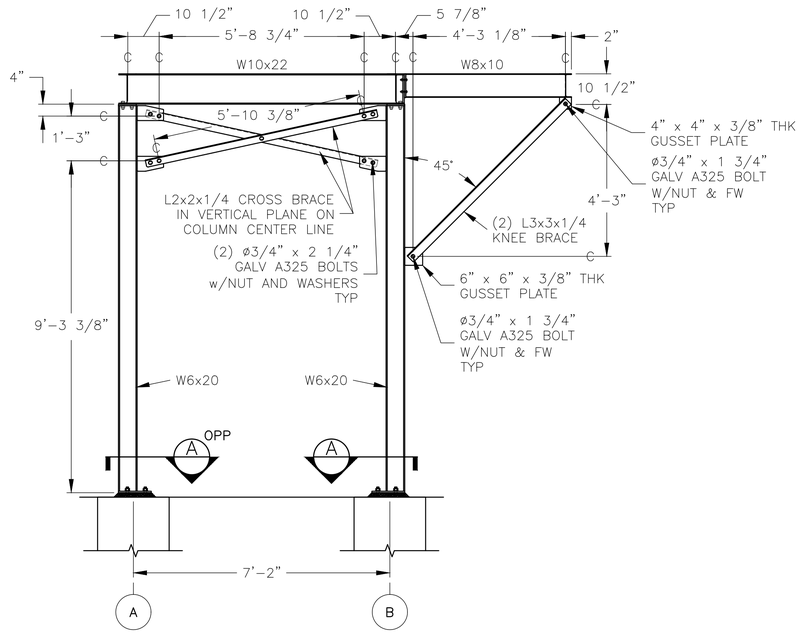
PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY: KMW	SHEET NUMBER: 6



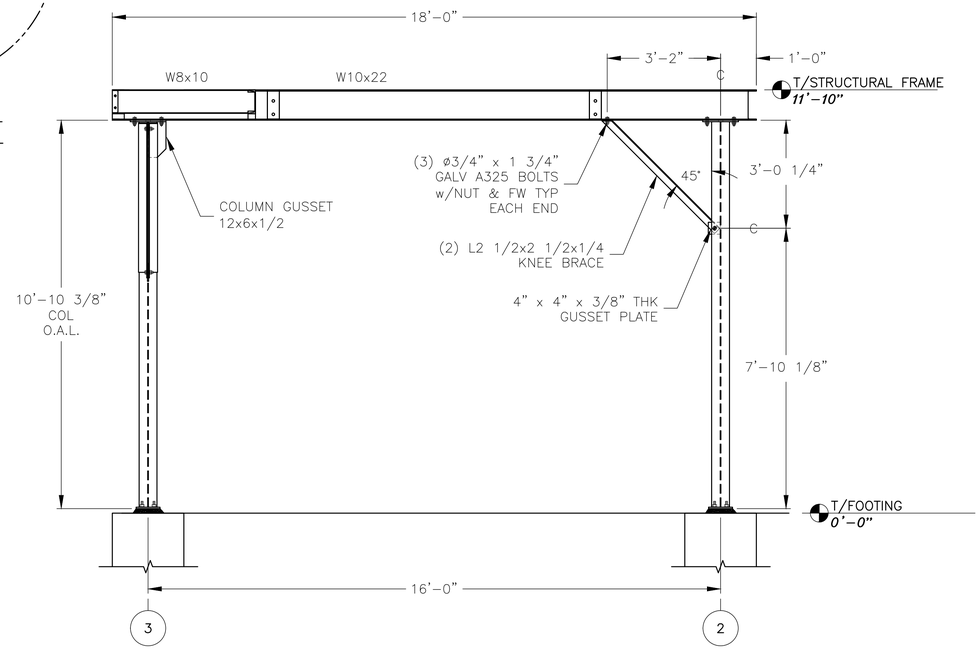
A STRUCTURAL SUPPORT
SCALE: 1/2" = 1'-0" FRONT ELEVATION



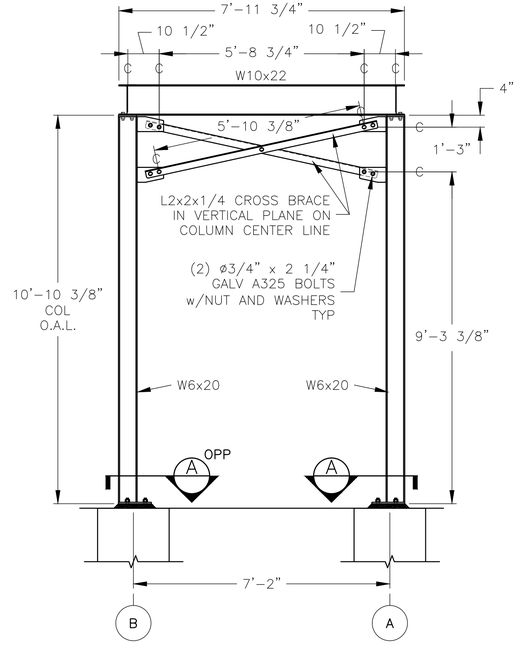
COLUMN ATTACHMENT
SCALE: 3"=1'-0"



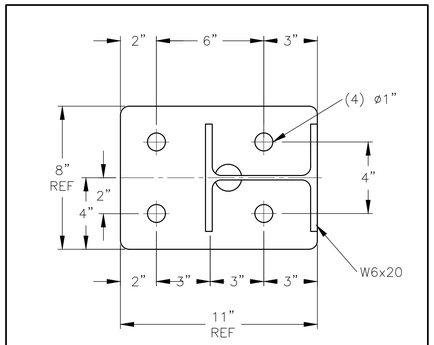
B STRUCTURAL SUPPORT
SCALE: 1/2" = 1'-0" END ELEVATION



C STRUCTURAL SUPPORT
SCALE: 1/2" = 1'-0" BACK ELEVATION



D STRUCTURAL SUPPORT
SCALE: 1/2" = 1'-0" END ELEVATION



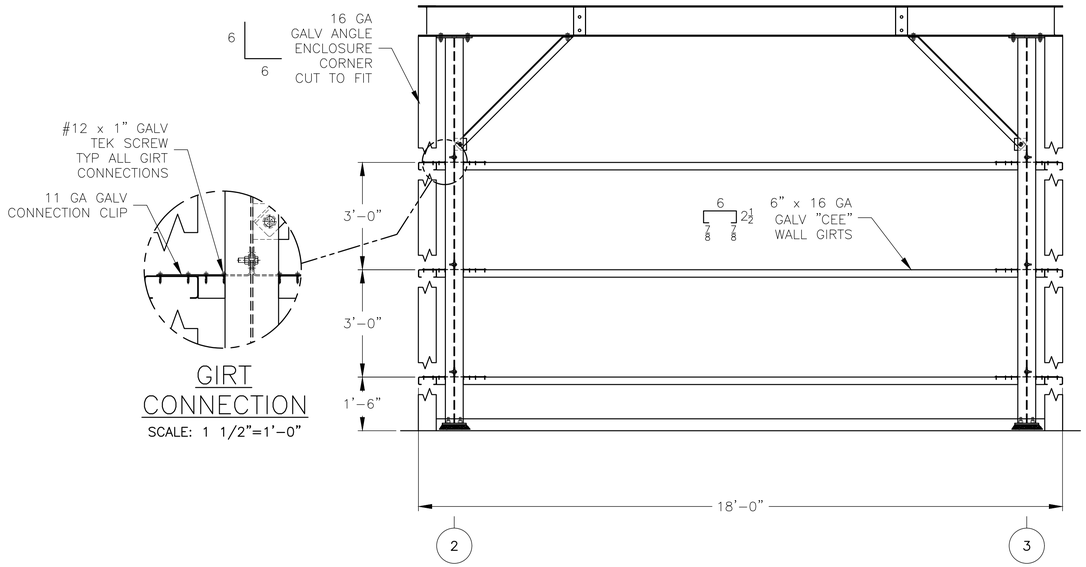
A BASE PLATE
SCALE: 3" = 1'-0"

PROFESSIONAL ENGINEER STAMP
MARK P. MARCH
LICENSED
17336
KANSAS
PROFESSIONAL ENGINEER
11/10/2023
Professional Engineer Facility: E-1144

REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

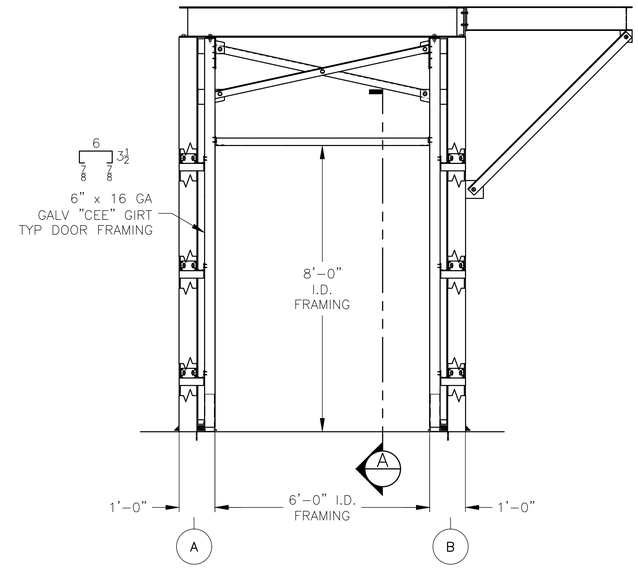
JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY: KMW	SHEET NUMBER: 7

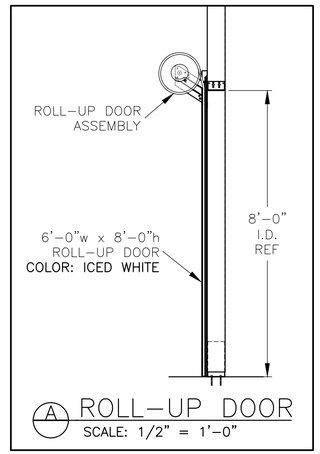


GIRT CONNECTION
SCALE: 1 1/2"=1'-0"

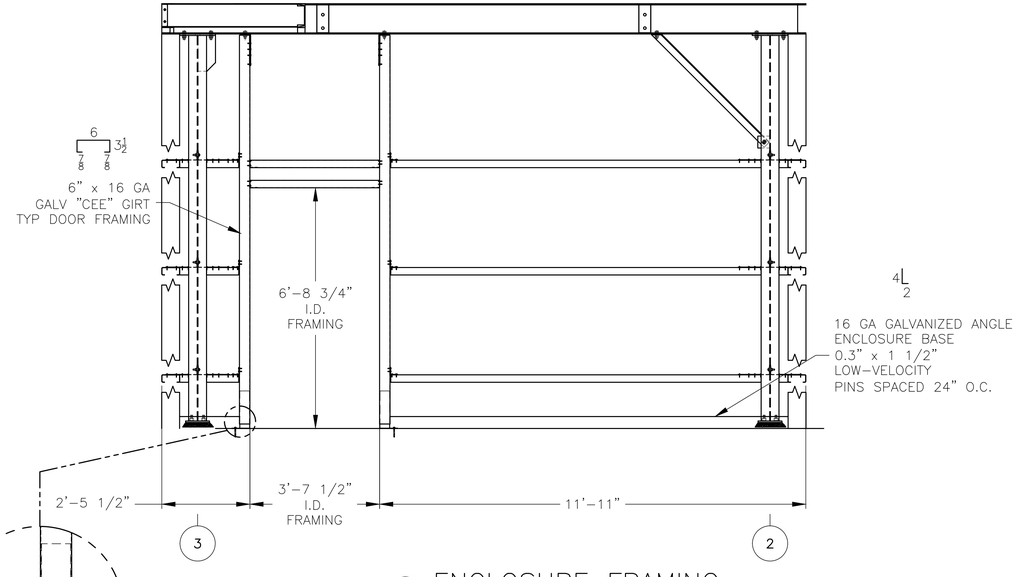
A ENCLOSURE FRAMING
SCALE: 1/2" = 1'-0" WEST ELEVATION

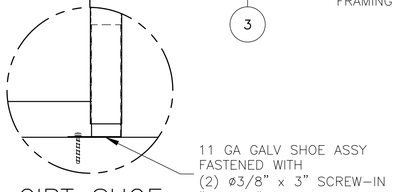


B ENCLOSURE FRAMING
SCALE: 1/2" = 1'-0" SOUTH ELEVATION



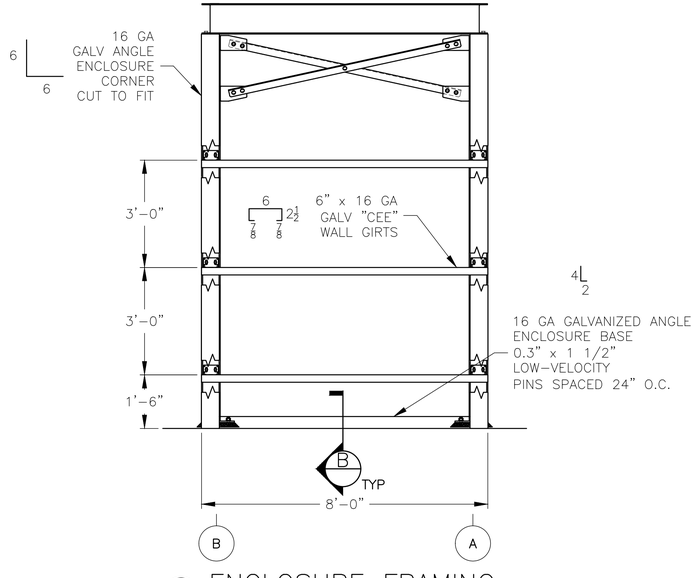
A ROLL-UP DOOR
SCALE: 1/2" = 1'-0"



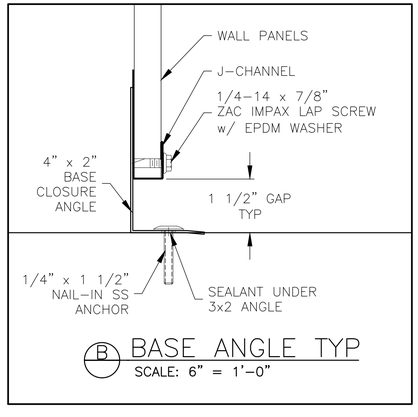


GIRT SHOE
SCALE: 1 1/2"=1'-0"

C ENCLOSURE FRAMING
SCALE: 1/2" = 1'-0" EAST ELEVATION



D ENCLOSURE FRAMING
SCALE: 1/2" = 1'-0" NORTH ELEVATION



B BASE ANGLE TYP
SCALE: 6" = 1'-0"

PROFESSIONAL ENGINEER STAMP

MARK P. MARCH
LICENSED
17336
KANSAS
PROFESSIONAL ENGINEER

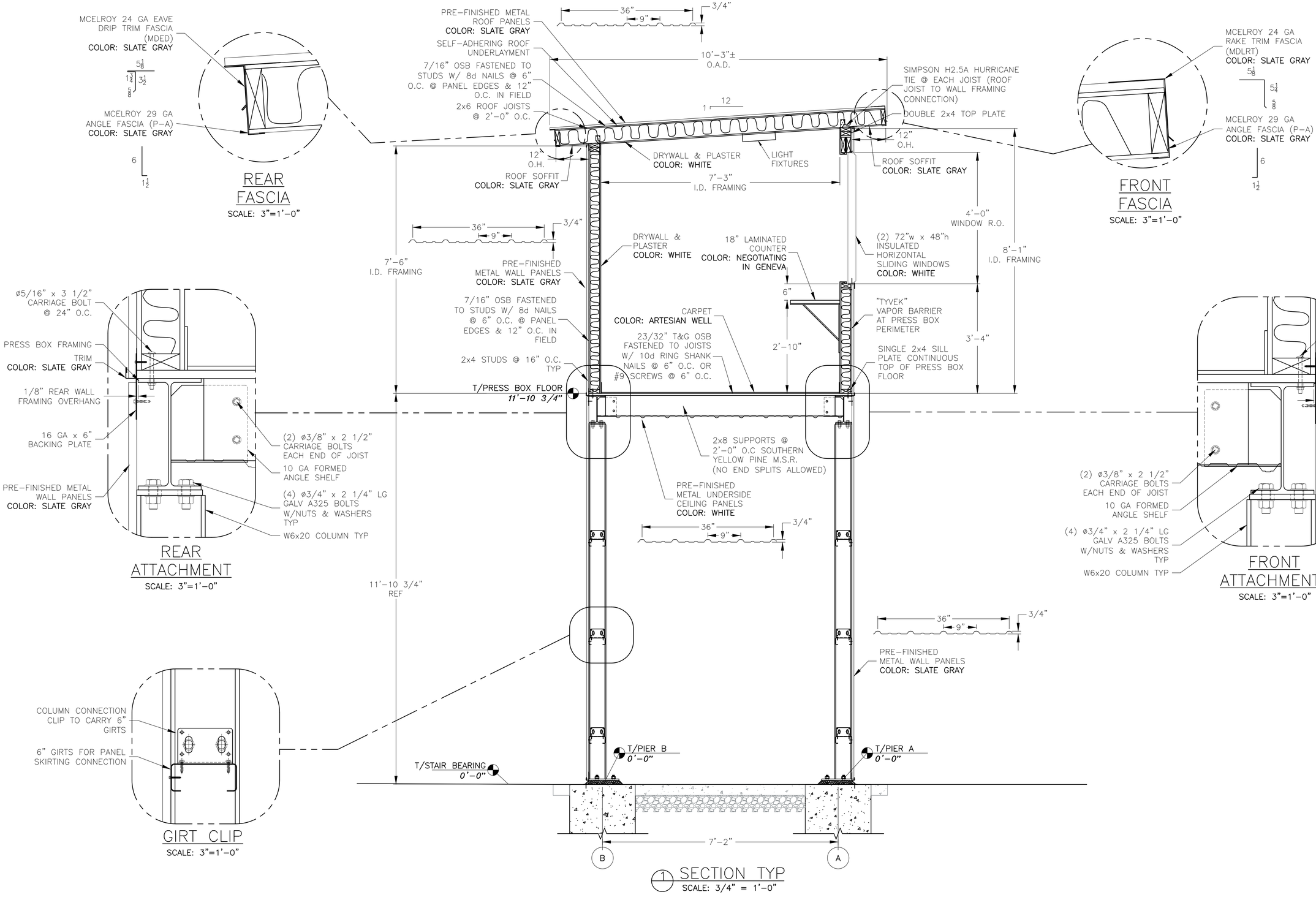
11/10/2023

Professional Engineer Facility: E-1144

REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY: KMW	SHEET NUMBER: 8



PROFESSIONAL ENGINEER STAMP

MARK P. MARLEY LICENSED 17336 KANSAS PROFESSIONAL ENGINEER

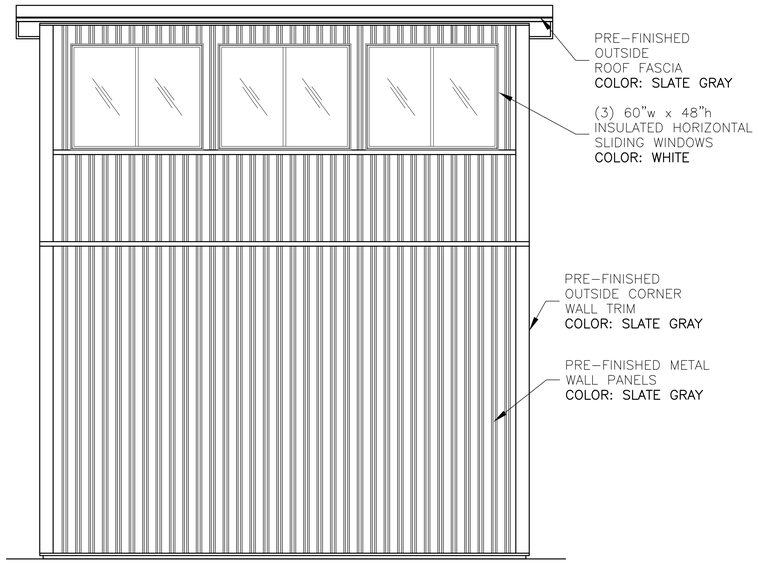
11/10/2023

Professional Engineer Facility: E-1144

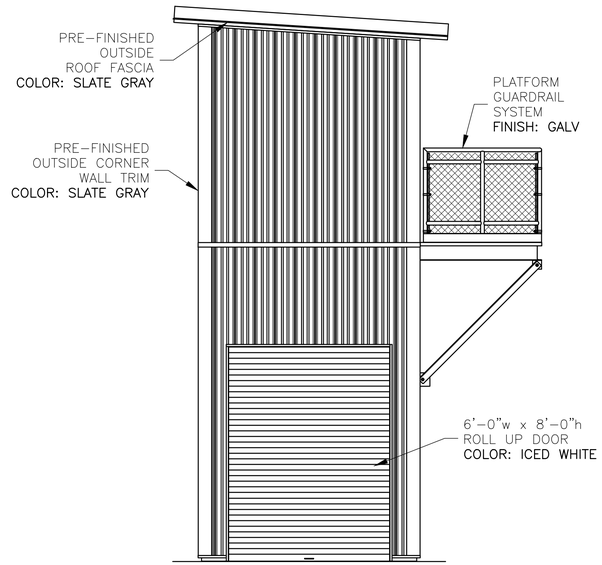
REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

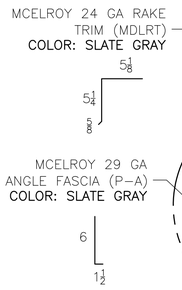
PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY: KMW	SHEET NUMBER: 9



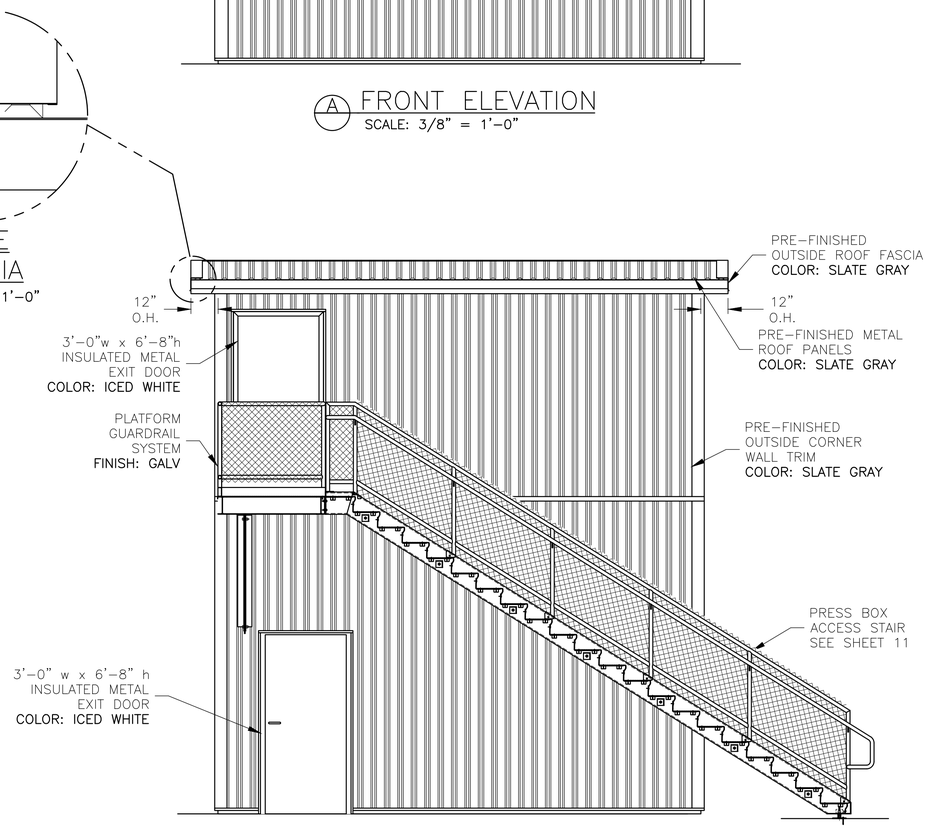
A FRONT ELEVATION
SCALE: 3/8" = 1'-0"



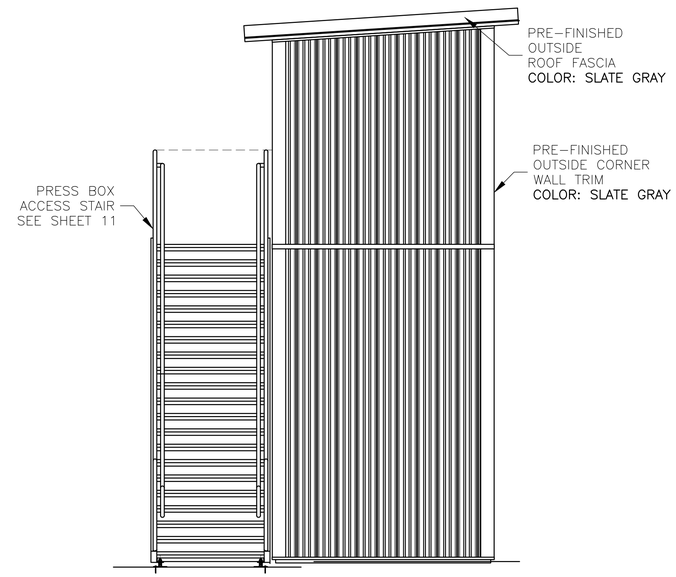
B SIDE ELEVATION
SCALE: 3/8" = 1'-0"



SIDE FASCIA
SCALE: 3"=1'-0"

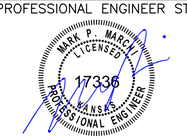


C BACK ELEVATION
SCALE: 3/8" = 1'-0"



D SIDE ELEVATION
SCALE: 3/8" = 1'-0"

PROFESSIONAL ENGINEER STAMP

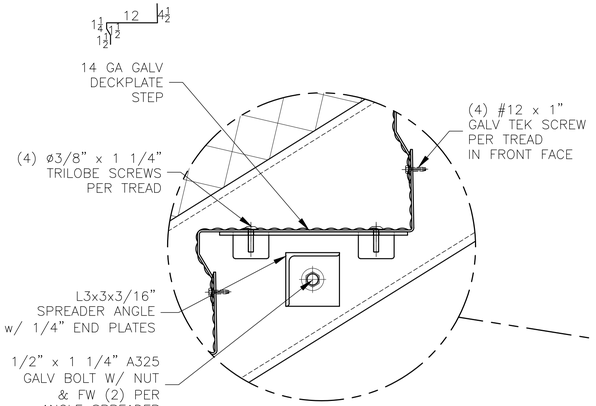


11/10/2023
Professional Engineer Facility: E-1144

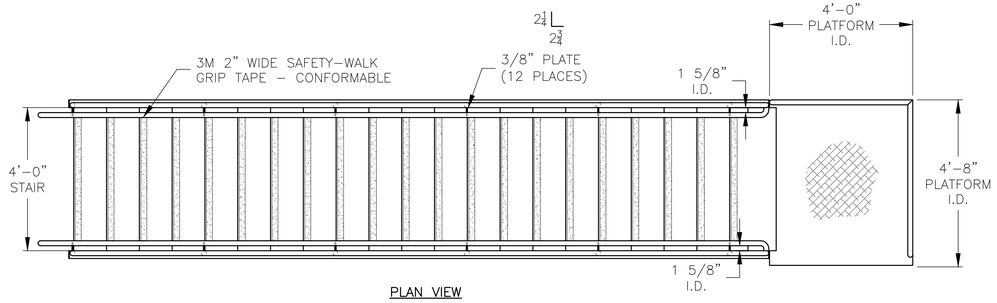
REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide everything except the spectators."

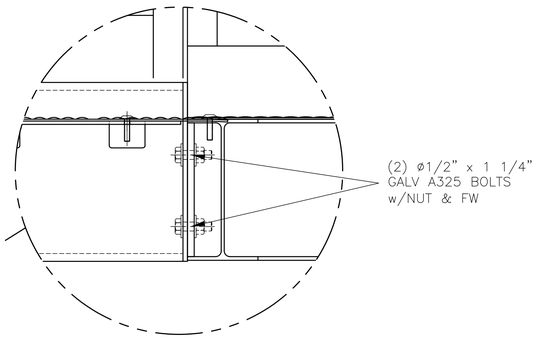
PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY: KMW	SHEET NUMBER: 10



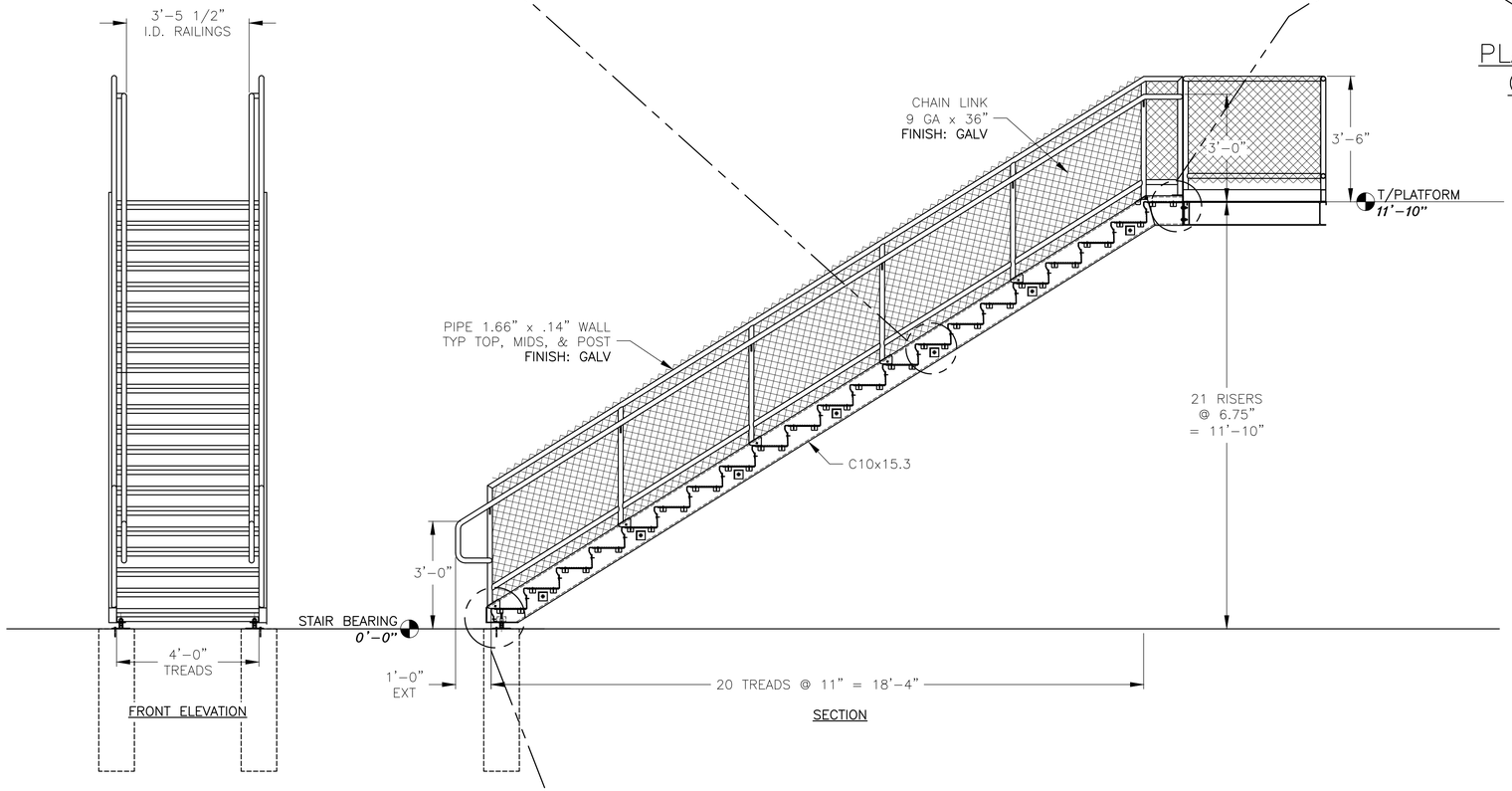
STAIR TREAD
SCALE: 3"=1'-0"



PLAN VIEW

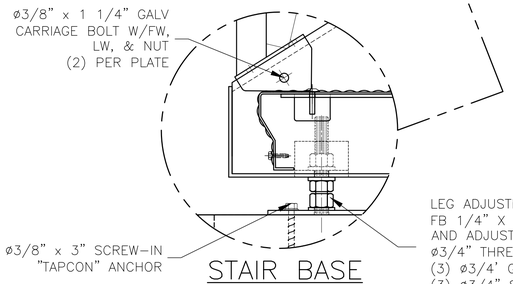


PLATFORM/STAIR CONNECTION
SCALE: 3"=1'-0"



FRONT ELEVATION

SECTION



STAIR BASE
SCALE: 3"=1'-0"

1 ACCESS STAIR & PLATFORM
SCALE: 1/2" = 1'-0"

PROFESSIONAL ENGINEER STAMP

MARK P. MARCH LICENSED 17336 KANSAS PROFESSIONAL ENGINEER

11/10/2023

Professional Engineer Facility: E-1144

REV	DATE	DESCRIPTION	REV BY:
0	11-09-23	ISSUED FOR REVIEW	KMW

JW INDUSTRIES LLC.
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com

"We provide everything except the spectators."

PROJECT:	PRESS BOX
CLIENT:	KANSAS CITY CHRISTIAN SCHOOL
DESIGN FIRM:	JW INDUSTRIES, LLC.
REPRESENTATIVE:	
JOB#: 23572	DATE: 11-09-23
DRAWN BY: KMW	SHEET NUMBER: 11


KNIGHTS



MATERIAL FINISHES	
SEAT PLANK	ANODIZED
RISER PLANK	MILL FINISH
FOOT PLANK	MILL FINISH
CHAIN LINK	GALVANIZED

BD-0824C

NON-ELEV. ALUM. 8 ROW x 24'-0" BLEACHER

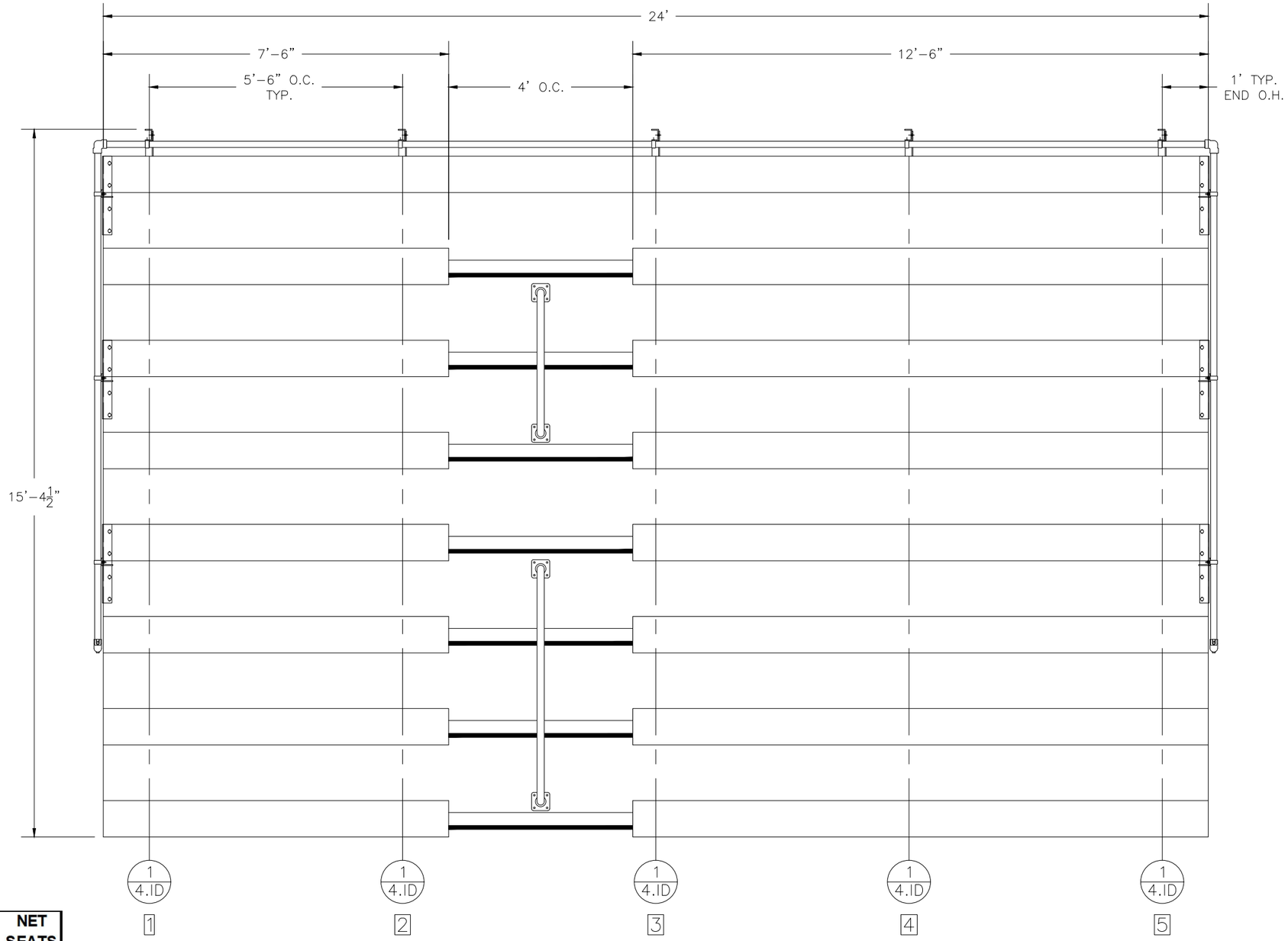
DRAWING REFERENCE NUMBER: NA–0824DLX_CL	
DRAWING SHEET INDEX	
1.CS	COVER SHEET
2.TD	SEATING PLAN
3.FP	FOUNDATION PLAN
4.ID	FRAME IDENTIFICATION
5.BA	BLEACHER ASSEMBLY PREP
6.BA	BLEACHER ASSEMBLY – BRACING
7.BA	BLEACHER ASSEMBLY SECTION VIEW
8.AP	ANCHORING PLAN
9.PF	PLANK & FRAMING PLAN
10.VA	VERTICAL AISLE ASSEMBLY
11.GR	GUARDRAIL ASSEMBLY
12.DS	TYPICAL BLEACHER ASSEMBLY DETAILS

RECOMMENDED TOOLS		
SOCKET WRENCH	POP RIVET GUN	CORDLESS DRILL
½" DEEP WELL SOCKET	LEVEL	3/16" DRILL BIT
9/16" DEEP WELL SOCKET	RUBBER MALLET	7/16" DRILL BIT
TAPE MEASURE	GLOVES	SAFETY GLASSES

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

MODEL: BD–0824C				
DESCRIPTION: NON–ELEV. 8 ROW x 24'–0" ASSEMBLY COVER SHEET				
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 1.CS

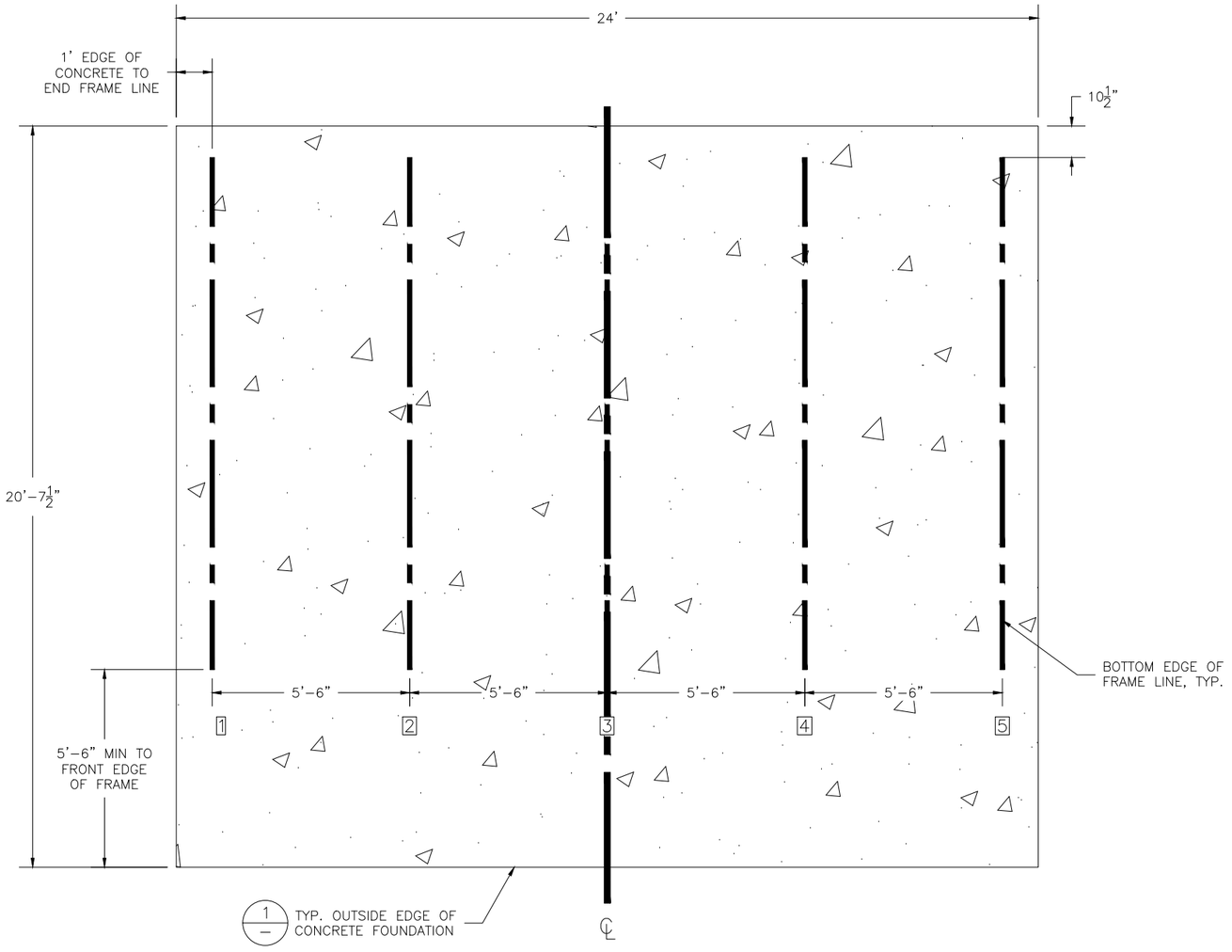


SECTION LENGTH	GROSS SEATS	ACTUAL SEATS	NO. OF ROWS	NET SEATS
24	16.00	16.00	1	16
7.5	5.00	5.00	7	35
12.5	8.33	8.00	7	56
		NET SEATS		107
		WHEELCHAIR SPACES		0
		TOTAL NET SEATING CAPACITY		107
		(BASED ON 18" PER SEAT)		

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

MODEL: BD-0824C					
DESCRIPTION: NON-ELEV. 8 ROW x 24'-0" SEATING PLAN					
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 2.TD	



CONCRETE FOUNDATION SPECIFICATIONS

SCOPE:
Foundation construction is not part of BELSON OUTDOORS' scope of work unless noted otherwise in the contract documents. The OWNER shall review the foundation design with local code authorities and coordinate with BELSON OUTDOORS.

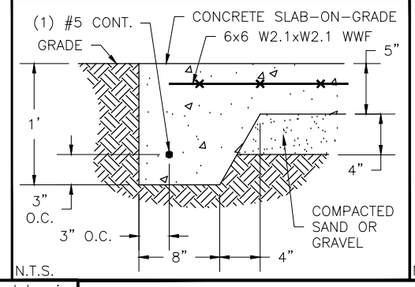
FOUNDATION DESIGN & ANCHORS:
1) The foundation designs are based on the following:
   a) Minimum presumed soil bearing of 2000 psf.
   b) Bleacher frame dead and live load of 700 lbs./ft.
   c) Bleacher frame wind uplift of 250 lbs./ft.

2) Unless otherwise specified on the drawings the bleacher frames shall be attached to concrete with a ½" dia. x 3¾" wedge type expansion anchor. The anchors shall be embedded a minimum of 2" into the concrete.

CONCRETE SPECIFICATIONS:
1) All concrete construction shall be in accordance with ***ACI 318.08.***
2) All concrete shall be air-entrained using an air entraining admixtruing meeting ***ASTM C620***. Total air content: 5%-7% per ***ASTM C173***.
3) All concrete shall have a minimum 28-day strength of Fc=3000psi. Concrete shall have air-entrainment
4) A ¼" bituminous expansion joint material shall be placed between strip and slab foundations when adjacent to each other.
5) The depressions in the top of the foundations between high spots shall not exceed 5/16" below 10-foot long straightedge. The 10-foot straightedge method used to measure foundation flatness shall be in accordance with ***ACI 302.1R-04*** *"Guide for Concrete Floor and Slab Construction"*.

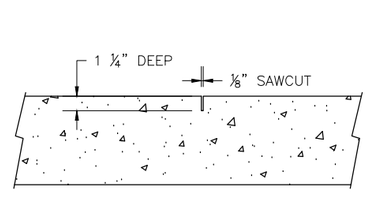
CONCRETE SLAB RECOMMENDED SPECIFICATIONS:
1) Concrete slab shall have a minimum thickness of 5" (some areas may require 6") and placed on 4" of compacted gravel or compacted sub base.
2) BELSON OUTDOORS recommends that the concrete slab be reinforced with 6x6-W2.1xW2.1 welded wire fabric at 1½" concrete cover from the top. In lieu of welded wire fabric, steel fiber substitution requires OWNER approval and his understanding of potential maintenance issues.
3) Contractor may substitute blended fiber reinforcing, provided the blend consists of multifilament polypropylene fibers and cold drawn steel wire fibers. Novamesh 950 or approved equivalent, applied at a dosage rate of 5lb/CY unless specified otherwise or a different recommendation is made by the manufacturer.
4) Crack control joints shall be sawed into slab to form approximate square patterns. The maximum spacing for control joints shall not exceed 13'-6", UNLESS INDICATED OTHERWISE. The bleacher frames shall not be set on control joints. The designer shall contact BELSON OUTDOORS to coordinate joint spacing requirements with the specific bleacher design.
5) The slab may be sloped a maximum of 1/8 inch per foot for drainage. The maximum overall out of level slope for the slab perpendicular to the seats (front to rear) shall not exceed 2" and parallel to the seats (end to end) shall not exceed 4".

① CONCRETE SLAB SECTION



N.T.S.

② CONTROL JOINT DETAIL



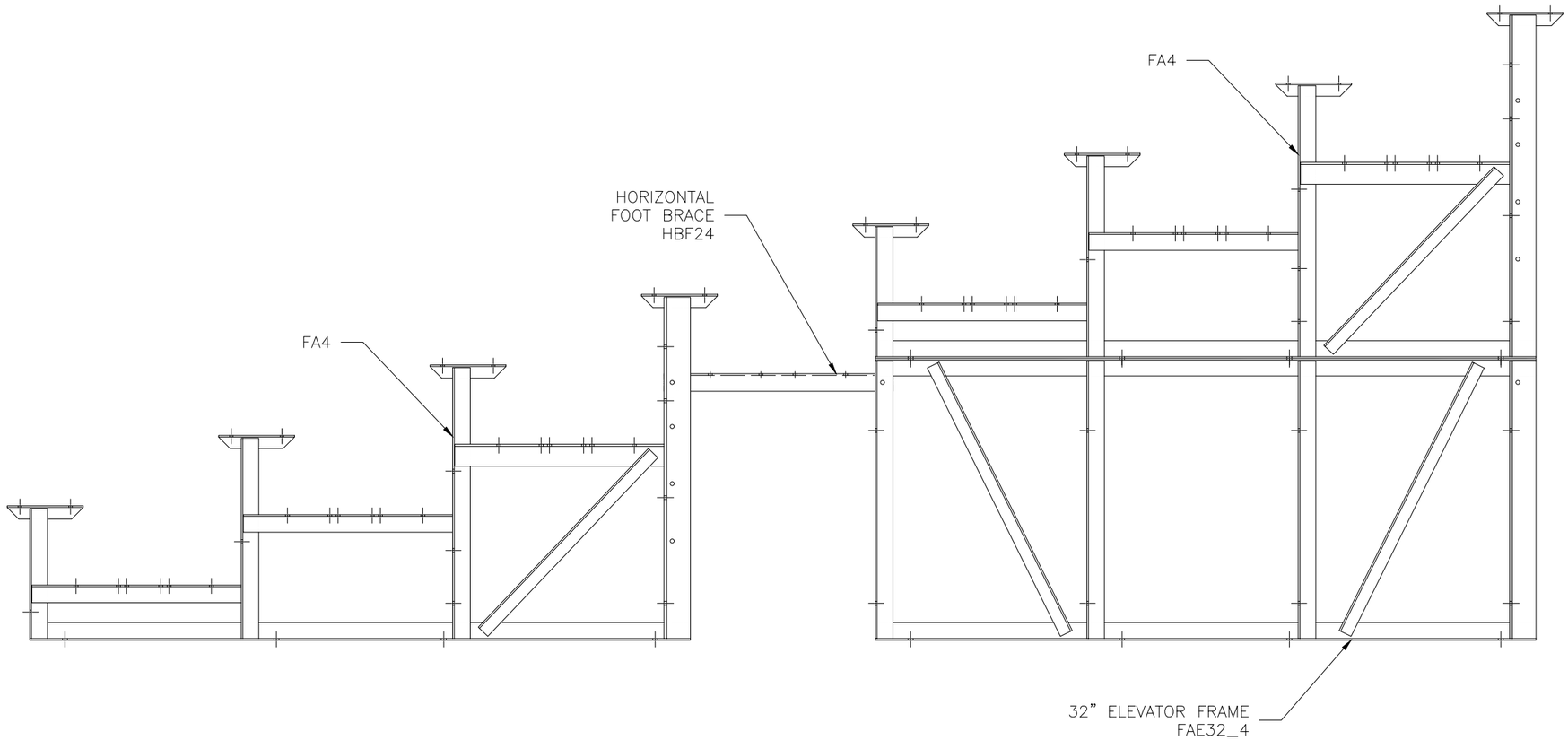
N.T.S.

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

MODEL: BD-0824C				
DESCRIPTION: NON-ELEV. 8 ROW x 24'-0" FOUNDATION PLAN				
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 3.FP

1
4.ID FRAME LINES 1, 2, 3, 4, 5



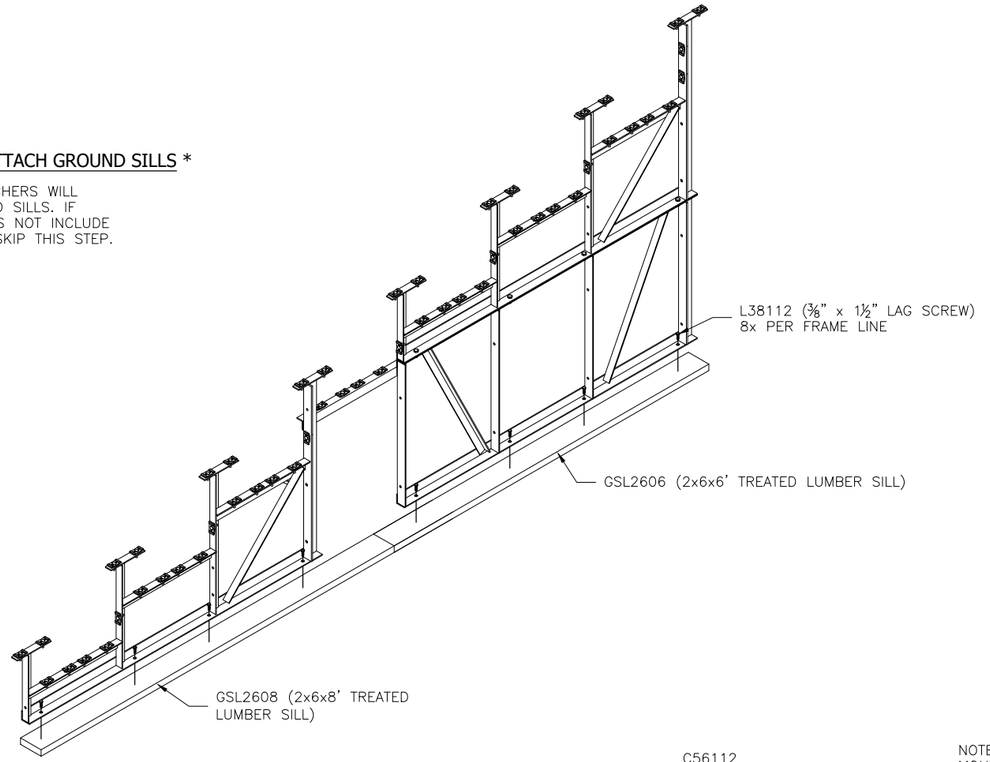
BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

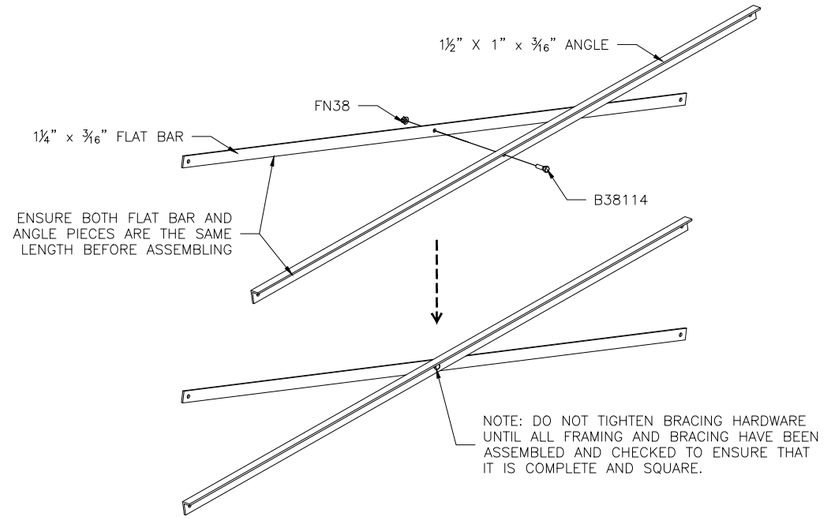
MODEL: BD-0824C				
DESCRIPTION: NON-ELEV. 8 ROW x 24'-0" FRAME IDENTIFICATION				
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 4.ID

(OPTIONAL) ATTACH GROUND SILLS *

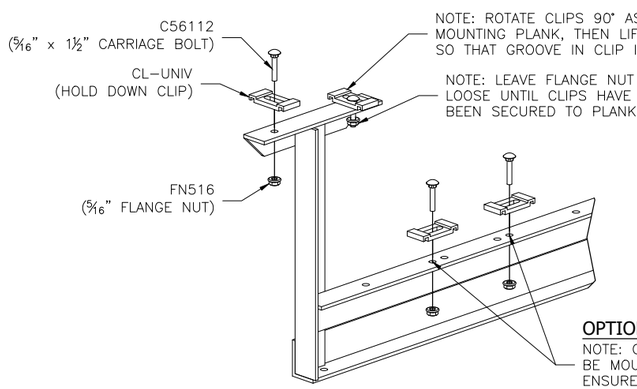
*NOT ALL BLEACHERS WILL RECEIVE GROUND SILLS. IF YOUR UNIT DOES NOT INCLUDE THIS FEATURE, SKIP THIS STEP.



PRE-ASSEMBLE X-BRACE PAIR(S)

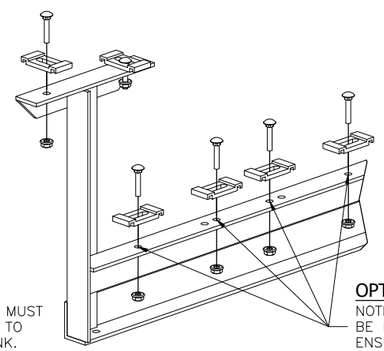


ONCE FRAMING IS COMPLETE, PRE-ASSEMBLE CLIP SETS ON BLEACHER FRAMES



OPTION A: SINGLE FOOT BOARDS

NOTE: CLIP SETS ON FOOT SUPPORTS MUST BE MOUNTED TO HOLES SHOWN HERE TO ENSURE CORRECT FIT WITH FOOT PLANK.



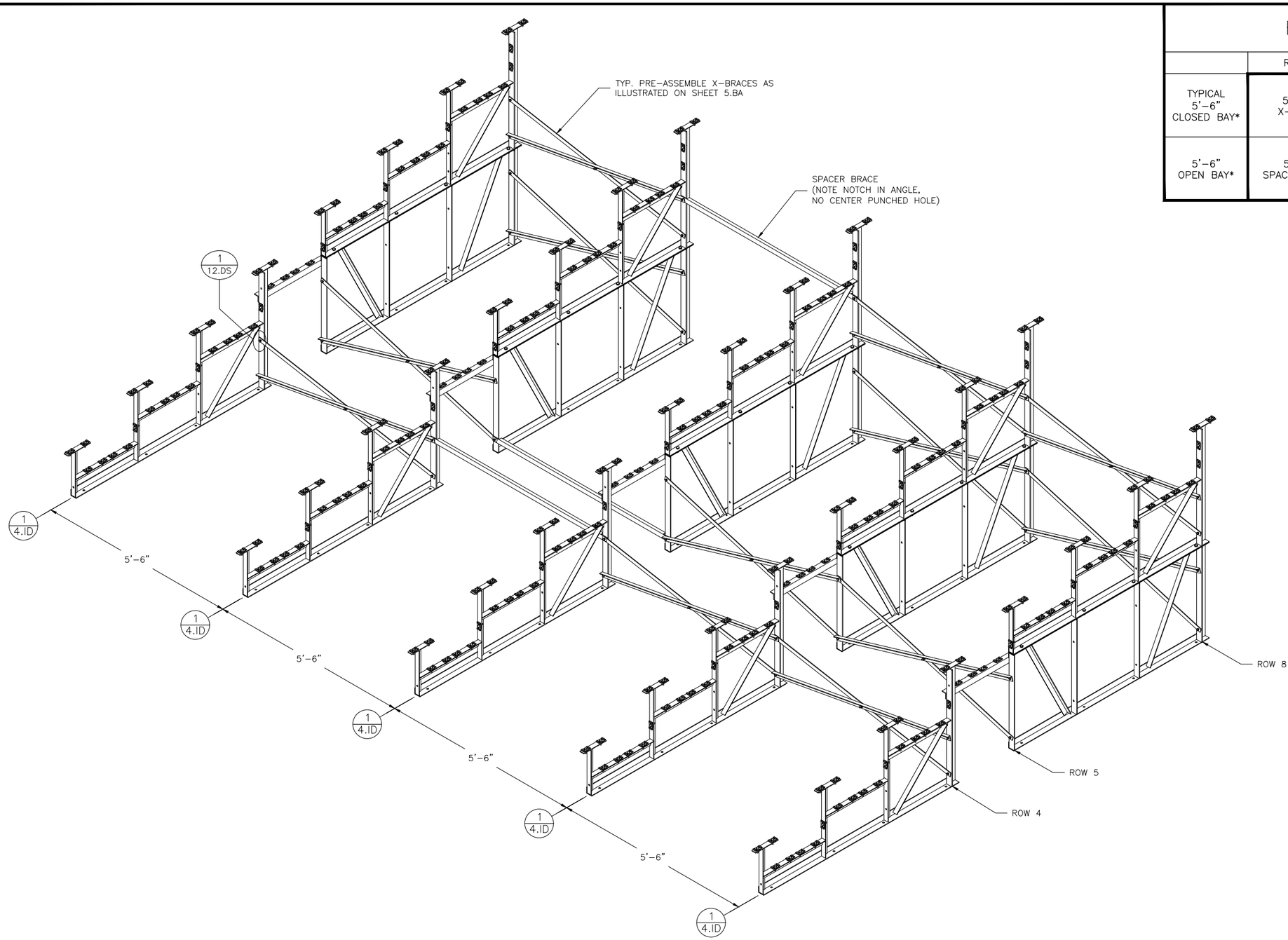
OPTION B: DOUBLE FOOT BOARDS

NOTE: CLIP SETS ON FOOT SUPPORTS MUST BE MOUNTED TO HOLES SHOWN HERE TO ENSURE CORRECT FIT WITH FOOT PLANK.

BELSON OUTDOORS®
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

MODEL: BD–0824C					
DESCRIPTION: NON–ELEV. 8 ROW x 24'–0" ASSEMBLY PREP					
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 5.BA	



BRACING CHART

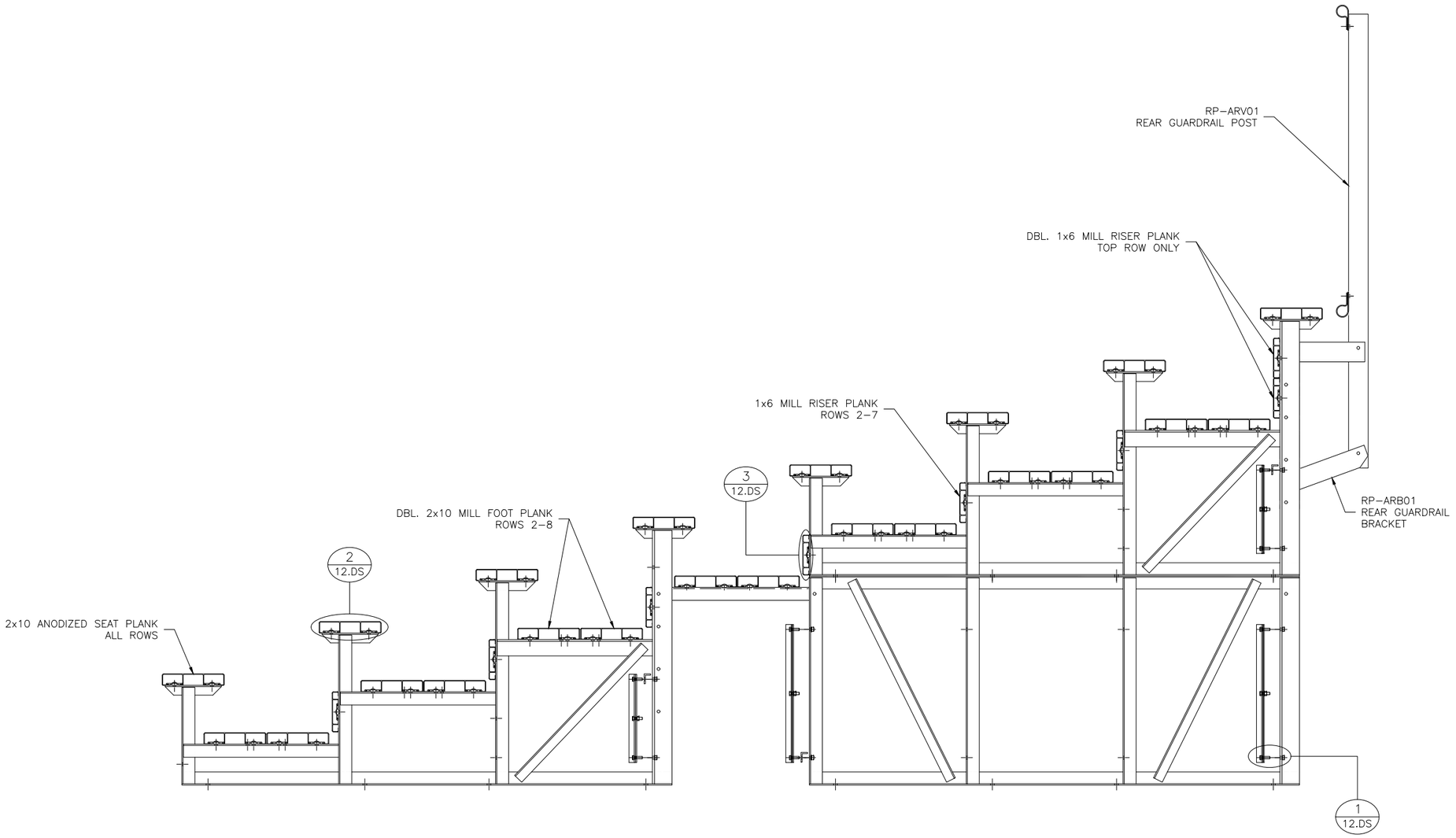
	ROW 4	ROW 5	ROW 8
TYPICAL 5'-6" CLOSED BAY*	5'-8⅝" X-BRACE	5'-10⅜" X-BRACE	5'-8⅝" X-BRACE
			5'-10⅜" X-BRACE
5'-6" OPEN BAY*	5'-7½" SPACER BRACE	5'-7½" SPACER BRACE	5'-7½" SPACER BRACE
			N/A

* NOTE:
"CLOSED BAY" RECEIVES ONLY X-BRACING.
"OPEN BAY" RECEIVES ONLY SPACER (STRAIGHT) BRACING.

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

MODEL: BD-0824C					
DESCRIPTION: NON-ELEV. 8 ROW x 24'-0" ASSEMBLY - BRACING					
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 6.BA	

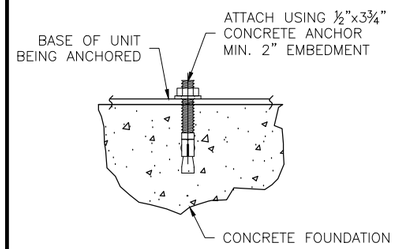


BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

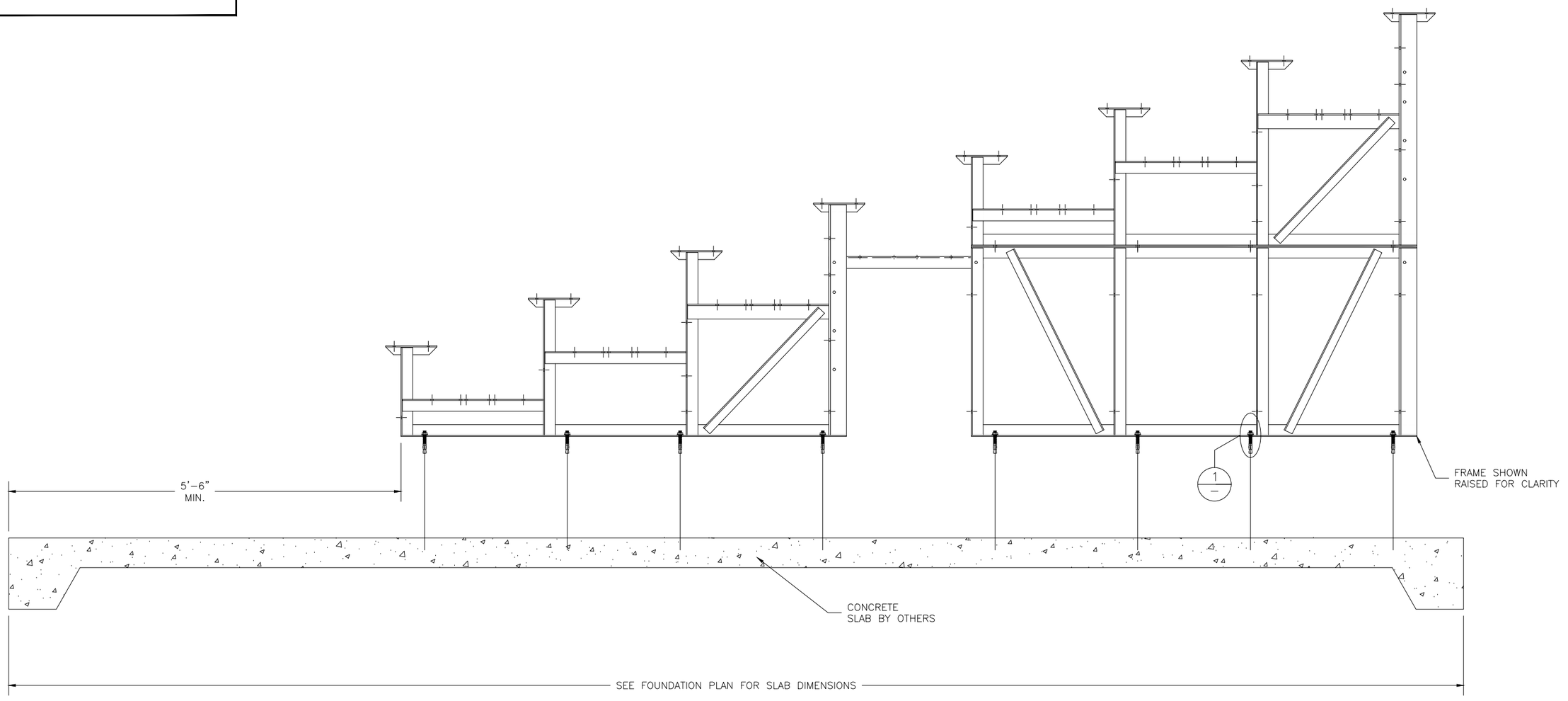
MODEL: BD-0824C					
DESCRIPTION: NON-ELEV. 8 ROW x 24'-0" ASSEMBLY SECTION VIEW					
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 7.BA	

(1) WEDGE ANCHOR DETAIL – 3 3/4"



N.T.S.

(OPTIONAL) ANCHOR BLEACHER TO CONCRETE FOUNDATION *



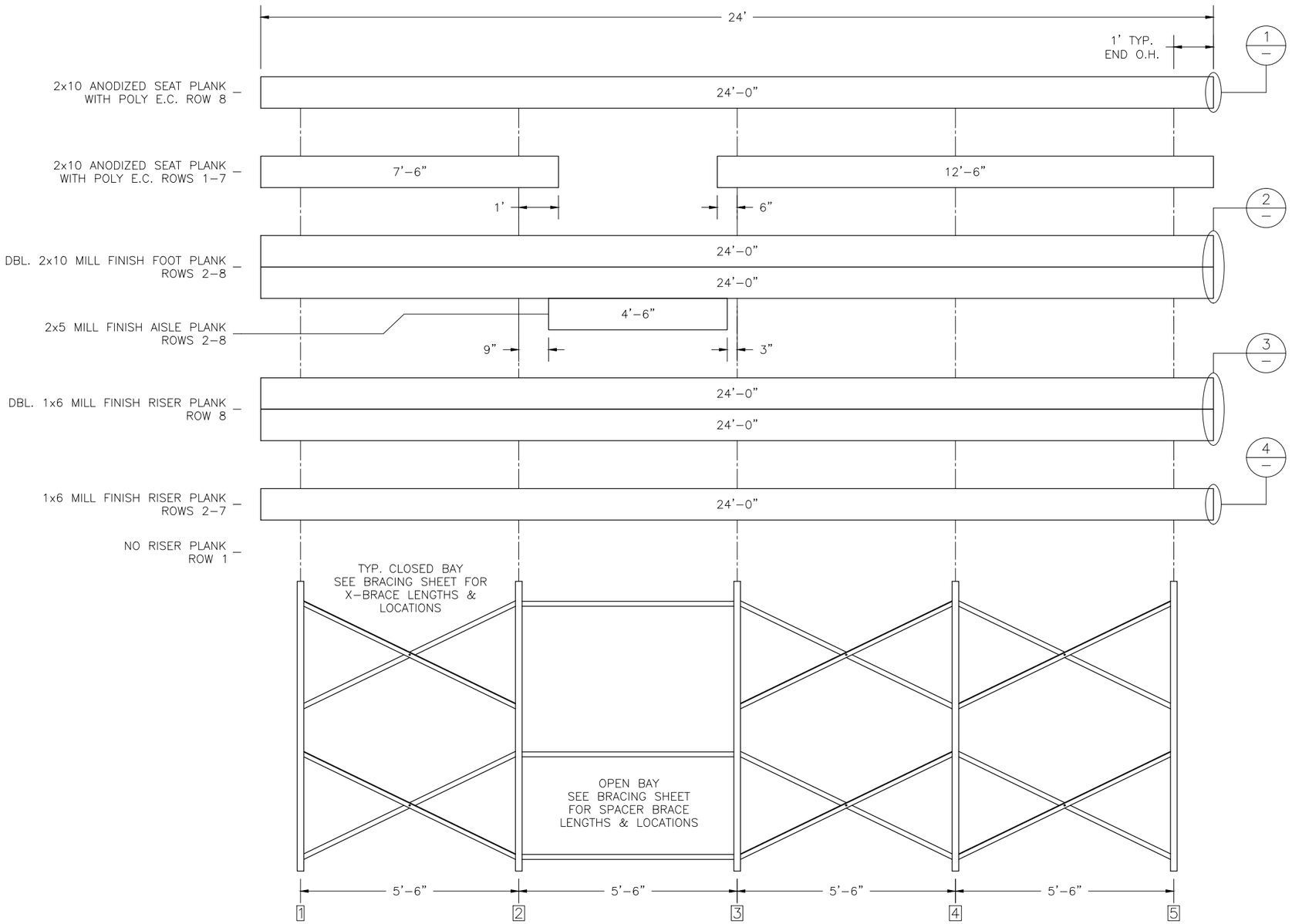
* CONCRETE WEDGE ANCHORS NOT INCLUDED WITH ALL UNITS. IF USING OTHER ANCHORING SYSTEM, SKIP THIS STEP AND REFER TO INSTRUCTIONS SPECIFIC TO THE ANCHORING SYSTEM PURCHASED FOR YOUR UNIT.

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

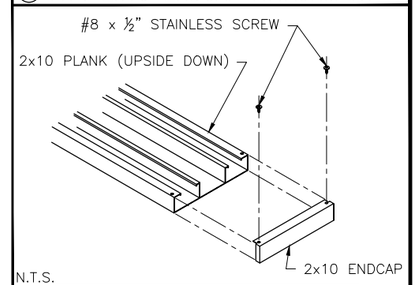
MODEL: BD-0824C					
DESCRIPTION: NON-ELEV. 8 ROW BLEACHER ANCHORING PLAN					
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 8.AP	

PLANK PLAN



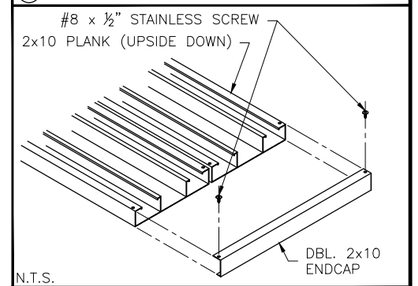
FRAMING PLAN

① TYP. 2x10 ENDCAP ATTACHMENT



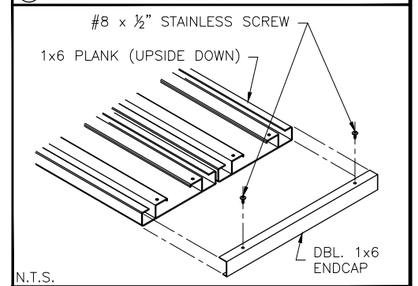
N.T.S.

② DBL. 2x10 ENDCAP ATTACHMENT



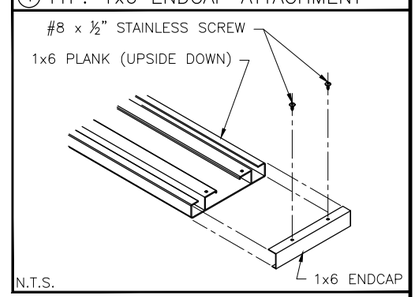
N.T.S.

③ DBL. 1x6 ENDCAP ATTACHMENT



N.T.S.

④ TYP. 1x6 ENDCAP ATTACHMENT



N.T.S.

* NOTE:
"CLOSED BAY" RECEIVES ONLY X-BRACING.
"OPEN BAY" RECEIVES ONLY SPACER (STRAIGHT) BRACING.

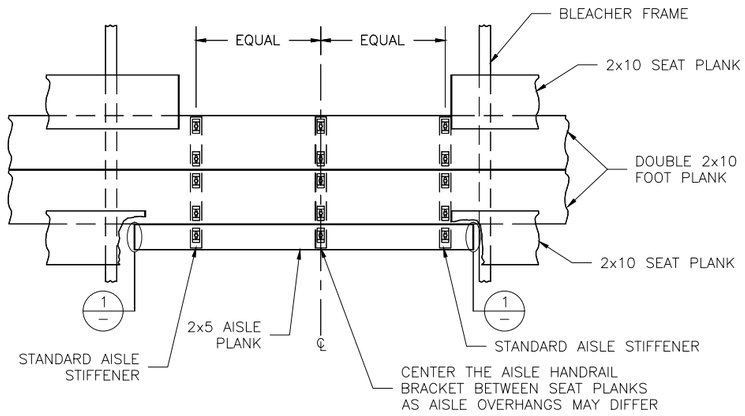
BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

MODEL: BD-0824C					
DESCRIPTION: NON-ELEV. 8 ROW x 24'-0" PLANK & FRAMING PLAN					
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 9.PF	

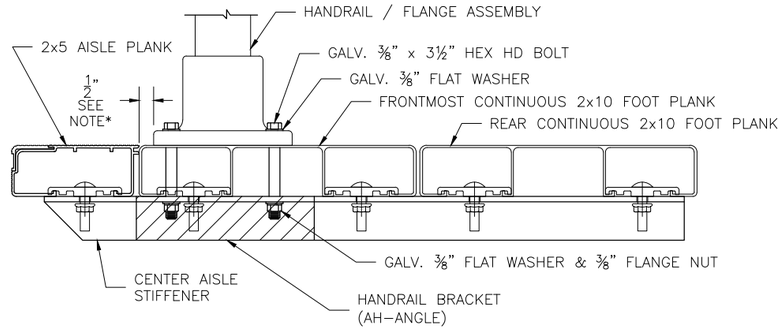
DETAIL A

AISLE PLAN TYP. ALL ROWS



DETAIL B

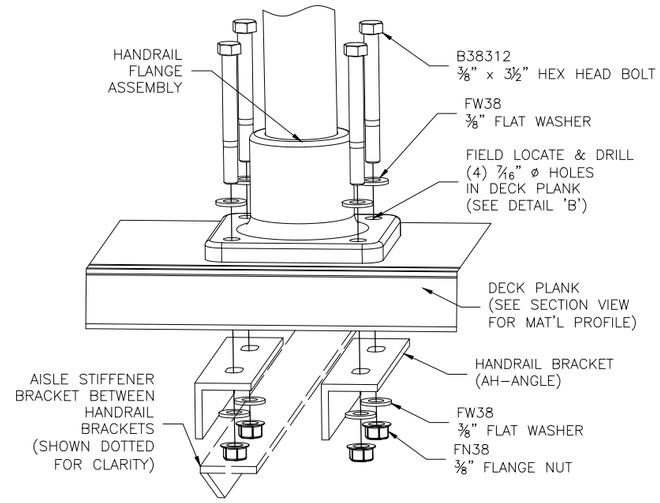
FRONT HANDRAIL ASSEMBLY SHOWN
LOCATE OVER REAR FOOT PLANK FOR REAR ASSEMBLY

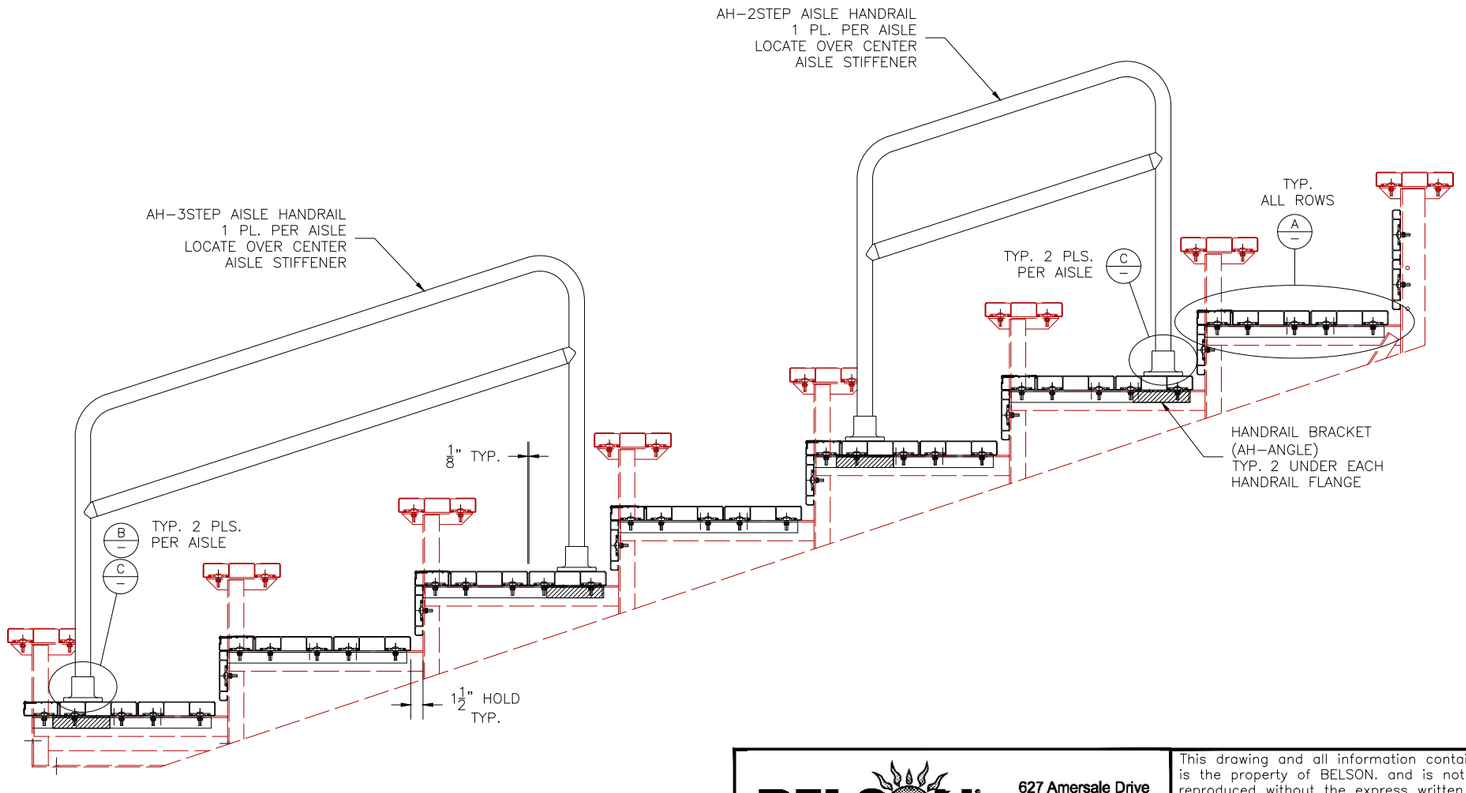


*NOTE: ALIGN EDGE OF FLANGE APPROX. ½" FROM THE LEADING EDGE OF THE FRONTMOST CONTINUOUS 2x10 FOOT PLANK (NOT THE 2x5 AISLE STEP PLANK). SLIGHTLY ADJUST FLANGE LOCATION, IF NECESSARY, SO THAT THE BOLT HOLE IS NOT DRILLED INTO A VERTICAL LEG OF THE PLANK. DRILL ø7/16" HOLES (FOR ⅜" BOLT). ASSEMBLE AS SHOWN USING BOLTS, FLAT WASHERS, & FLANGE NUTS.

DETAIL C

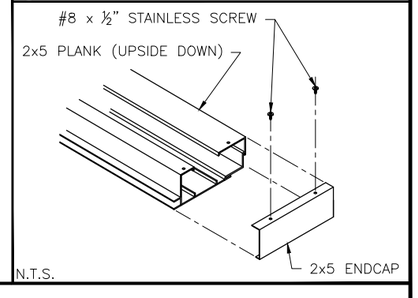
TYPICAL HANDRAIL MOUNTING HARDWARE







① TYP. 2x5 ENDCAP ATTACHMENT



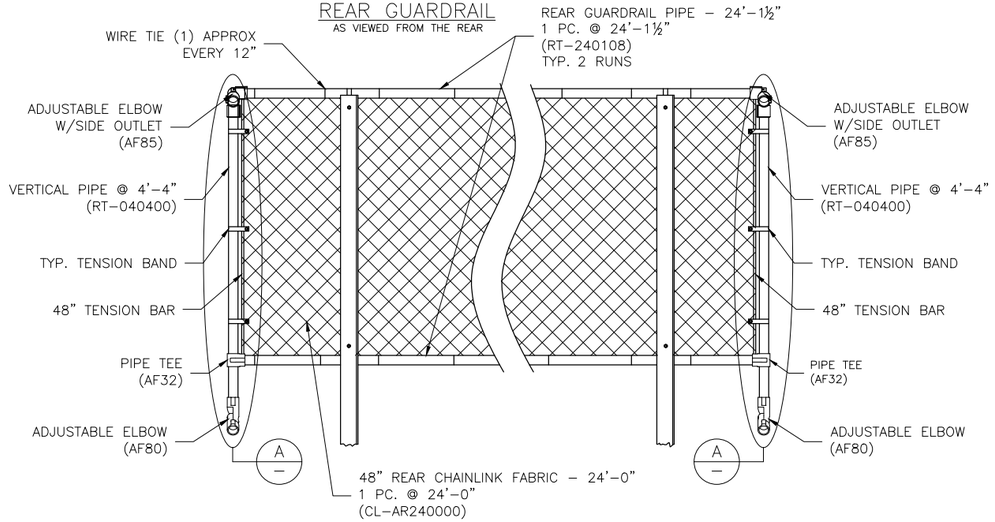
N.T.S.

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

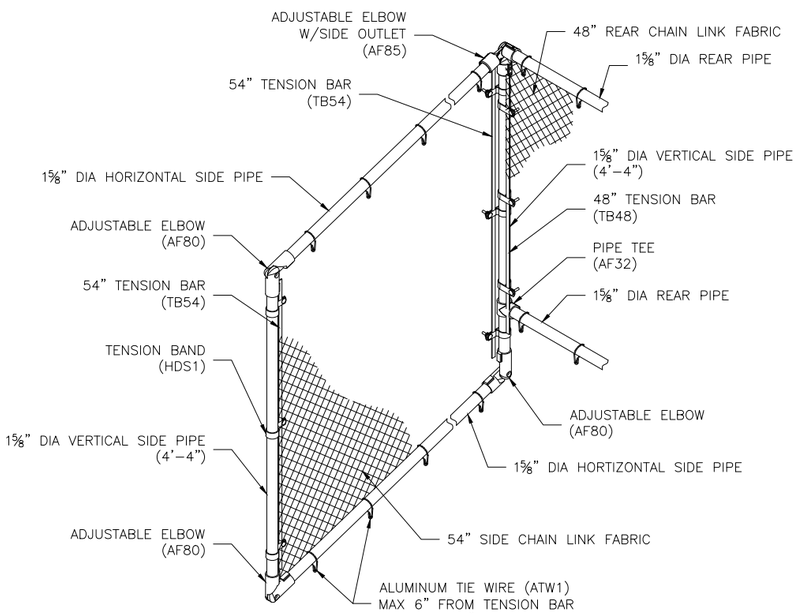
This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

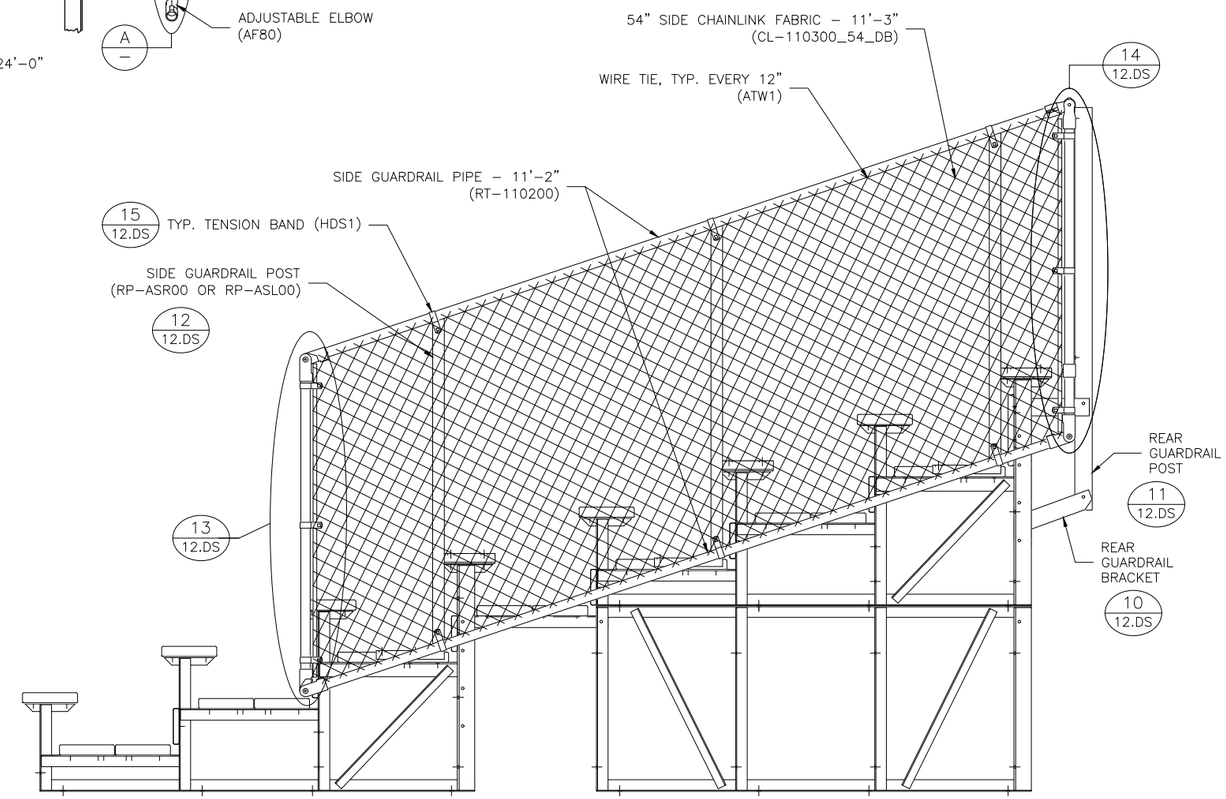
MODEL: BD–0824C					
DESCRIPTION: NON–ELEV. 8 ROW VERTICAL AISLE ASSEMBLY					
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 10.VA	

REAR GUARDRAIL
AS VIEWED FROM THE REAR



DETAIL A
SPECTATOR RIGHT SIDE GUARDRAIL CONNECTION



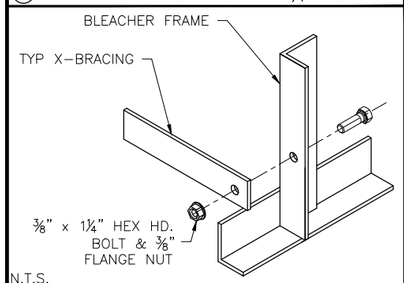


BELSON OUTDOORS®
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

This drawing and all information contained herein is the property of BELSON. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. BELSON. is not responsible for local permits and occupancy requirements.

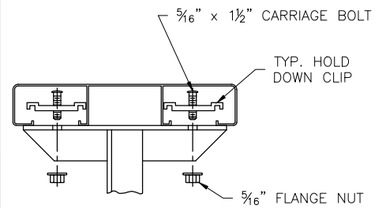
MODEL: BD–0824C				
DESCRIPTION: NON–ELEV. 8 ROW x 24'–0" GUARDRAIL ASSEMBLY				
DRAWN BY: HIT	DATE: 3/25/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 11.GR

① TYP. BRACE CONN. – 1¼ BOLT



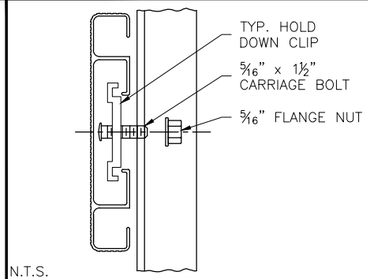
N.T.S.

② TYP. 2x10 PLANK ATTACHMENT



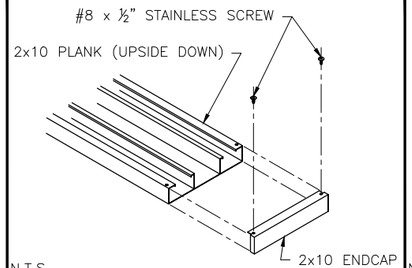
N.T.S.

③ TYP. 1x6 PLANK ATTACHMENT



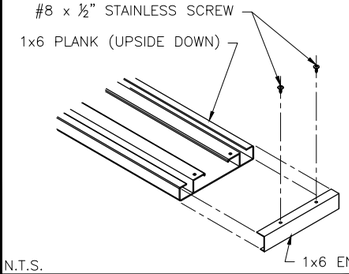
N.T.S.

④ TYP. 2x10 ENDCAP ATTACHMENT



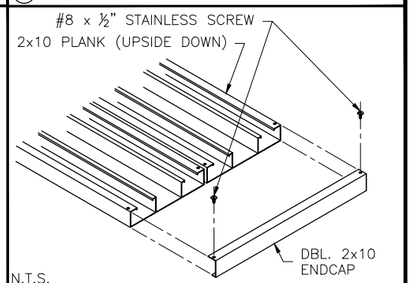
N.T.S.

⑤ TYP. 1x6 ENDCAP ATTACHMENT



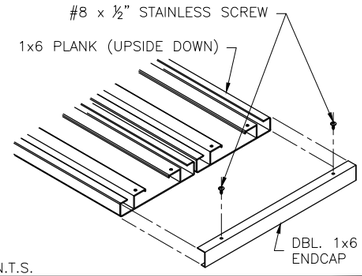
N.T.S.

⑥ DBL. 2x10 ENDCAP ATTACHMENT



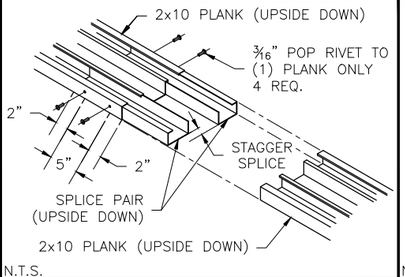
N.T.S.

⑦ DBL. 1x6 ENDCAP ATTACHMENT



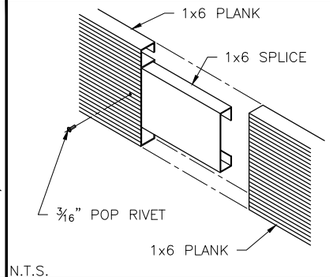
N.T.S.

⑧ TYP. 2x10 SPLICE CONN.



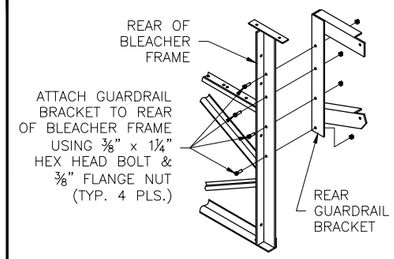
N.T.S.

⑨ TYP. 1x6 SPLICE CONN.



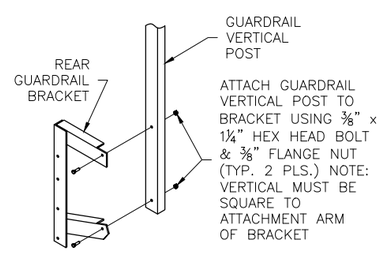
N.T.S.

⑩ REAR GUARDRAIL BRACKET ATTACH



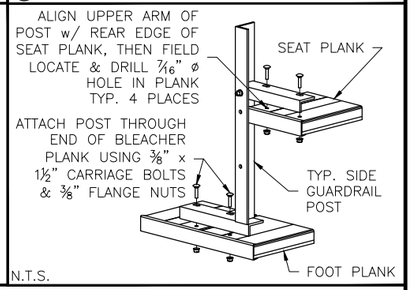
N.T.S.

⑪ REAR GUARDRAIL POST ATTACH



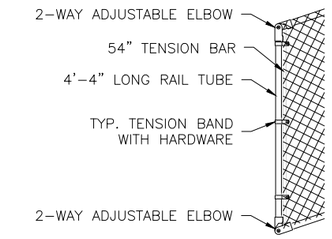
N.T.S.

⑫ SIDE GD. RAIL POST INSTALLATION



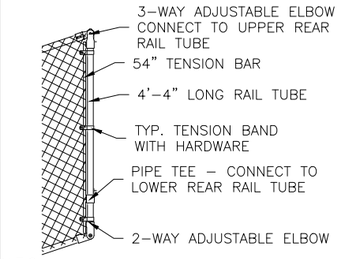
N.T.S.

⑬ VERT. PIPE DETAIL (SIDE, BOTTOM)



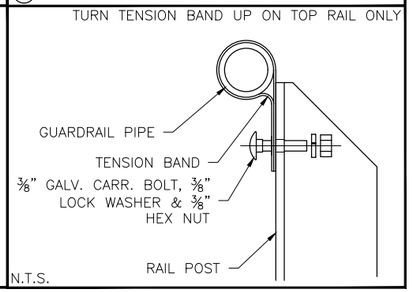
N.T.S.

⑭ VERT. PIPE DETAIL (SIDE, TOP)



N.T.S.

⑮ TENSION BAND ATTACHMENT



N.T.S.

BELSON OUTDOORS
627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

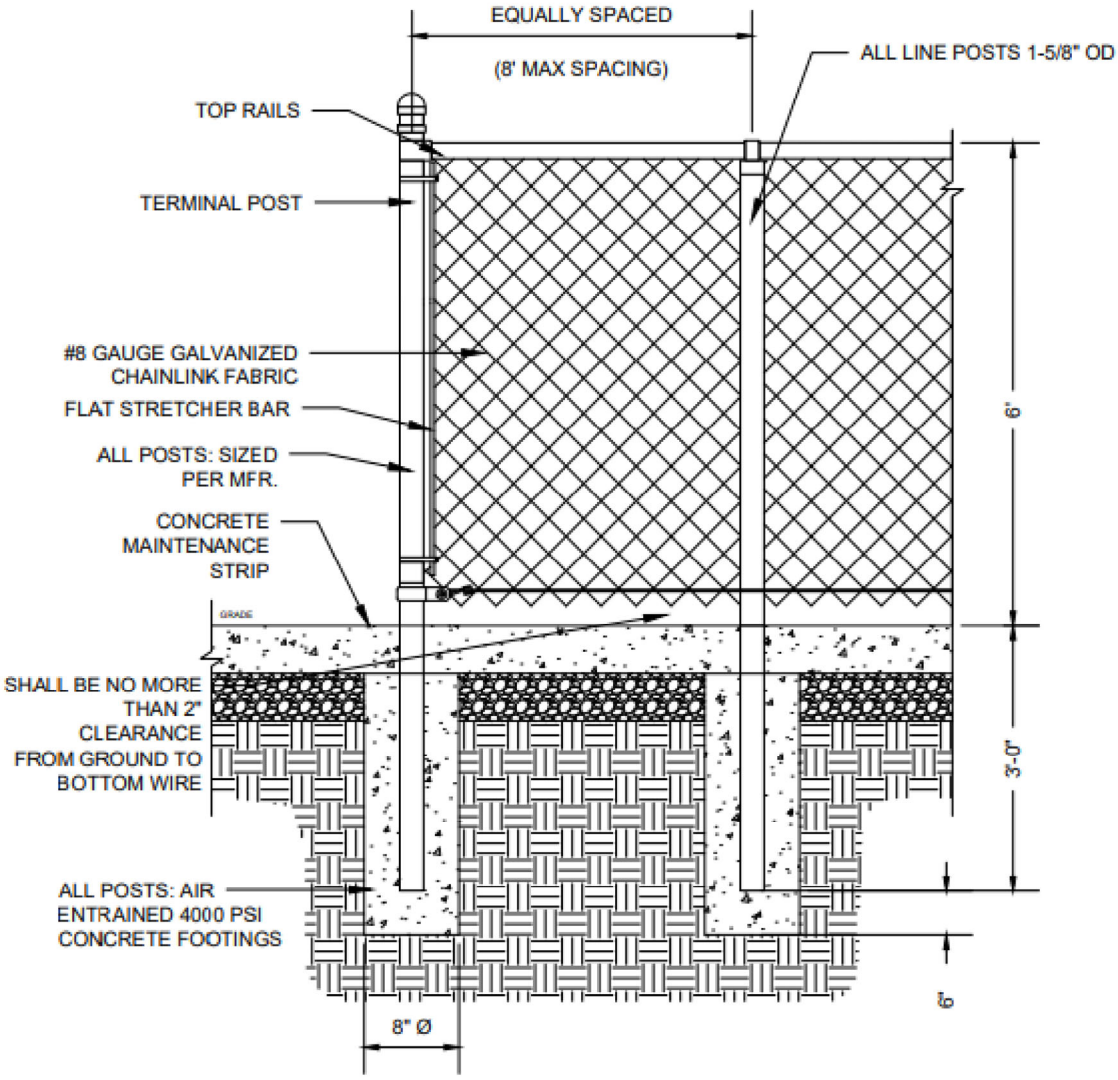
MODEL:

DESCRIPTION: TYPICAL BLEACHER ASSEMBLY DETAILS

DRAWN BY:	DATE:	REVISION:	SCALE:	SHEET NUMBER:
HIT	3/25/21	0	N.T.S.	12.DS




HOME
GUEST
SHOTS
PENALTY
SHOTS
PENALTY
FIELD RULES



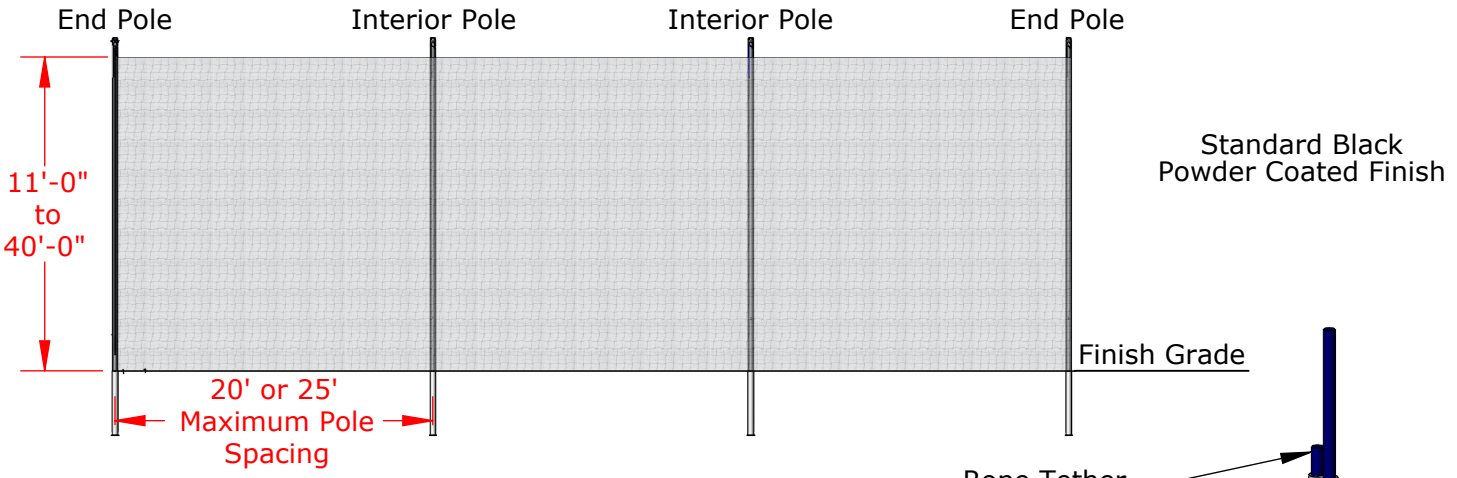
6' CHAINLINK FENCING

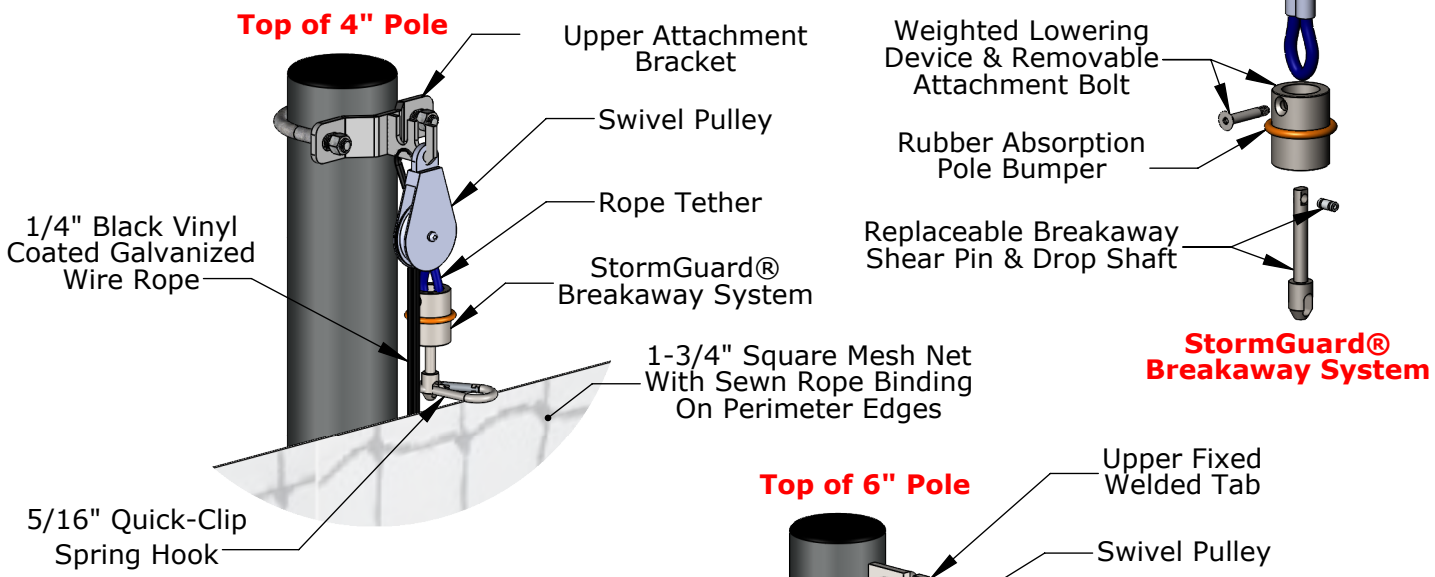
NTS

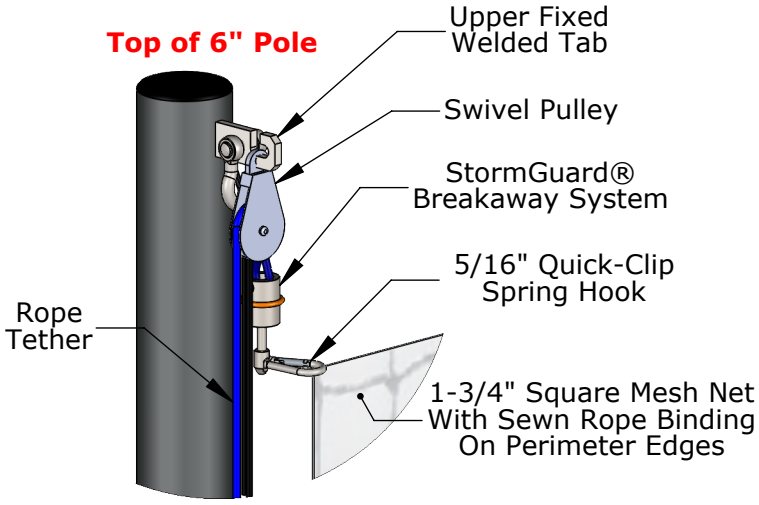
SPORTSFIELD SPECIALTIES
WWW.SPORTSFIELD.COM

Excellence from Design to Installation
41155 State Highway 10, PO Box 231, Delhi, NY 13753 CALL: 888-975-3343 FAX: 607-746-8481

United States Patent #9,017,190 Issued April 28, 2015
United States Patent #9,586,123 Issued March 7, 2017







Foundation Requirements Based on Local Codes and Soil Conditions

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SPORTSFIELD SPECIALTIES INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SPORTSFIELD SPECIALTIES INC. IS PROHIBITED.

StormGuard® Professionally Pre-Engineered Breakaway Ball Safety System Netting

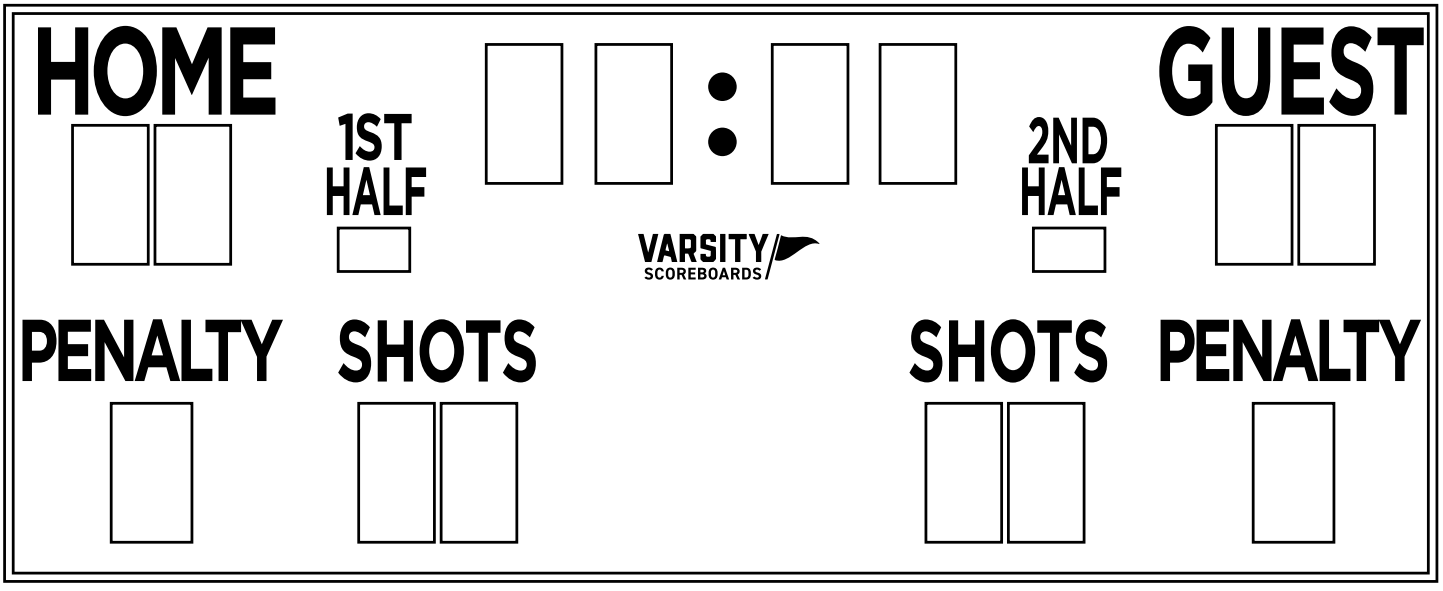
Not To Scale

Sportsfield Specialties Inc 07162020

VARSITY SCOREBOARDS

MODEL 3420

Installation Manual



MODEL 3420 INSTALLATION

WARRANTY

This product is warranted against defects in materials and workmanship for the period specified in the warranty from the date of invoice.

SERVICE

Technical Support is available 24 hours a day, 7 days a week.
1-800-411-3136

https://www.varsityscoreboards.com/support/contact-support.html
(link to fill out support request on website)

A NOTE TO INSTALLERS

If you are installing this scoreboard for a client, please return the manual to the individual in charge of the scoreboard upon completion of installation.

SCOREBOARD DIMENSIONS

20’ wide x 8’ tall x 8” depth

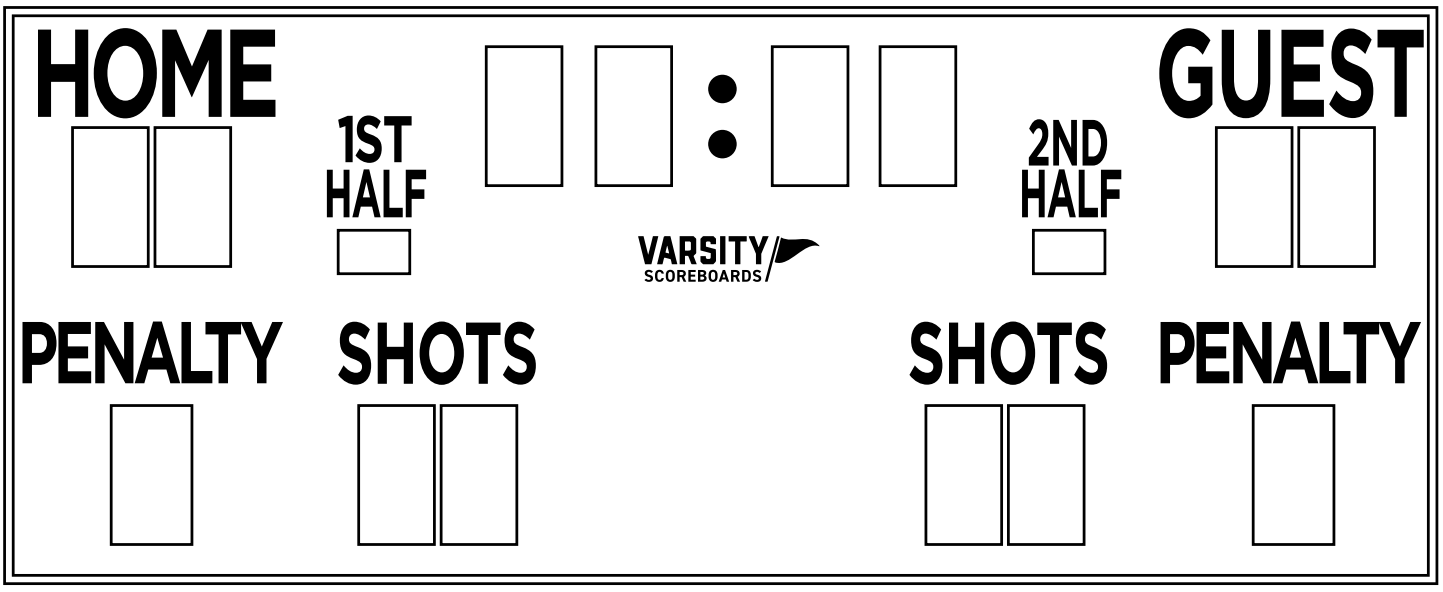


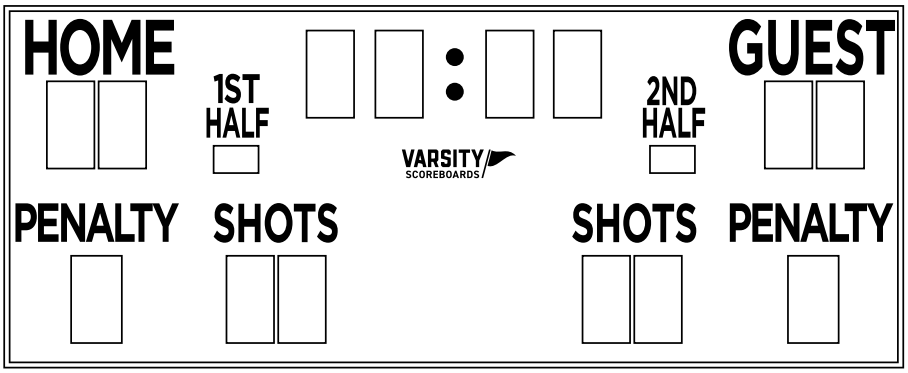
TABLE OF CONTENTS

MODEL 3420 INSTALLATION 5-6
INSTALLATION OVERVIEW 7
PRODUCT SPECIFICATIONS 8
DETERMINING LOCATION AND ORIENTATION 9
INSTALLING MOUNTING POLES OR I-BEAMS 10
MOUNTING THE SCOREBOARD 11–12
INSTALLING SPONSOR PANELS 13–14
TESTING INSTALLED SYSTEM 15

MODEL 3420 INSTALLATION

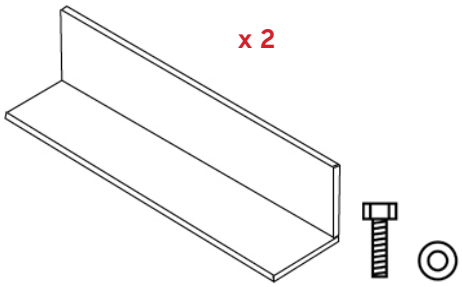
Please inspect all shipping containers upon arrival for damage and ensure that you have all of the parts listed below:

ITEMS IN LARGE PACKAGE(S)



(1) 20’ x 8’ Soccer Scoreboard

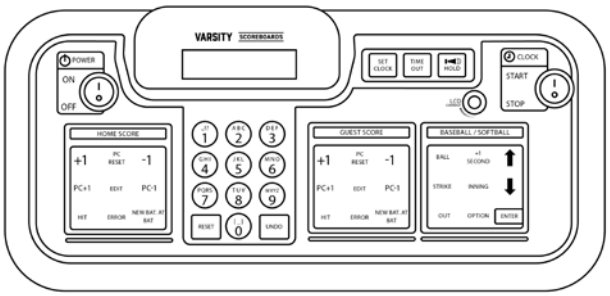
Shipped in five (5) sections



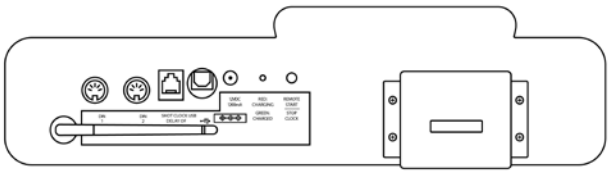
Mounting Tools

20’ mounting angle irons and hardware (nuts, bolts, washers)

ITEMS IN ACCESSORY BAG



(1) LCD Wireless Keyboard Controller



(1) 12-volt adaptor

(1) Sport Inserts

INSTRUCTIONS FOR REPORTING SHIPPING DAMAGE

1 /

Note “DAMAGED” on the Delivery Receipt Form, including details of the type of damage to the freight and packaging.

2 /

Ask the delivery driver to call the local terminal and report immediately.

3 /

Contact Varsity Scoreboards immediately while the delivery driver is still present to report the damage

A. Phone number
B. Email

Shipping damage **must** be noted at the time of delivery. The shipper is **not responsible** for shipments that aren’t sighted for as damaged upon arrival. The shipper is responsible for filing a claim, unless shipped 3rd party.

INSTALLATION OVERVIEW

This manual will walk you through the installation of the scoreboard. While care has been taken to consider the many scenarios for installation, some general information applies to all. Follow this guide as closely as possible to ensure proper installation.

1 /

Review the product specifications below to determine your specific installation hardware.

2 /

Determine the scoreboard's location and orientation.

3 /

Install the mounting poles / I Beams.

Note: *I Beams supplied by the customer.*

4 /

Mount the scoreboard to the poles / I Beams.

Note: *Mounting hardware supplied by the customer.*

5 /

Install any options, such as sponsor panels or protective nets, according to the installation instructions included with each option package.

6 /

Test the installed system.

PRODUCT SPECIFICATIONS

OVERALL DIMENSIONS

20’ L x 8’ W x 8” D - shipped in five (5) sections

WEIGHT

Hanging weight = approximately 858 lbs
Shipping weight = approximately 1,005 lbs

CONSTRUCTION

22-gauge galvanneal steel cabinet with powder coat finish for strength, durability, and lasting appearance

INSTALLATION RECOMMENDATIONS

We recommend this model to be installed between (2) 8” steel I-beams (W8 x 31).

Total length determined by local codes, customer preferred mounting height, and scoreboard options. Concrete Footer depth /diameter as well as pole/concrete specifications must be based on customer’s local building codes, soil conditions, and wind loads. Flat Stock mounting brackets and bolts are supplied.

Support structure and mounting hardware supplied by installer/others.

POWER REQUIREMENTS

SCOREBOARD

(1) 20-amp, 120-volt, 60-hertz, grounded AC circuit, disconnect switch at the scoreboard is recommended. Specific power requirement information is also marked on the scoreboard’s serial number label, located on the scoreboard. Power consumption is 144 watts.

LCD WIRELESS KEYBOARD CONTROLLER

(1) 12-volt adaptor in a standard 120V outlet to charge the controller

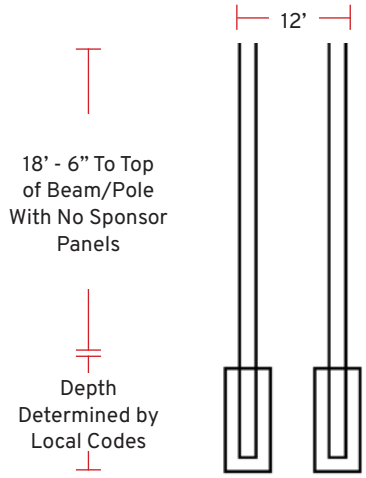
NOTE: To maintain the life of the LCD controller, in between games or seasons, store the keyboard in a place where you can keep the adapter plugged in year-round, helping regulate the battery voltage.

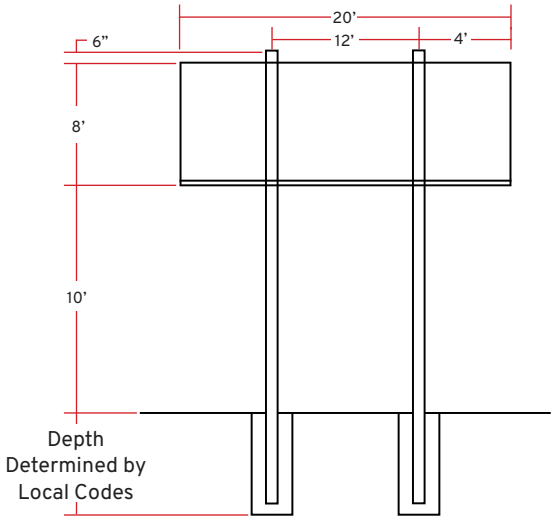
DETERMINING LOCATION & ORIENTATION

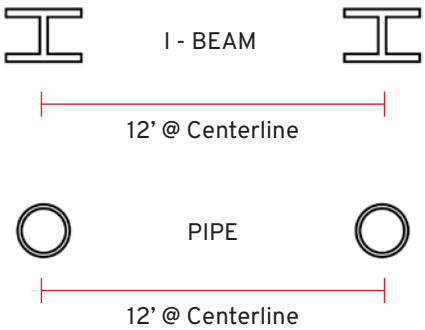
The scoreboard should be positioned so that the greatest number of spectators can easily view it. Also, consider the best orientation of the scoreboard should the system be used to score a daytime or afternoon game. The scoreboard should be positioned so that sunlight does not glare off its face.

In the U.S., placement on the South or West side of the field is recommended. Consult with the local building or zoning department before final determination and installing the scoreboard.

INSTALLING MOUNTING POLES OR I-BEAMS







The following information for installing the mounting poles/ beams are suggestions only. Local codes, field placement, scoreboard options, customer preference, and other special considerations will determine the specifics of your installation, including footer specifications, above ground height, and total length of the poles/I-beams.

Consult with local building officials for the required pole sizes and footer construction regarding this installation. A local architect, structural engineer, or sign installer may also be a source of assistance.

1 /

Install the two (2) mounting poles/beams (supplied by the customer) on the field 12’-0” (eleven feet, eight inches) center to center with 18’-6”(*) of pole/beam above ground (refer to the installation diagram below). If a sponsor panel is to be mounted above the scoreboard, leave 21’-0” (*) of pole/beam above ground (an additional 31”).

Remember: Keep boom and lines away from power lines to avoid shock or electrical burn

2 /

The poles / I-beams must be set into concrete footers. Make sure the poles are level and plumb and spaced on recommended 4’ centers. The mounting faces of poles/I-beams must be straight with each other.

NOTE: IF THE POLES/I-BEAMS ARE NOT IN ALIGNMENT – SHIMS MAY BE NEEDED TO MOUNT THE SCOREBOARD PROPERLY. MOUNTING THE SCOREBOARD WITH THE POLES/I-BEAMS OUT OF ALIGNMENT MAY DAMAGE THE SCOREBOARD AND VOID THE WARRANTY.

RE-USING OLD COLUMNS

If you plan to re-use old columns to install your scoreboard, please take measurements of your columns and call technical support at 800-411-3136 to discuss further instructions.

NOTE: The location of the disconnect switch after installation shall comply with Article 600 of the National Electric Code.

MOUNTING THE SCOREBOARD

IMPORTANT:

*TO ASSEMBLE, LIFT, AND INSTALL USING THIS METHOD, YOUR LIFTING DEVICE MUST BE CAPABLE OF LIFTING IN EXCESS OF 2000 LBS. IF YOU DON'T HAVE ACCESS TO THAT TYPE OF LIFTING DEVICE, YOU MAY NEED TO ASSEMBLE/ LIFT/INSTALL IN SECTIONS.

1 /

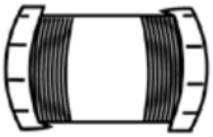
After unpacking the score-board, arrange the panels in order A – E from RIGHT to LEFT, face down, with the top away from the mounting poles or I b eams. Keep the panels aligned at the top and against each other, making sure not to pinch cables that may be hanging outside of each cabinet.

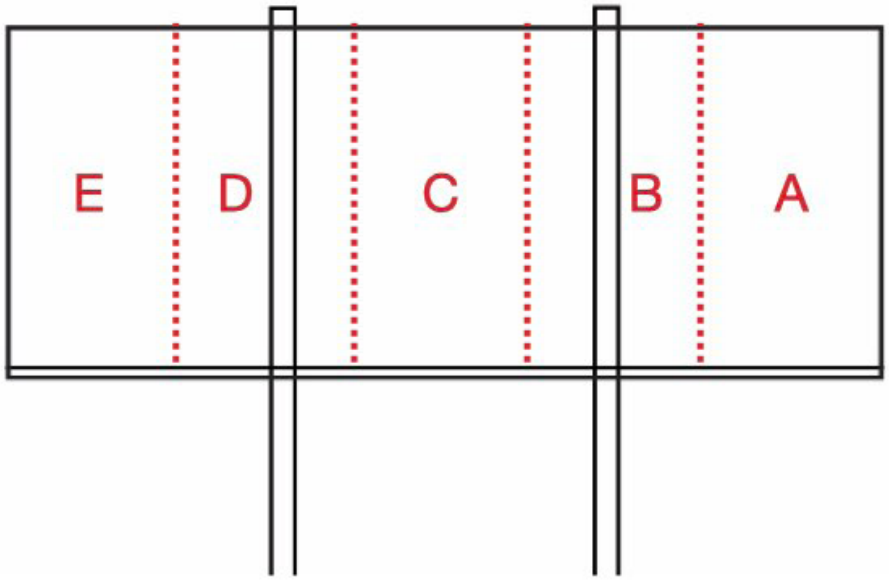
2 /

Join the cabinets using the 3.5" X 20' mounting angle, making one assembly.

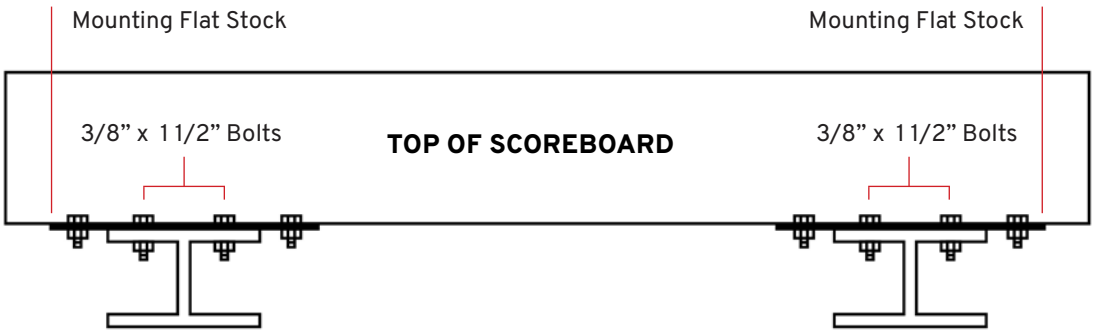
3 /

I nstall crossover nipples between cabinets. Failure to install crossover nipples will void the warranty. Connect wiring in each of these sec-tions.





BACK OF SCOREBOARD



4 /

Connect ALL crossover cables between cabinets as in the “Cable Connections” image below, making sure the red stripe on the edge of the ribbon cables are aligned when connected. The power harnesses are male/female and cannot be connected incorrectly.

5 /

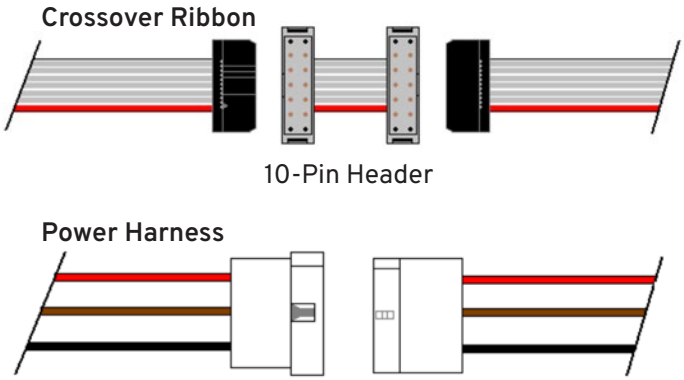
Lift the assembly from the top angle irons to a vertical position, still resting on the ground and install the top sponsor panel if included in the installation. (refer to page 13 for sponsor panel instructions)

6 /

Lift the scoreboard up high enough to install the bottom sponsor panel if included in the installation.

7 /

Raise the scoreboard to the mounting poles or I Beams and at the proper height, use a clamp at one pole or I beam to hold that corner in place.



8 /

Using a level in the top channel of the scoreboard, slowly raise the scoreboard to level it and clamp to the other end mounting pole or I Beam.

9 /

Weld or bolt the mounting angle to the poles or I Beams you are clamped to and follow the same procedure at the bottom of the scoreboard, clamp and weld or bolt. Follow by welding or bolting the angle to the center pole or I Beam at the top and bottom. It may be necessary to use clamps here as well.

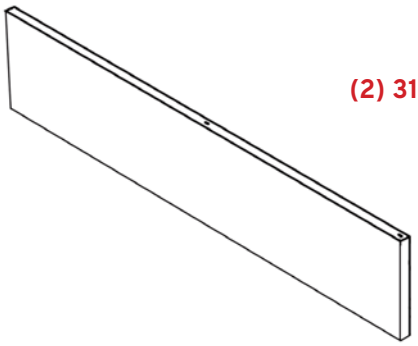
10 /

If any other options were purchased, install them by referring to their specific installation instructions.

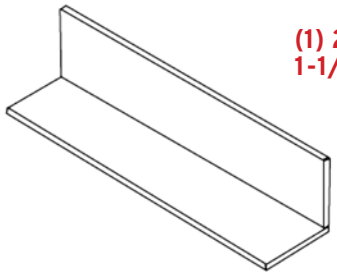
INSTALLING SPONSOR PANELS

NOTE:

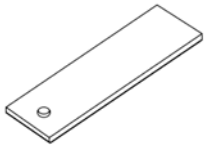
DETERMINE NUMBER OF SPONSOR PANELS BEING INSTALLED AND THEIR LOCATION.



(2) 31” x 10' Sections



(1) 20’ Long 1-1/2” x 1-1/2” Mounting Angle



(8) 2” x 8” Mounting Brackets



(8) 3/8-16 x 3/4” Bolts



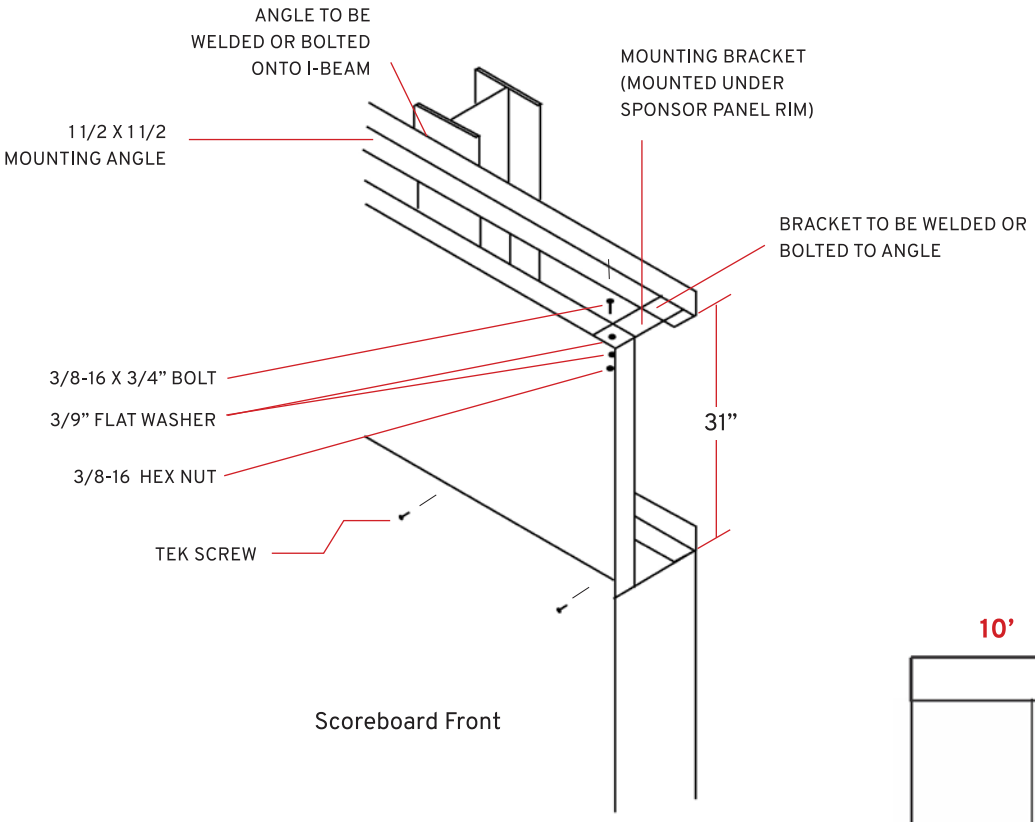
(8) 3/8-16 Hex Nuts

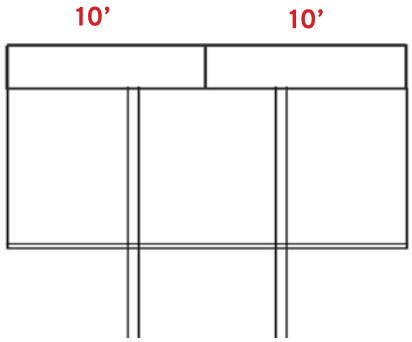


(22) #8 x 1/2” Tek Screws



(16) M3/8” Flat Washers





***WELDING IS RECOMMENDED HARDWARE FOR BOLTING SUPPLIED BY INSTALLER**

1 /

Attach the 20' mounting angles to the scoreboards' poles/I-beams with the bottom of the angle 31" above the top of the scoreboard for a top mounted installation. Attach them 31" below the bottom of the scoreboard for a bottom-mounted installation as illustrated. The angles should should be flush with the left and right ends of the 20' long scoreboard. Welding is recommended. If the angle is bolted to the poles/I-beams, all mounting hardware is the responsibility of the installer.

2 /

Before the sponsor panel sections are lifted into place, attach four 8" mounting brackets to each 10' panel section and four 8" mounting brackets to the 8' panel sec- tion using the supplied 3/8-16 X 3/4" bolts, 3/8" flat washers, and 3/8" hex nuts. The brackets fit inside the panel. The top (for top-mounted installations) or the bottom (for bottom-mounted installations) of each panel is pre-drilled for the brackets.

NOTE: A flat washer should be used both on top and on bottom of the panel, as hillustrated above

3 /

Lift the first sponsor panel section into place with the panel resting on top of the scoreboard for top-mounted installations or against the bottom of the scoreboard for bottom-mounted installations, with the face of the panel flat against the scoreboards' front 1-1/2" tall flange, as shown above.

4 /

Weld or bolt the 8" mounting brackets (already attached to the sponsor panel section) to the mounting angle, as shown below. Welding is recommended. If the mounting brackets are bolted to the mounting angle all mounting hardware is the responsibility of the installer.

5 /

Repeat steps 3 & 4 to mount the remaining sponsor panel sections.

6 /

Install the tek screws through the scoreboards front 1-1/2" -tall flange and into the sponsor panel face spaced every foot.

TESTING THE INSTALLED SYSTEM

Please refer to the OPERATORS MANUAL for startup instructions.

AFTER INSTALLATION IS COMPLETE, HAVE THE INSTALLER TEST THE SCOREBOARD BY FOLLOWING THE STEPS BELOW:

1 /

While holding down the OPTIONS button, turn the wireless controller on

2 /

The screen will display “Select Diag Mode.” Press the down arrow once to scroll to “Digit Test.” Press ENTER.

3 /

The screen will display “Segment Test” and “Segments Off”. Press the down arrow once to display “Segments On”. When all segments are on, all digits should display “8”

4 /

Press the down arrow again to display “Digits Count”. All digits should continuously count from 0-9

5 /

If all digits turn on and count, the installer can then turn off the wireless controller.

Congratulations!

You’ve successfully installed your Varsity Scoreboard!

If any problems arise, please have the installer call Varsity Scoreboards Customer Service at 800-411-3136 while the installer is still present at the scoreboard.


VARSITY
SCOREBOARDS

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 5, 2023 Planning Commission Meeting

Application:	PC 2023-111
Request:	Site plan review for a wall, 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 and wall standards have specific criteria to evaluate for granting exceptions.*
Property Address:	6641 Mission Road
Applicant / Owner:	Brian Rathsam, Village Presbyterian Church
Current Zoning / Land Use:	R-1A Single-Family District - Single-Family Dwelling
Adjacent Zoning /Land Use:	**North:** R-1 Single-Family District – Single-Family Dwellings (Mission Hills, KS) **East:** R-1 Single-Family District - Single-Family Dwellings (Mission Hills, KS) **South:** R-1 Single-Family District – Single-Family Dwellings (Mission Hills, KS) **West:** R-1A Single-Family District - School
Legal Description:	INDIAN HILLS LTS 6 & 7 BLK 7 EX WLY 10’ IN DR CHURCH PVC 392 6 BTAO 2137 3
Property Area:	167,820.05 sq. ft. (3.85 ac.)
Related Case Files:	none
Attachments:	Application, site plan, wall details

General Location – Map



General Location – Aerial



Site – Aerial



Birdseye





Street View *(looking east from Mission Road. Wall located in central lawn)*

BACKGROUND:

The applicant is requesting to build an ornamental brick wall to define a courtyard at the entry of the church along Mission Road. The wall curves and extends to approximately 30.33 feet from the curb line along Mission Road at the closest point. (This location is approximately 15 feet from the front lot line, according to Johnson County AIMS mapping data.) The wall will be brick veneer to match the buildings, include 4-inch stone caps on the wall and end pillars, and have an ornamental iron sculpture cut out of the wall as a center focal feature. The wall will be approximately 5 feet high (including cap stone), and the pillars will be 5.66 feet high (including the cap stone). The high point of the center iron sculpture will be approximately 7.5 feet high.

This request is for an exception to the design standards for “ornamental fences” located in the front setback.

According to the ordinance, a fence or wall located in the front yard needs to be a “decorative fence / wall.” [19.44.025(c)(1)] This requires that the fence or wall to be at least 50 percent open and be no taller than 2.5 feet. [19.44.025(b)(4)] In this case the wall is located in the front yard, it is more than 10 feet from the front lot line (approximately 15 feet setback) but is a solid brick wall approximately 5 feet tall rather than an open, ornamental fence no taller than 2.5 feet as the ordinance requires.

The applicant held a neighborhood meeting on November 16, 2023, 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-1A. The fence and wall standards in section 19.44.025 apply to this property, and the following specific section is the subject of this application:

(c) Location.

(1) Fences located in the front yard are limited to decorative fences no closer than ten feet from the street right-of-way line. [19.44.025.(c)(1)]

(b) Design.

(4) Decorative Fences. Decorative fences shall be designed so they are at least 50 percent open and do not exceed two and a half feet in height. Split rail and wrought iron fences are examples of this type of fence. [19.44.025.(b)(4)]

This section preserves the relationship of buildings, lots, and yards to the streetscape, for typical residential situation.

The proposal is for an exception to place an ornamental wall framing a courtyard and entry to the church. The solid wall will be 5 feet high, with 5.66 feet high pillars on each end, and include an approximately 7 feet high ornamental iron central feature that provides an opening into the courtyard. The wall will be brick veneer to match the principal building with white cap stones.

The following factors that affect this particular situation:

- This is an allowed institutional use in the R-1B district, rather than a typical residential lot.
- The use is located on a relatively busy frontage.
- The proposed wall is part of a broader landscape plan, courtyard design, and church entry that further defines the front entry along the street frontage.
- The wall design has ornamental features and materials that coordinate with the principal building and overall site design.

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 wall exception impacts the first, second, and last criteria. The proposed wall provides a prominent front focal point and further defines the existing entry and courtyard for the building; it serves as a better screen and allows better utilization of the front yard based on the street frontage. The overall site plan and wall design enhances the relation of the site and building to the streetscape.

RECOMMENDATION:

Staff recommends approval of this site plan with the exception for an ornamental wall based on the above factors affecting this specific application.

Cust # 010273
App # 0030497

CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC2023-111
Filing Fee:	100.00
Deposit:	300.00
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: Brian Rathsam Phone Number: (816) 308-3147

Address: 5013 N. Washington Street, Gladstone, MO E-Mail brathsam@mantelteter.com

Owner: Village Presbyterian Church Phone Number: (913) 262-4200

Address: 6641 Mission Road, Prairie Village, KS Zip: 66208

Location of Property: 6641 Mission Road, Prairie Village, KS 66208

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) The church requests consideration for a masonry memorial wall to be constructed in the west lawn near their current memorial garden. Memorial nameplates will be added to bricks on the east side of the wall, facing the church. All masonry materials will match the existing building in size and color.

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.

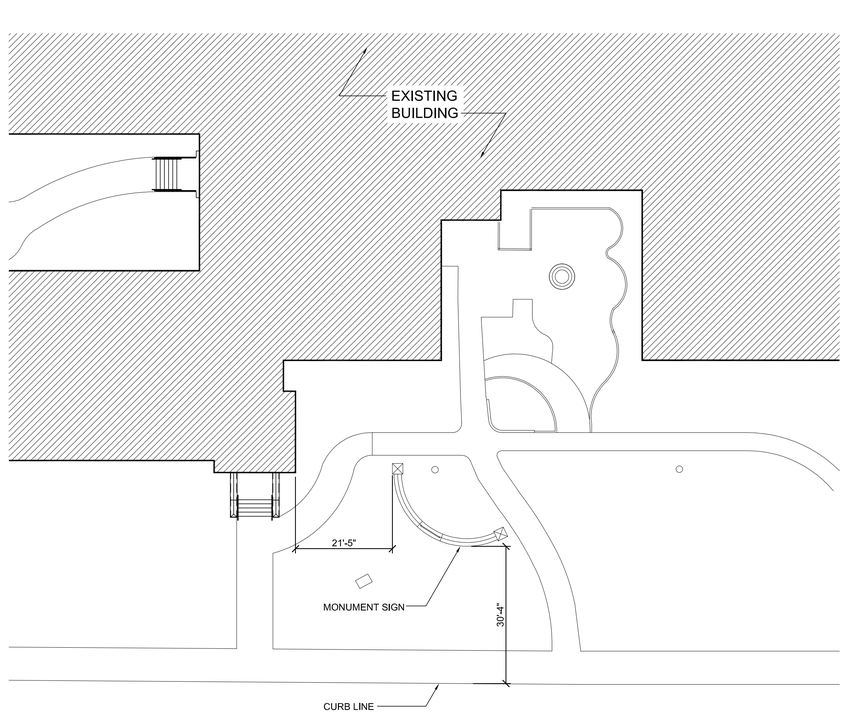
Brian C. Rathsam 9/1/2023
Applicant's Signature/Date

Owner's Signature/Date

CODE SUMMARY

APPLICABLE CODES

INTERNATIONAL BUILDING CODE, 2018 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION
INTERNATIONAL FIRE CODE, 2018 EDITION
INTERNATIONAL PLUMBING CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
NATIONAL ELECTRICAL CODE, 2017 EDITION



1 A0.00 **SITE PLAN**
1/16" = 1'-0"

BRIAN C. RATTAN
7805
KANSAS
ARCHITECT
07/24/2023

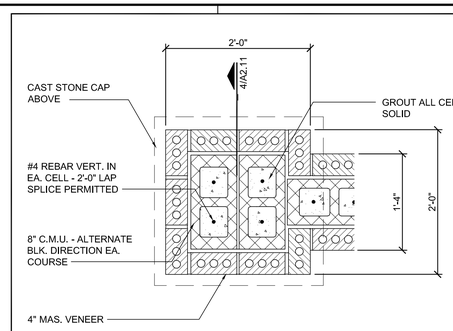
COPYRIGHT © 2023- MANTEL TETER ARCHITECTS, P.C.

mantel teter
consulting | architecture | developing
5013 N. Washington St., Gladstone, Missouri 64118
t: 816.931.5600 www.manteltеter.com

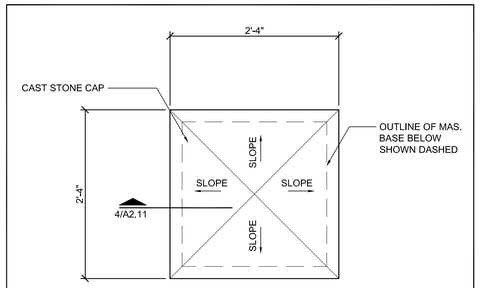
MEMORIAL SIGN FOR:
VILLAGE CHURCH
6641 MISSION RD.
PRAIRIE VILLAGE, KS 66208

PROJECT #: 22-874
ISSUE DATE: 07/24/2023
DRAWN BY: BNA
CHECKED BY: BCR
REVISIONS:

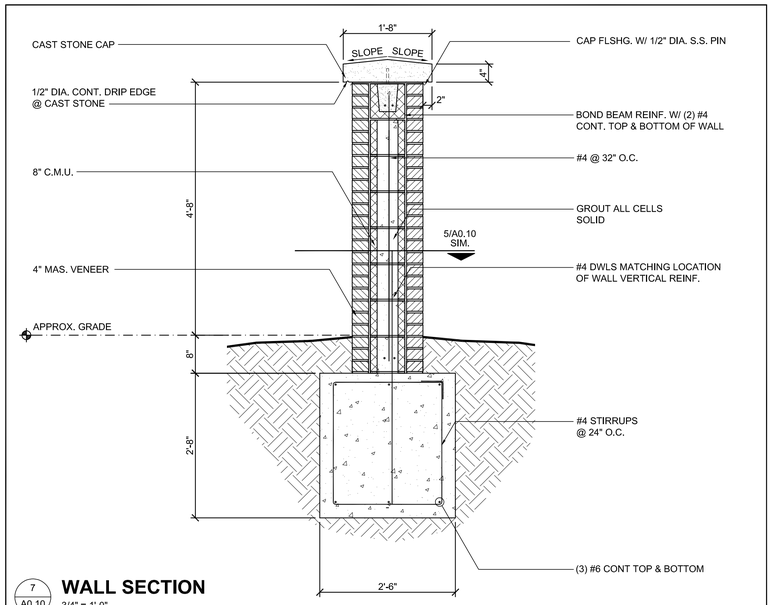
SHEET No.
A0.00
SITE PLAN



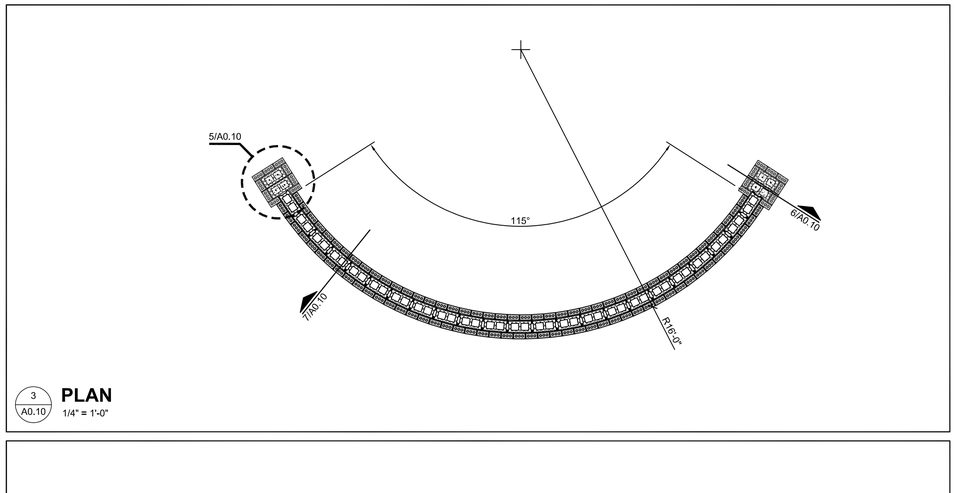
5 A0.10 **PLAN DETAIL**
1" = 1'-0"



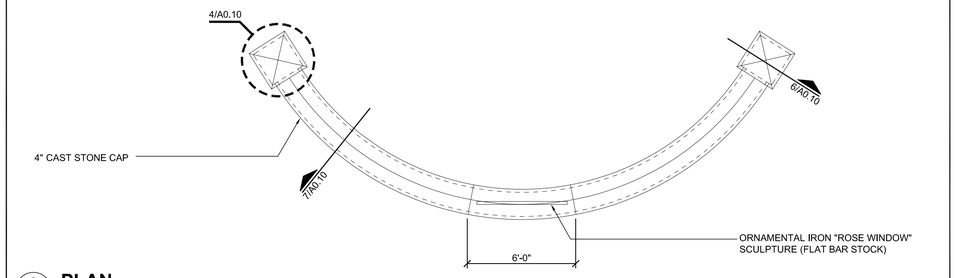
4 A0.10 **PLAN DETAIL**
1" = 1'-0"



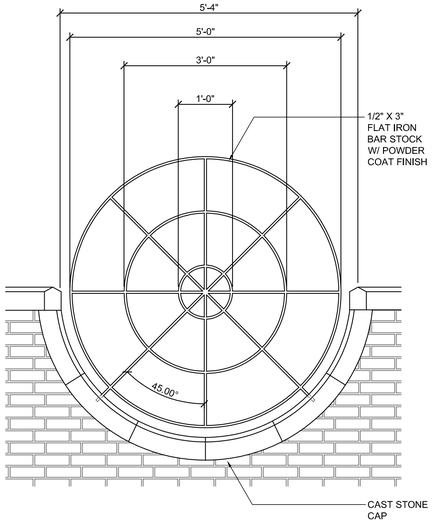
7 A0.10 **WALL SECTION**
3/4" = 1'-0"



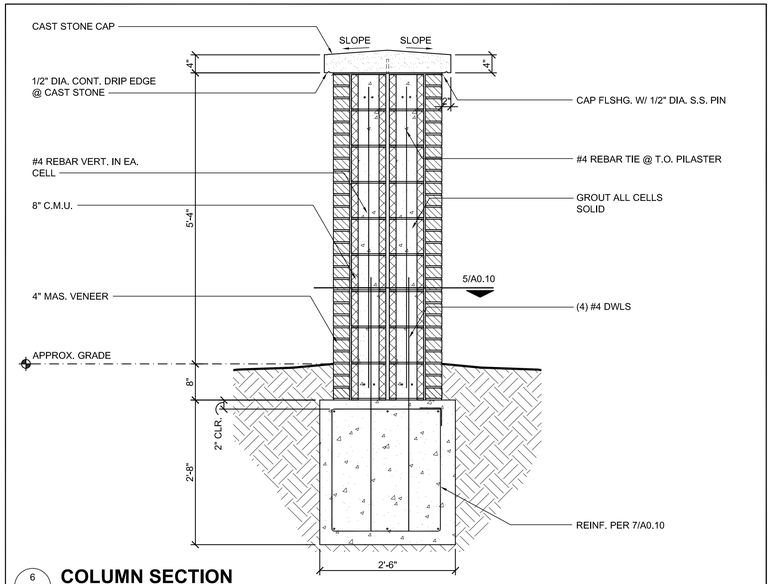
3 A0.10 **PLAN**
1/4" = 1'-0"



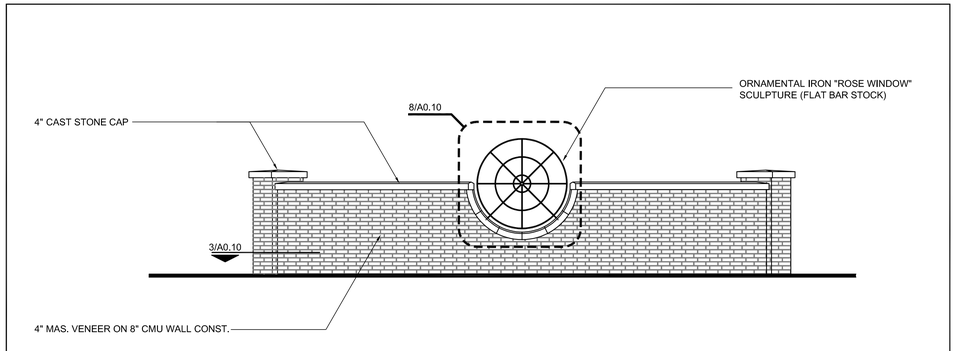
2 A0.10 **PLAN**
1/4" = 1'-0"



8 A0.10 **ELEVATION**
3/4" = 1'-0"



6 A0.10 **COLUMN SECTION**
3/4" = 1'-0"



1 A0.10 **ELEVATION**
1/4" = 1'-0"

BRIAN C. RALSTON
7805
KANSAS
ARCHITECT
07/24/2023

COPYRIGHT © 2023- MANTEL TETER ARCHITECTS, P.C.

mantel teter
consulting | architecture | developing
5013 N. Washington St., Gladstone, Missouri 64118
t: 816.931.5600 www.manteleter.com

MEMORIAL SIGN FOR:
VILLAGE CHURCH
6641 MISSION RD.
PRAIRIE VILLAGE, KS 66208

PROJECT #: 22-874
ISSUE DATE: 07/24/2023
DRAWN BY: BNA
CHECKED BY: BCR
REVISIONS:

SHEET No.
A0.10
SITE DETAILS

VILLAGE CHURCH
Presbyterian (USA)

6641 Mission Road
Prairie Village, KS 66208
913-262-4200 | villagepres.org

November 6, 2023

John and Lois Hunt
6712 Mission Road
Prairie Village Ks 66208

Hello Neighbor:

We are writing you to make you aware of our plans to construct a Memorial Wall on our property at 6641 Mission Road. The City has informed us that the Memorial Wall would not be in conformance with current Prairie Village zoning regulations.

We have applied to the City of Prairie Village Planning Commission for approval to place the new Memorial Wall on the west side of our property. 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 the Memorial Wall.

This letter is to make you aware of a meeting we are holding on Thursday November 16 at 6:30 PM at the Church. You are invited, but not required, to attend and express any comments 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.

If you would like to attend, please email bob.sperry@villagepres.org with a request for meeting details.

Sincerely,

Bob Sperry

Bob Sperry
Director of Giving and Endowment

Encl: Site/Monument Plan

Hi Adam: We held the meeting last evening and no neighbors attended.

VILLAGE CHURCH

Bob Sperry
Director of Giving and Endowment
913-671-2325 villagepres.org
6641 Mission Rd Prairie Village, KS 66208

City of Prairie Village
Planning Commission/Board of Zoning Appeals
Meeting and Submittal Schedule
2024

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

January		February		March	
Meeting Date	01/09/2024	Meeting Date	02/06/2024	Meeting Date	03/05/2024
Filing Deadline	12/15/2023	Filing Deadline	01/12/2024	Filing Deadline	02/09/2024
Mail Notices By	12/20/2023	Mail Notices By	01/17/2024	Mail Notices By	02/14/2024
Publish By	12/20/2023	Publish By	01/17/2024	Publish By	02/14/2024

April		May		June	
Meeting Date	04/02/2024	Meeting Date	05/07/2024	Meeting Date	06/04/2024
Filing Deadline	03/08/2024	Filing Deadline	04/12/2024	Filing Deadline	05/10/2024
Mail Notices By	03/13/2024	Mail Notices By	04/17/2024	Mail Notices By	05/15/2024
Publish By	03/13/2024	Publish By	04/17/2024	Publish By	05/15/2024

July		August		September	
Meeting Date	07/02/2024	Meeting Date	08/06/2024	Meeting Date	09/10/2024
Filing Deadline	06/07/2024	Filing Deadline	07/12/2024	Filing Deadline	08/16/2024
Mail Notices By	06/12/2024	Mail Notices By	07/17/2024	Mail Notices By	08/21/2024
Publish By	06/12/2024	Publish By	07/17/2024	Publish By	08/21/2024

October		November		December	
Meeting Date	10/01/2024	Meeting Date	11/12/2024	Meeting Date	12/03/2024
Filing Deadline	09/06/2024	Filing Deadline	10/18/2024	Filing Deadline	11/08/2024
Mail Notices By	09/11/2024	Mail Notices By	10/23/2024	Mail Notices By	11/13/2024
Publish By	09/11/2024	Publish By	10/23/2024	Publish By	11/13/2024

DISCUSSION MEMO

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 5, 2023 Planning Commission Work Session

The Planning Commission held work sessions on August 22, 2023 and October 3, 2023 to discuss potential strategies for housing policies in Village Vision 2.0. The work sessions were a direct follow-up to the public forums held on June 22, 2023 and July 13, 2023. Based on the direction from the work sessions, a discussion draft of potential zoning amendments has been created and is attached in the packet. This memo summarizes the draft amendments.

I. Strategies

The Planning Commission arrived at five strategies based on discussions at the August 22 and October 3 work sessions:

1. Hold status quo in R-3 and R-4. (Chapters 19.12 and 19.14)
2. Allow residential uses in C- districts. (Chambers 19.16, 19.18, and 19.20)
3. Improve the MXD district (planned district) (Chapter 19.23)
4. Revise current planned development standards & process (Chapter 19.24)
5. Consider MXD standards for application in a variety of contexts.

II. Approach

The following specific approaches can be used to amend the code based on the Planning Commission's discussions and policies established in the comprehensive plan. The approaches are further described in the discussion notes below, and are included in the attached strike-through versions of the current code (see attached Planning Commission Discussion Draft, November 2023).

1. Hold status quo in R-3 and R-4.

a. Make current development compliant with standards with simple amendments.
b. Clean up any conflicts / interpretation issues in the current standards.
c. Allow a similar scale / pattern of redevelopment as existing buildings.

2. Allow residential uses in C- districts.

a. Limit residential to mixed use buildings (upper stories above ground level commercial or behind ground level commercial)
b. Allow subject to current C- district standards that apply to commercial buildings.

3. ***Improve the MXD district (planned district).***
    a. Promote smaller scale projects that are more practical to Prairie Village's context. (smaller redevelopment projects and strategic infill, rather than broad master planned communities)
    b. Improve criteria (more specific policy goals and community benefit targets).
    c. Set default standards and building types for the scale and types of buildings that are most appropriate in a variety of Prairie Village contexts.
    d. Include neighborhood / community design standards or criteria for new building types / projects with similar approaches used in the current R1-A and R1-B district design standards.

4. ***Revise current planned development standards and process.***
    a. Improve review criteria for better expectations.
    b. Define specific elements of a development plan necessary to support flexibility.
    c. Consider default standards as starting point (use base-district standards and/or borrow from MXD district - see below);
    d. Create criteria, guidance, and/or ranges for evaluating deviations from default standards based on plan.

5. ***Consider MXD for application in a variety of contexts.***
    a. Mixed use redevelopment in C- districts [Rezoning to MXD]
    b. Mixed use building projects / infill in C-districts [Rezoning to CP-1, CP-2, or MXD]
    c. Residential-only projects in mixed use contexts – projects / strategic infill in C- Districts [Rezoning to CP-1, CP-2, or MXD]
    d. Larger-scale neighborhood redevelopment in R-3 and R-4 districts [Rezoning to RP-3 or RP-4]
    e. Low-scale neighborhood redevelopment in R-2 or R-3 areas [Rezoning to RP-2 or RP-4]

III. Discussion Notes:

The attached Planning Commission Discussion Draft includes amendments to the current zoning ordinance that executes the five strategies. The following notes should be considered along with review of the discussion draft to assist with review, comments or questions.

1. Hold the status quo in R-3 and R-4

Several of the R-3 and R-4 properties were surveyed for compliance with the existing zoning standards using mapping estimates and available data on Johnson County AIMS mapping (this will provide approximate compliance – see R-3 and R-4 Inventory in separate attachment). The standards primarily include:

- Building Height

- Lot Coverage
- Lot Area Per Family
- Setbacks

The most frequent non-compliance issue was with the "lot area per family" requirement in the R-3 district. The requirement is at least 2,500 square feet of lot area per family unit (Zoning Ordinance, Section 19.12.035). Several properties were below this ranging from 1,773 square feet per unit to 2,451 square feet per unit. Therefore, the discussion draft changes this to 1,750 square feet per unit.

The R-3 district also has an apparent conflict. Section 19.12.035 states that no buildings and car port shall cover more than 20% of the lot, while Section 19.12.036 states that buildings and structures shall not cover more than 30% of the lot. Most of the properties surveyed have building coverage in the 21% to 29% range. Therefore, the discussion draft removes the 20% requirement and retains the 30% requirement.

The R-3 district does not currently have an impervious surface coverage standard. To be consistent with the 2018 R-1A and R-1B updates this is added. Most of the properties surveyed are below 50% coverage. The range is 19% to 56%, with only 3 being over 50% at 51%, 52% and 56%.

The other changes to R-3 and R-4 are non-substantive formatting changes to be consistent with the approach of the 2018 amendments and clarify and simplify the code (i.e. converting text to tables and adding intent statements)

Last, to coordinate with strategy 5 (discussed below) a section is added to further direct planned zoning applications of the R-districts to the updated MXD standards and building types. Rather than have an open-ended approach to revising the standards, this will help establish targets and expectations for planned applications in the R-districts. This also provides the opportunity for neighborhood design standards – discussed with strategy 3 below – to be included, where currently there are none in the R-2, R-3, or R-4 districts. (Therefore, the R-2 district was included to be consistent in this approach through R-Districts.)

2. Allow residential uses in the C- districts.

Currently only the C-O district allows residential uses, and it requires those uses to default to R-1, R-2, and R-3 standards (Zoning Ordinance, Section 19.16.035). This results in building and development standards that are not appropriate for commercial or mixed-use contexts. Based on the direction of the Planning Commission to allow residential uses in commercial / mixed-use buildings, two simple amendments are recommended:

- Add a "mixed-use residential" entry to the use table in Chapter 19.27 (Zoning Ordinance, Section 19.27.010) and allow it in C-O, C-1, and C-2.

- Add a performance criteria in each of those zone districts that mixed-use residential uses shall be on the upper floors or behind ground level commercial uses, and then otherwise subject to the commercial building standards.

3. Improve the MXD district.

The MXD standards are intended for very large scale "master planned" communities. The intent and procedures imply mixing land uses across broad areas as well as mixed-use buildings. The provisions in this section are very broad and vague, and do not provide good guidance for how or where the district should be used, and instead for large scale planning efforts to address these specific issues. (It has only been used once and in a very limited application).

The recommended improvements involve the following key elements:

- Repurpose the district for smaller-scale redevelopment projects or targeted infill applications.
- Establish "default" development standards based on the type and range of buildings anticipated in Prairie Village.
- Add mixed-use and mixed-density neighborhood design standards. This adds more specificity to the current intent of the MXD district and creates planning thresholds for proposed development plans.
- Simplify the procedures and defer to the Planned Zoning district process. (See strategy 4 below)

4. *Revise current rezoning / planned development standards and process.*

The current planned zoning provisions are very open-ended and vague. They rely heavily on discretionary processes without clear criteria for applicants, staff, or decision makers. As a result, there is great flexibility in what could technically be accomplished under the planned zoning process, but there are few expectations. The procedures are confusing and imprecise and lead to a scenario where most outcomes are negotiated through a public process.

The following changes are recommended (with specific emphasis on leveraging the MXD changes discussed in strategy 3, and for more targeted applications to R-2, R-3, and R-4 districts discussed in strategy 1 and strategy 5.)

- Simplify the intent statement and make clear the context, application, and benefits intended from planned applications.
- Replace the arbitrary development standards in the current section with a system that defaults to the base district standards but includes specific guidance and design objectives for deviating from those standards.
- Simplify the procedures but indicate planning elements and thresholds that must be demonstrated in a development plan to justify deviating from the base district standards. Two scales of plans are recommended – a community plan and project plans. For smaller-scale applications, the community plan may rely more on the existing conditions surrounding the project but are still essential for

analysis of the planned application and how flexibility or deviations from the standards are justified.
- Improved decision criteria to focus on planning objectives and community benefits that should result for planned applications.

5. ***Consider MXD for specific scenarios.***

The combination of the approach to the MXD district and improvements to the Planned Zoning District application can then be leveraged for a variety of situations:
- Larger-scale redevelopment and rezoning to MXD (current situation, improved with better MXD standards and criteria)
- Smaller scale strategic infill in current commercial districts ("project plan" in the Planned District)
- Planned applications for the C- districts for more targeted infill of commercial or mixed-use buildings.
- Residential-only buildings in the C- districts, provided that are part of the larger mixed-use context based on a "community plan."
- Limited planned application in R-2, R-3, and R-4 districts for appropriate scaled residential projects.

For the last three applications each of the R- and C- districts includes an added section specifying which building types are appropriate for each district application. Because these are "planned applications" they will rely on a discretionary review process and there is an opportunity to adjust the standards based on a specific plan.

IV. Next Steps:

Based on discussion and direction on these issues at the December 5, 2023 Planning Commission, staff and the Commission will determine next steps, which could involve any or all of the following:
- Further refinement or discussion of draft edits.
- Additional or related development code changes, as directed by the Commission.
- Additional Planning Commission work sessions / discussions (if needed)
- Preparation of proposed official and recommended amendments.
- Scheduling of official review and adoption procedures [PC public hearing (formal recommendation), PC public hearing (decisions)].

Chapter 19.10 DISTRICT R-2 TWO FAMILY RESIDENTIAL DISTRICT

19.10.005. INTENT

The R-2 Two-family Residential District provides residential living in low-scale detached and attached dwelling units. It should be used in areas at transitions between neighborhoods and corridors, activity centers, parks and civic spaces. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

19.10.~~005~~010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.10.~~010~~015. ~~HEIGHT AND AREA REGULATIONS GENERALLY.~~ DEVELOPMENT STANDARDS

[The following changes are mainly to simplify the format and information on development standards into a table, similar to the latest updates to R-1A and B, and replace sections 010, 015, 020, 025, 030, 035, 040, 045, and 046. There are no substantive changes,]

Table 19.10.A. Development Standards	
R-2	
Lot:	
Area	9,600 square feet (4,800 square feet per unit)
Width	80’
Building Coverage	30% of lot, maximum
Building Setbacks:	
Front	30’ minimum
Side	7’ minimum each side 18’ minimum total both sides
Street Side	15’ minimum
Rear	25’ minimum
Height:	
Height	35’ maximum, measured from the top of foundation to the highest point of the roof structure.
Story Limit	2.5 stories

One family dwellings constructed in this district shall comply with the height, front, side and rear yard requirements and minimum lot size requirements of District R-1a. Two family dwellings shall comply with the minimum requirements set forth in ~~sections 19.10.015—19.10.045~~Table19.10.A.

~~**19.10.015. HEIGHT.**~~

~~No building or structure shall exceed 35 feet in height, measured as set out in section 19.02.100; nor shall it contain more than two and one half stories as set out in section 19.02.435.~~

~~**19.10.020. FRONT YARD.**~~

~~The front yard requirements shall be 30 feet.~~

~~**19.10.025. SIDE YARD.**~~

~~There shall be a side yard on each side of the dwelling, the total of which side yards shall be not less than 18 feet and neither side yard shall be less than seven feet. Not less than 15 feet shall be provided on the street side of a corner lot.~~

~~**19.10.030. REAR YARD.**~~

~~The depth of the rear yard shall be not less than 25 feet.~~

~~**19.10.035. LOT WIDTH.**~~

~~The width of the lot shall be not less than 80 feet.~~

~~**19.10.040. LOT AREA PER FAMILY.**~~

~~Not less than 9,600 square feet of lot area shall be provided for each two family dwelling.~~

~~**19.10.045. MINIMUM DWELLING SIZE.**~~

~~The minimum dwelling size shall be 1,100 square feet per family unit for living space, exclusive of garage, basement, storage space, open or screened porches, vestibules, patios and utility rooms.~~

~~**19.10.046. LOT COVERAGE.**~~

~~Buildings and structures shall not cover more than 30 percent of the net lot area.~~

~~(Ord. 2019, Sec. II, 2001; Ord. 2060, Sec. I, 2003)~~

19.10.~~050~~020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. (For additional parking regulations see chapter 19.46.)

19.10.~~055~~025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.12.030. PLANNED ZONING APPLICATIONS.

Application of the R-2 district through planned zoning applications according to Chapter 19.24, Planned Zoning District shall use the moderate- to large-scale residential building types of the MXD district as the basis for the plan. Specifically, the following types from Section 19.23.015 are eligible for inclusion in the plan:

(a) Detached House – Standard Lot

(b) Detached House – Small Lot

(c) Attached House

[Discussion item: Should this be so specific as to identify particular P applications and building types, or just be generally open to "low scale" building types (i.e. "house" scaled projects.]

Chapter 19.12 ~~DISTRICT~~ R-3 ~~GARDEN~~ APARTMENT DISTRICT

19.12.005. INTENT

The R-3 Apartment District provides residential living in moderate- to large-scale multi-unit buildings contributing to a mix of housing opportunities at strategic locations. It should be used in areas with a high level of accessibility, public and common amenities, and support services in the vicinity, and transition to lower-scale neighborhoods. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

19.12.~~005~~010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.12.~~010~~015. ~~HEIGHT AND AREA REGULATIONS GENERALLY.~~Development Standards

[The following changes are mainly to simplify the format and information on development standards into a table, similar to the latest updates to R-1A and B, and replace sections 015, 020, 025, 030, 035, and 036. There are no substantive changes except – (1) reducing the per-unit lot area to comply with existing projects; (2) reconciling the conflict between 20% and 30% building coverage in 035 and 036 highlighted below; and (3) clearing up that impervious surface limit is distinct from building coverage similar to other districts.]

Table 19.12.A. Development Standards	
R-3	
Lot:	
Area	1,750 s.f. per unit
Building Coverage	30% of lot, maximum
Impervious Surface Coverage	50% of lot, maximum
Building Setbacks:	
Front	30’ minimum
Side	10’ minimum for 2-story 15’ minimum for 2.5 story
Street Side	15’ minimum
Rear	25’ minimum
Height:	
Height	35’ maximum, measured from the top of foundation to the highest point of the roof structure.

Story Limit	2.5 stories

~~In District R-3, the height of buildings, the minimum dimensions of lots and yard, the minimum lot area per family permitted on any lot shall be as follows in sections 19.12.015—19.12-035 (for exceptions see chapter 19.44, height and area exceptions).~~

~~19.12.015. HEIGHT.~~

~~No building or structure shall exceed 35 feet in height, measured as set out in section 19.02.100; nor shall it contain more than two and one half stories as set out in section 19.02.435.~~

~~19.12.020. FRONT YARD.~~

~~The front yard requirement shall be 30 feet.~~

~~19.12.025. SIDE YARD.~~

~~The side yard requirement shall be ten feet for two story and 15 feet for two and one-half story buildings; except that not less than 15 feet shall be provided on the street side of a corner lot.~~

~~19.12.030. REAR YARD.~~

~~The rear yard requirement shall be 25 feet.~~

~~19.12.035. LOT AREA PER FAMILY.~~

~~The minimum lot area for garden apartments shall be 2,500 square feet per family units; provided that in no case shall apartment buildings and carports, if any, cover more than 20 percent of the area of the lot or tract; the remaining eighty percent of the land to contain lawn, landscaped areas, recreation areas and open parking lots.~~

~~19.12.036. LOT COVERAGE.~~

~~Buildings and structures shall not cover more than 30 percent of the net lot area.~~

~~(Ord. 2019, Sec. II, 2001; Ord. 2060, Sec. I, 2003)~~

19.12.~~040~~020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. Parking shall not be permitted in the required side yard or within 15 feet of a street right-of-way. (For other parking requirements see chapter 19.46.)

19.12.~~045~~025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group

homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.12.030. PLANNED ZONING APPLICATIONS.

Application of the R-3 district through planned zoning applications according to Chapter 19.24, Planned Zoning District shall use the moderate- to large-scale residential building types of the MXD district as the basis for the plan. Specifically, the following types from Section 19.23.015 are eligible for inclusion in the plan:

(a) Row House

(b) Apartment – Small

(c) Apartment – Medium

(d) Apartment - Large

[Discussion item: Should this be so specific as to identify particular P applications and building types, or just be generally open to "moderate to larger scale building types".]

Chapter 19.14 ~~DISTRICT~~ R-4 MIXED ~~CONDOMINIUM OR COMMON WALL~~ DWELLING DISTRICT

19.14.005. INTENT

The R-4 Mixed Dwelling District provides residential living in low- to moderate-scale multi-unit buildings contributing to neighborhoods with a mix of detached, attached, and low-scale multi-unit buildings. It should be used in areas with a high level of accessibility, public and common amenities, and support services in the vicinity, and transition to lower-scale neighborhoods. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

19.14.~~005~~010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.14.~~010~~015. ~~HEIGHT AND AREA REGULATIONS~~DEVELOPMENT STANDARDS

[the following changes are mainly to simplify the format and information on development standards into a table, similar to the latest updates to R-1A and B, and replace sections 015, 020, 025, 030, 035, 040 and 041. There are no substantive changes except adding the impervious surface coverage distinct from building coverage.]

Table 19.14.A. Development Standards	
R-4	
Lot:	
Area	3,500 s.f. per unit
Width	150’ minimum
Building Coverage	30% of lot, maximum
Impervious Surface Coverage	50% of lot, maximum
Building Setbacks:	
Front	30’ minimum
Side	10’ minimum for 2-story 15’ minimum for 2.5 story
Street Side	15’ minimum
Rear	35’ minimum
Height:	
Height	35’ maximum, measured from the top of foundation to the highest point of the roof structure.
Story Limit	2.5 stories

.

~~In District R-4, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows in sections 19.14.015—19.14-040 (for exceptions see chapter 19.44, height and area exceptions).~~

~~19.14.015. HEIGHT.~~

~~No building or structure shall exceed 35 feet in height, measured as set out in section 19.02.100; nor shall it contain more than two and one half stories as set out in section 19.02.435.~~

~~19.14.020. FRONT YARD.~~

~~Any building hereafter constructed shall provide for a front yard the minimum depth of which shall be 30 feet.~~

~~19.14.025. SIDE YARD.~~

~~There shall be a side yard on each side of the lot of not less than ten feet for two story buildings and 15 feet for two and one-half story buildings. No side yard shall be required on interior lots in common wall projects. Not less than 15 feet shall be provided on the street side of a corner lot.~~

~~19.14.030. REAR YARD.~~

~~The depth of the rear yard shall be not less than 35 feet.~~

~~19.14.035. LOT AREA PER FAMILY.~~

~~Every condominium or common wall dwelling house hereafter erected shall provide a lot area of not less than 3,500 square feet per dwelling unit.~~

~~19.14.040. LOT SIZE.~~

~~The width of the lot shall be at least 150 feet.~~

~~19.14.041. LOT COVERAGE.~~

~~Buildings and structures shall not cover more than 30 percent of the net lot area.~~

~~(Ord. 2019, Sec. II, 2001; Ord. 2060, Sec. I, 2003)~~

19.14.~~045~~020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. Parking shall not be permitted in the required exterior side yards or within 15 feet of a street right-of-way. (See chapter 19.46 for additional parking requirements.)

19.14.~~050~~025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single-family dwellings, group homes and

residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family dwellings, group homes and residential design manufactured homes.

19.14.030. PLANNED ZONING APPLICATIONS.

Application of the R-4 district through planned zoning applications according to Chapter 19.24, Planned Zoning District shall use the moderate- to large-scale residential building types of the MXD district as the basis for the plan. Specifically, the following types from Section 19.23.015 are eligible for inclusion in the plan:

(a) Detached House – Small Lot
(b) Multi-unit House
(c) Row House
(d) Apartment – Small

[Discussion item: Should this be so specific as to identify particular P applications and building types, or just be generally open to "small or moderate scale building types" (i.e. neighborhood scale).]

Chapter 19.16 DISTRICT C-0 OFFICE BUILDING DISTRICT

19.16.005. INTENT

The C-O Commercial Office District is a low intensity non-residential district providing a range of small-scale, commercial or employment uses. It also may include limited retail or services to support adjacent neighborhoods and low- and moderate-scale residential uses that contribute to a mixed-use context. This zone serves as a transition between neighborhoods and village centers or establishes neighborhood hubs in the comprehensive plan.

19.16.~~005~~010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

[Note: the use table in Chapter 19.27 will be amended to include "Residential – Mixed Use" as a permitted use in C-O. This use will include residential dwellings in commercial buildings, limited to the upper floors or behind ground level non-residential uses. There are no changes other development standards associated with this – merely allowing existing buildings to be used in limited capacity with residential uses. Stand-alone or all residential uses will be subject to 19.16.035 below along with recommended amendments.]

19.16.~~010~~015. ~~HEIGHT AND AREA REGULATIONS GENERALLY~~DEVELOPMENT STANDARDS.

[the following changes are mainly to simplify the format and information on development standards into a table, similar to the latest updates to R-1A and B, and replace sections 015, 020, 025, and 030. There are no substantive changes.]

Table 19.16.A. Development Standards	
C-O	
Building Setbacks:	
Front	30' minimum
Side	10' minimum for 1-story 15' minimum for 2-story 20' minimum for 2.5-story +
Street Side	15' minimum
Rear	35' minimum
Height:	
Height	35' except a greater height may be permitted subject to a conditional use permit in Chapter 19.30

[confirm with Mitch that eliminating 189.16.015 (a), (b) and (c) does not significantly alter how height should be measured in C-O...]

~~In District C-0, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows in sections 19.16.015—19.10-035 (for exceptions see chapter 19.44, Height and Area Exceptions).~~

~~19.16.015. HEIGHT.~~

~~Height of buildings in this district shall be measured in feet and no building or structure shall exceed 35 feet except that a greater height may be permitted by conditional use permit in accordance with chapter 19.30. In the case of office buildings, the height is measured as follows:~~

~~(a) The maximum vertical distance in feet from the average finish grade abutting the building to the highest point of the roof or any parapet or mansard, or to the mean height between eaves and ridge of gable, hip and gambrel roofs. Heating, ventilating, air conditioning and elevator equipment located on flat roofs may extend above the maximum height not more than eight feet.~~

~~(b) Finish grade in this instance shall not include such depressions as dock ramps, areaways and below grade stairways but shall be the ground elevation at the point where it is lowest.~~

~~(c) The use of fills or berms to increase the height of the building is not permitted.~~

~~19.16.020. FRONT YARD.~~

~~Any building or structure hereafter constructed shall provide a front yard the minimum depth of which shall be 30 feet.~~

~~19.16.025. SIDE YARD.~~

~~There shall be a side yard on each side of the lot, such side yard to be not less than ten feet for one story buildings, 15 feet for two story buildings, and 20 feet for two and one-half story buildings. There shall be a side yard of not less than 15 feet of the street side of a corner lot.~~

~~19.16.030. REAR YARD.~~

~~The depth of the rear yard shall be not less than 35 feet.~~

19.16.~~035~~020. RESIDENTIAL BUILDINGS.

Any residential building constructed or located in this district shall comply with the height, yard and area regulations of the district corresponding to that dwelling type. Single family dwellings and group homes shall comply with District R-1; two family dwellings shall comply with District R-2; garden apartment buildings shall comply with District R-3. Residential uses may be permitted on upper stories above ground-level commercial uses or less than 50% of the ground floor and located behind ground-level commercial uses, subject to the C-O district standards.

19.16.~~040~~030. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group

homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.16.~~045~~025. PARKING REGULATIONS IN DISTRICT C-0.

See chapter 19.46 off street parking and loading regulations.

[move above for consistent order between different districts.]

19.14.035. PLANNED ZONING APPLICATIONS.

Application of the C-O district through planned zoning applications according to Chapter 19.24, Planned Zoning District shall use building types from the MXD district appropriate to compact and walkable mixed-use areas as the basis for the plan. Specifically, the following types from Section 19.23.015 are eligible for inclusion in the plan:

(a) Multi-unit House
(b) Row House
(c) Live-Work
(d) Apartment / Mixed-Use – Small

[Discussion item: Should this be so specific as to identify particular P applications and building types, or just be generally open to "small or moderate scale building types" (i.e. neighborhood scale).]

RESIDENTIAL IN C- DISTRICTS

[Subject to current standards and limited to "mixed use"]

The following amendments are necessary to execute the Planning Commissions direction to allow residential in the commercial districts, but subject to current district standards (i.e. as "mixed-use projects" in existing commercial buildings).

1. Add the following entry to the use table in 19.27.005

Table 19.27 Allowed Uses

■ = use is generally permitted, subject to general zoning district development and design standards.
❍ = use requires Special Use Permit and discretionary review by Planning Commission and City Council per Section 19.32

Uses	*R-1A*	*R-1B*	*R-2*	*R-3*	*R-4*	*C-O*	*C-1*	*C-2*	*C-3*	*MXD*
Residential Uses									No specific uses permitted. C-3 is a planned	No specific uses permitted. MXD s
Single family dwellings	■	■	■	■		■				
Two-family dwellings			■	■		■				
Garden Apartment Building or Apartment House				■		■				
Condominium					■					
Nursing and convalescent home	❍	❍	❍	❍	❍	❍	❍	❍		
Group home	■	■	■	■		■				
Residential – Mixed Use						■	■	■		

2. Add the following performance criteria to the C-O, C-1, and/or C-2 district standards

(xy) Residential uses shall be limited to dwelling units on upper stories above ground level commercial uses, or less than 50% of the ground floor and located behind ground-level commercial uses.

This would be:

- (see revised 19.16.35 for C-O district, included with other changes in this package.)
- 19.18.010(f) for the C-1 district
- 19.20.010(d) for the C-2 district

Chapter 19.23 "MXD" PLANNED MIXED USE DISTRICT

19.23.005. ~~PURPOSE AND~~ INTENT.

The zoning of property to the MXD, Planned Mixed Use District, is intended to encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts, to promote sustainable development with projects that achieve a high level of environmental sensitivity and energy efficiency, to encourage design and construction using Leadership in Energy and Environmental Design "LEED" principles and practices; and to encourage building configurations that create a distinctive and memorable sense of place. Developments in this district are allowed and expected to have a mixture of residential, office and retail uses in a single structure or multiple structures along with public spaces, entertainment uses, and other specialty facilities that are compatible in both character and function and incorporate a coordinated consistent theme throughout the development. Developments are also expected to utilize shared parking facilities linked to multiple buildings and uses by an attractive and logical pedestrian network that places more emphasis on the quality of the pedestrian experience than is generally found in typical suburban development. Buildings are intended to be primarily multi-story structures with differing uses organized vertically rather than the horizontal separation of uses that commonly results from conventional zoning districts.

19.23.010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.23.015. ~~BUILDING HEIGHT.~~DEVELOPMENT STANDARDS

Development standards in the MXD district shall be based on specific plans approved according to the Planned Zoning District process and standards in Chapter 19.24. Development plans shall be based on the following building types. Development plans shall identify the building type(s) applicable to the plan and arrange them around a community design plan that meets the intent of this district. Deviations from the standards in Table 19.23.A may be justified as indicated in the Planned Zoning District standards in Chapter 19.24.

[insert formatted building type table – see separate document]

~~(a) No maximum height; the height of buildings shall be as determined by the plan;~~

~~(b) At least 50 percent of the total floor area, except for auditoriums, conference facilities, theaters, and other similar uses, shall be located above the ground floor.~~

~~19.23.020. FRONT YARD.~~

~~No minimum requirement. The front yard setback shall be established as shown on the plans.~~

~~19.23.025. SIDE YARD.~~

~~No setback required except that where a lot line abuts the lot line of a residentially zoned property, a setback shall be required which is at least equal to the minimum setback required in the district in which the MXD District abuts.~~

~~19.23.030. REAR YARD.~~

~~No setback required except that where a lot line abuts the lot line of a residentially zoned property, a setback shall be required which is at least equal to the minimum setback required in the district in which the MXD District abuts.~~

19.23.020. MIXED-USE & MIXED-DENSITY DESIGN STANDARDS

[See separate document for proposed design standards. Based on same or similar approaches as the R1-A and B standards, but adjusted for mixed-use and/or mixed-density residential neighborhoods.]

[19.23.035, 040, 045, 050, 055, 060, 065, and 070 can be deleted by referral to the Planned Zoning District standards and procedures in Chapter 19.24. Some of the relevant elements of these deleted sections are included in the updates to Chapter 19.24.]

~~19.23.035. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL.~~

~~A tract of land may be zoned "MXD" only upon approval of a preliminary development plan which shall include the following information:~~

~~(a) Name of the project, address, boundaries, date, north arrow and scale of the plan;~~

~~(b) Name and address of the owner of record, developer, and name, address and phone number of preparers;~~

~~(c) All existing lot lines, easements, rights-of-way including area in acres or square feet;~~

~~(d) The location and use of all existing and proposed buildings and structures within the development. The number and types of dwellings and square footage or floor area for office and commercial uses. All dimensions of height and floor area, all exterior entrances and all anticipated future additions and alterations. Preliminary sketches depicting the general style, design, size and exterior materials and colors of existing buildings to be retained and new buildings to be constructed. Said sketches shall include building elevations, but detailed drawings are not required.~~

~~(e) The location of all existing and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences; specific emphasis shall be placed on connectivity and walkability with and adjacent to the project;~~

~~(f) Location of required parking areas including parking stalls, setbacks and loading and service areas and the type of pavement proposed;~~

~~(g) A preliminary outdoor lighting plan in accordance with outdoor lighting regulations of the Zoning Ordinance plus a plan for the proposed lighting of public and private streets;~~

~~(h) Sign standards including the location, height, size, materials and design of all proposed monument and structure mounted signage;~~

~~(i) Location, type and screening details for all waste disposal containers;~~

~~(j) Location, size and screening details for all external HVAC units antennas and other equipment;~~

(k) A preliminary landscape plan showing all existing open space and trees to be retained, all proposed changes to these features including the location, size and type of proposed plant material, and any proposed screening for adjacent properties which may include solid or semi-solid, fencing, walls or hedges or a combination thereof;

(l) The location and size of all existing and proposed utility systems including:

(1) Sewer lines and manholes;

(2) Water lines and fire hydrants;

(3) Telephone, cable and electrical systems;

(4) Storm drainage system including drain pipes, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales/ditches; and

(5) Structure mounted telecommunications equipment (satellite dishes, antennas, etc.).

(m) A stormwater management plan including plans to prevent: (a) the pollution of surface or groundwater; (b) the erosion of soil both during and after construction; (c) excessive run-off, (d) and flooding of other properties, as applicable. Said plans shall include stormwater run-off calculations and shall provide for on-site stormwater management in accordance with Stormwater Management Regulations of the City Code;

(n) Existing and proposed topography shown at not more than two-foot contour intervals and the location of flood plains. All elevations shall refer to U.S.G.S. datum and shall be compatible with Johnson County datum;

(o) Zoning districts adjacent to the site;

(p) Traffic flow patterns within the site including, entrances and exits, emergency access, loading and unloading areas, and curb cuts and street patterns within 200 feet of the site;

(q) The planning commission may require a detailed traffic impact study for large uses, mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:

(1) The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;

(2) The projected traffic flow pattern within 1,000 feet of the site including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and

(3) The impact of this traffic upon existing, abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.

(4) The satisfying of traffic warrants for traffic signals and signs in accordance with MUTCD within 1,000 feet of the site.

(r) A list of the uses proposed for the "MXD" District.

(s) Off-street parking and loading shall be provided on the premises in accordance with the requirements for each type of use permitted, as set out in the off-street parking and loading regulations of the Zoning Ordinance except as follows:

(1) The planning commission may reduce the required parking after considering documentation and/or study provided by the applicant, staff's recommendation and giving decisive weight to all relevant facts, including but not limited to the following factors: availability and accessibility of alternative parking; impact on adjacent properties and uses neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times;

design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use.

(2) Parking spaces on public and private streets may be counted towards the minimum requirements as set forth above; provided the on-street spaces are located on an adjacent or internal street that allows on-street parking. On-street parking spaces being counted towards the credit must be identified on plans at time of submittal to the city.

(3) No open parking areas shall be located closer than 15 feet to a public street, or no closer than eight feet to a property line other than a street line. Parking areas within the building, or within a parking structure extending more than six feet above the finished grade, shall comply with the setback regulations of the main building. Such parking setback and other open areas shall be brought to finish grade and planted with grass, shrubs and trees, and maintained to at least the average level of maintenance of the other developed property within the immediate neighborhood.

(t) Preservation of Natural Features: Mature trees, vegetative cover, watercourses and other natural site features shall be preserved to the greatest extent possible. Abrupt changes in natural slope shall be avoided. Preservation shall be directed toward:

(1) Enhancing the quality of new development;

(2) Protecting the natural environment;

(3) Providing buffering between new development and surrounding properties;

(4) Preserving the character of existing neighborhoods;

(5) Handling of stormwater flows in natural channels;

(6) Maintaining existing vegetation along stream corridors as water quality filters; and

(7) Creation of rain gardens.

(u) Submission of all easement and preliminary covenant documents that will be filed with the County.

(v) A phasing plan if the project is not going to be constructed at one time.

19.23.040. PUBLIC IMPROVEMENTS.

The planning commission may recommend and the city council may require the applicant to construct or install infrastructure improvements such as sidewalks, traffic signals, street lighting, pedestrian lighting, street widening and channelization, acceleration and deceleration lanes, waterlines, sewer lines, storm drainage improvements and other similar improvements that are related to the proposed project.

19.23.045. PLANNING COMMISSION ACTION.

The planning commission shall hold one or more public hearings on the preliminary development and rezoning. Upon conclusion of the public hearing or hearings, the planning commission, by a majority of members present and voting, shall make a recommendation to the city council to approve the proposal as submitted, to approve the proposal subject to conditions, or to deny the proposal.

19.23.050. CITY COUNCIL ACTION.

Upon approval of the preliminary development plan and the rezoning of the property by the city council, a final development plan for the project shall be prepared and submitted to the planning commission for final approval. Permits for construction shall not be issued until final plans have been

reviewed and approved by the planning commission. It is the intent of this chapter that the project as constructed shall conform closely to the preliminary plans reviewed and approved at the time of the public hearing.

19.23.055. FINAL DEVELOPMENT OF PLAN GENERALLY.

Final plan for a project or a portion thereof shall not be approved if one or more of the following conditions, in the judgment of the commission, exist:

(a) Final plans vary substantially from the concept of the development plan presented and agreed to at the time of rezoning;

(b) The final plans would increase the density (number of units per acre) or intensity (concentration of development) of residential uses more than five percent;

(c) The final plans would increase the floor area of nonresidential buildings by more than ten percent;

(d) The final plans would increase by more than ten percent the ground covered by buildings or paved areas;

(e) The final plans would increase the height of a building by one or more stories or four or more feet;

(f) The final plans involve changes in ownership patterns or stages of construction that will lead to a different development concept, less architectural harmony or quality, or impose substantially greater loads on streets and neighborhood facilities;

(g) The final plans vary from specific development or design criteria including traffic impact and stormwater management that may have been adopted by the planning commission or city council at the time the preliminary development plan and rezoning were approved.

Variations between the preliminary and final plans, which do not, in the judgment of the planning commission, violate or exceed the above seven criteria, shall be approved by the planning commission in its administrative role and no public hearing shall be required. If, however, variations and departures from the approved preliminary plan exceed the above criteria or are sought by the developer or other party at the time of final plan review or building permit application, the applicant shall request an amendment to the plan which shall be handled in the same manner as the approval of the original preliminary plan.

19.23.060. FINAL DEVELOPMENT PLAN SUBMITTAL.

(a) A detailed site plan showing the physical layout and design of all streets, easements, rights-of-way, lots, sidewalks, parking, blocks, greenspace, structures and uses.

(b) Preliminary building plans, including floor plans, gross floor area of office and commercial uses and exterior elevations.

(c) Final landscaping plans.

(d) Copies of any easements and restrictive covenants and proof of recording of the same.

(e) Proof of the establishment and activation of any entity that is to be responsible for the management and maintenance of any common open space.

(f) Evidence that no lots, parcels, tracts or dwelling units in such development have been conveyed or leased prior to the recording of any restrictive covenants applicable to such planned development.

(g) Such bonds and other documents that may have been required to guarantee the installation of required public improvements.

(h) Drawings showing size, type and location of all monument and wall mounted signs.

(i) Final lighting plan.

(j) Final stormwater control plan.

(k) Bond for public improvements and agreement to pay for City inspection services.

19.23.065. RECORDING OF APPROVED PLAN.

After rezoning to a "MXD" district has been approved and the final plan has been approved by the planning commission there shall be filed with the Register of Deeds a statement that a development plan for the area has been approved. The statement shall specify the nature of the plan, the proposed density or intensity of land uses and other pertinent information sufficient to notify any prospective purchasers or users of land of the existence of such plan and any constraints thereon. The landowner shall submit this statement to the city clerk with the appropriate recording fee and the city shall be responsible for recording the statement.

19.23.70. PUBLISHING OF ORDINANCE CHANGING THE ZONING.

The ordinance effectuating the zone change shall not be published until such time as the zoning and preliminary development plan have been approved by the city council.

[Insert for draft section 19.23.015 MXD Development standards. This table establishes "default" standards for development plans; they can be modified for specific development plans and contexts, but the greater the modification the greater scrutiny and emphasis on border community benefits through the planned development process. This is an alternative to the current approach where the MXD and Planned Zoning standards are open to whatever an applicant chooses to propose.]

Table 19.23.A: MXD Building Type Standards

Building Types	# of Units	Lot Standards [1]				Building Standards			
		Area (s.f.)	Width	Building Coverage (max)	Green Space (min)	Height (max)	Setbacks (min)		
							Front	Side	Rear
***Detached House** – Large Lot*	1	10K +	80' +	30%	60%	35' 2.5 story	30'	7	25'
***Detached House** – Standard Lot*	1	6K – 10K	60' +	30%	60%	27' 2 story	30'	6'	25'
***Detached House** – Small Lot*	1	3K – 6K	30' – 50'	50%	30%	22' 1.5 story	10' – 30'	5'	25'
Attached House	2 - 4	6K – 15K 3K / unit	60' -125'	40%	40%	35' 2.5 story	10' – 30'	7'	25'
Row House	3-8	1.2K / unit 15K total max	14' / unit min.; 125' total max	65%	20%	40' 3 story	10' – 30'	10' [2]	15'
Live - Work	1-6	2K / unit 15K total max	20' / unit min. 125' total mx	65%	20%	40' 3-story	10' – 30' [3]	6' [2]	15'
***Apartment / Mixed-use** – Small*	3-12	6K – 20K	60' – 125'	65%	20%	40' 3 story	10' – 30' [3]	10'	15'
***Apartment / Mixed-use** - Medium*	< 40	20K – 40K	125' – 250'	65%	20%	50' 4 story	10' – 30' [3]	15' [1]	15'
***Apartment / Mixed-use** - Large*	40 +	40K+ + 1.2K / unit over 40 units	250' +	65%	20%	65' 6- story	10' – 30' [3]	20' {1]	15'

[1] Projects with multiple buildings in a single-ownership complex may consider each building and development site as a "lot" for interpreting the development standards, provided the building and development sites are organized around a system of internal streets, lanes, and common spaces and buildings are oriented to these spaces as they would public street frontages.

[2] Buildings may have a 0' interior side setback when built subject to party wall specifications according to the building code.

[3] Buildings with ground level commercial uses may be located 0' to 15' from the front lot line when they front on pedestrian-oriented streets as specified in the community plan.

[Added section to Chapter 19.23 to emphasize community design aspects of mixed-use districts and to establish mixed-use and neighborhood design standards using a similar approach to the R-1A and R-1B design standards, but adjusted for context. These standards would also apply in R-2, R-3, and R-4 (which currently have no design standards) when property is rezoned to a "P" (planned) designation in those districts.]

19.23.020. MIXED-USE AND MIXED-DENSITY DESIGN STANDARDS.

(a) *Design Objectives*. The design objectives of the mixed-use and mixed-density design standards are to:

(1) Establish or reinforce the unique character of Prairie Village in mixed-use activity centers or mixed-density neighborhoods.

(2) Promote building and site design that enhances neighborhood streetscapes, mixed-use pedestrian streets, and active community spaces.

(3) Maintain the existing scale and patterns of neighborhoods and ensure compatible transitions between neighborhoods, corridors, and activity centers.

(4) Manage the relationship of adjacent buildings and promote compatible transitions within development projects or between development projects and established adjacent areas

(5) Enhance the quality, aesthetic character, and visual interest within neighborhoods and activity centers by breaking down larger masses and incorporating human scale details and ornamentation.

(6) Organized mixed use development and mixed-density residential projects around a system of internal streets and open spaces that extend the quality and character of public streetscapes and open spaces into development projects.

(b) *Applicability*. These mixed-use and mixed-density design shall be applicable to the following situations:

(1) Any rezoning to the MXD district, or any development or redevelopment within MXD districts.

(2) Rezoning to any Planned zoning district using the MXD standards as a basis (i.e. RP-2, RP-3, RP-4, CP-0, CP-1, or CP-0).

(c) *Community Design Plan.* Any site or development project that is not broken up by public streets and into blocks between 2 and 6 acres shall provide a community design plan. The community design plan shall include at least 30% of the site shall be allocated community commons spaces that organize the site into smaller blocks, development parcels, or building sites. All blocks, development parcels, and buildings shall relate to these spaces. Spaces shall include:

(1) *Streets & Streetscapes.* Internal lanes and access streets that mimic public streetscapes, including slow travel lanes, on-street parking, street trees, landscape gateways, and sidewalks. Development site or surface parking areas are specifically excluded from the minimum percentage of community common spaces and counts to the development portion of the site.

(2) *Open & Civic Spaces.* Open spaces distributed throughout the plan that includes a mix of formal, recreation, and natural landscape areas. These spaces may include:

a. Courtyards or Patios
b. Plazas
c. Greens or Gardens
d. Sports and recreation facilities
e. Small parks

f. Trails, especially where coordinated with public streets, parks, or planned and existing trails external to the site.
g. Other landscape buffers and natural features that preserve inherent characteristics of the site or promote transitions to adjacent areas.

(3) For smaller applications of these design guidelines or strategic infill projects, the Community Design Plan may be based on enhancing the patterns and designs of similar spaces on the site.

(d) *Landscape and Frontage Design.* The following landscape and frontage design standards promote the character and quality of streetscapes, improve the relationship of lots and buildings to the streetscape, and provide natural elements and green space to complement development.

(1) *Frontage Trees*. Frontage trees shall be located one tree per every 40 feet. Where lots are less than 40-feet wide frontage trees shall be spaced on tree for every 30 feet and may be averaged and evenly spaced among all adjacent lots on the block.
a. Existing street trees or private trees within the first 20 feet of the front lot line may count to this requirement provided the tree is healthy, and is protected from any damage during construction activity.
b. Frontage trees shall be selected from the latest version of the approved City right-of-way tree list.
c. Frontage trees shall be at least two-inch caliper at planting.
d. Frontage trees shall be located in line with other trees on the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line on the block, the following locations shall be used, where applicable:
(i) Street trees centered between the sidewalk and curb where at least six feet of landscape area exists;
(ii) Street trees located in tree wells on pedestrian-oriented mixed-use streets, or other places where the sidewalk abuts the street and curb. Tree wells shall be at least four feet wide in all directions and at least 32 square feet.
(iii) Street trees four feet to eight feet from the back of curb where no sidewalk exists; or
(iv) Private frontage trees within the first five feet of the front lot line where any constraints in the right-of-way or on the lot would prevent other preferred locations.
e. Planting of any frontage trees in the right-of-way or any work in the right-of-way shall be coordinated with public works for permits, location, and planting specifications.
f. Planting of all frontage trees may be deferred for up to six months from completion of any site or right-of-way construction, through the site plan approval or public works right-of-way permit process, to allow for timely planting that ensures the health and survival of trees.
g. Plantings of all frontage trees shall be properly maintained. Trees that fail to grow within a one-year period or which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated. The city may order that any tree that dies or is in danger of dying be removed and replaced by the property owner.

(2) *Frontage Types:* The following frontage design standards maintain a human scale for front facades, create a relationship between the facade and the streetscape, and limit the expression of the garage and driveways as the primary feature at the building frontage.

Table 19.23.B: Frontage Types – Garage & Driveway Limits

	Pedestrian Street Frontage	***Neighborhood Street Frontage***
Front Building Line	0' – 10'	11' – 30'
Driveway width	10% of lot width; 16' maximum	15% of lot width; 20' maximum
Garage Limit	Prohibited: must be side, rear, or service lane/alley loaded	25% of façade max. Flush or behind the Front building line.

a. The front building line shall generally be established at or behind the front setbacks established for each building type in Table 19.23.A, MXD Building Type Standards. However, based on the context of the block and the specific frontage designs the front building line may be modified to those in Table 19.23.B., Frontage Types – Garage & Driveway Limits.

b. In cases where standards prohibit front-loaded driveways and garages and on an individual lot, shared driveways and common lanes internal to the block shall be used and may use the cumulative frontage widths of multiple lots to determine permitted access widths.

c. Garage limits apply to front-loaded garages. Alternatives such as detached garages, side- or rear-loaded garages, or attached garages that are accessed from a front driveway but located on the rear of buildings are not subject to the limits.

d. These limits shall not apply on service streets identified in the community design plan. Up to 35% of internal lanes and access may be reserved to serve more functional elements of the center, neighborhood, or development site such as parking areas, service and loading areas, or other elements where pedestrian-oriented design is not practical.

(3) *Green Space*. Individual lots and buildings shall maintain the green space identified in Table 19.23.A for each building type through frontage designs, setbacks and buffers, or other yard and open space designed for the building. Green space shall meet the landscape requirements in Chapter 19.47, Landscape Standards. However, where a community design plan includes additional green space and amenities and they are distributed throughout the plan, and exception may be granted according to Section 19.23.020.(f)

(e) *Building Massing*. The following massing standards breakdown the volume of the buildable area and height into smaller scale masses to improve the relationship of the building to the lot, to adjacent buildings and to the streetscape, and shall apply in addition to the basic setback and height standards.

(1) *Windows and Entrances*. All elevations shall have window and door openings covering at least:

a. Fifty to ninety percent on ground level commercial or mixed-use elevations.

b. Fifteen percent on residential front elevations, upper story of any mixed-use elevation or any street facing side elevations; and
c. Eight percent on other side elevations; and
d. Fifteen percent on residential rear elevations.

Any molding or architectural details integrated with the window or door opening may count for up to three percent of this percentage requirement.

(2) *Wall Planes:* Wall planes shall have varied massing by:

a. Wall planes over 500 square feet shall have architectural details that break the plane into distinct between 200 and 500 square feet. Architectural details may include:
   (i) Projecting windows, bays or other ornamental architectural details with offsets of a minimum of 1.5 feet.
   (ii) Off-sets of the building mass such as step backs or cantilevers of at least two feet.
   (iii) Single-story front entry features identified in subsection (3), Front Entry Features.
   (iv) Definition of vertical or horizontal breaks in the building with architectural features that relate to internal components of but building such as stories or structural bays. Features may include columns, pillars, pilasters, enhanced trim or molding, or other features that are between 6 to 48 inches wide, and project between 4 and 24 inches from the façade.
   (v) No projections shall exceed the setback encroachment limits of section 19.44.020.
b. *Side elevations.* Side elevations shall be further limited as follows:
   (i) No more than 800 square feet within 5 feet of the required side setback line.
   (ii) No more than 1,200 square feet within 10 feet of the required side setback.
   (iii) Any side elevation more 1,200 square feet shall be setback an additional 20 feet from the side lot line. This area shall be used for landscape elements planted according to Chapter 19.47 and designed to break down the scale of larger wall planes.

(3) *Front Entry Features.* All buildings or dwelling units shall have entry features oriented to the frontage, whether the frontage is on a public street, and internal lane, or common open space. Entry feature options and design standards are included in Table 19.23.C. Variation of the design or type of entry features along a building, block, or street should be used to create unique and interesting frontages.

Table 19.23.C: Front Entry Features

Design Element	*Width*	*Depth*	*Details and Ornamentation*
Porch	10' +	6' – 12'	▪ Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter. ▪ A single-story roof or trellis shall cover the porch so that any structure and ornamentation occur between 8' and 14' above the floor-level
	80 s.f minimum		
Stoop	8' +	6' – 10'	▪ Decorative railing or walls along steps and side of stoop. ▪ A canopy, pediment, transom windows, enlarged trim and molding, or other similar accents shall emphasize the door over other facade features.
	60 s.f. minimum		

Table 19.23.C: Front Entry Features

Design Element	*Width*	*Depth*	*Details and Ornamentation*
Entry Court	12' +, but not > 50% of front elevation	10' – 30'	▪ Recessed entry within the building footprint. ▪ Decorative wall or railing, between 2.5' to 6' high along at least 50% of the opening, or comparable vertical landscape edge. ▪ Ornamental pillars, posts, or landscape accent the pedestrian entrance and create a gateway into the entry court.
Storefront	6' to 10'	Flush or 0' to 4' recessed from facade	▪ Enhanced and emphasized with architectural details such as transom or sidelight windows; architectural details such as tile work, columns, pilasters, or similar molding; or single-story structural elements such as raised parapets, gables, or canopies.
General Design	Entry features shall meet the following general design standards: ▪ A sidewalk or path at least four feet wide shall connect the entry feature to the public sidewalk or street. ▪ Be integrated into the overall building design including compatible materials, roof forms, and architectural style and details. ▪ Any building with more than 150 linear feet of front facade, or any side greater than 200 linear feet and permitted within 20' of a side street, shall have one entry feature for every 50 linear feet of building frontage on the street. Unenclosed entry features meeting these standards may encroach up to 10' in front of the front building line, but no closer than 5' to the front lot line.		

(f) *Exceptions.* The planning commission may grant exceptions to the mixed-use and mixed-density standards in this section 19.23.020 through the planned development or site plan review process, based upon the following criteria:

(1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations.

(2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.

(3) The placement and orientation of the main mass, accessory elements, garages, and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.

(4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.

(5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape, and adjacent property.

(6) The exception will equally or better serve the design objectives stated in section 19.23.020(a), and the intent stated for the specific standard being altered, or is based on specific concepts and plans approved in the planned development review

Chapter 19.24 PLANNED ZONING DISTRICT

19.24.005. DESIGNATION OF EQUIVALENT DISTRICTS.

Planned zoning districts and their equivalent districts are as follows:

Planned District	Equivalent District
RP-1A Planned Single Family Residential	R-1A
RP-1B Planned Single Family Residential	R-1A
RP-2 Planned Two Family Residential	R-2
RP-3 Planned Garden Apartment	R-3
RP-4 Planned Townhouse	R-4
CP-0 Planned Office Building	C-0
CP-1 Planned Restricted Business	C-1
CP-2 Planned General Business	C-2
MXD Planned Mixed-use District	n/a – planned district only

Except in the case of standard single family subdivision, which may be zoned R-1 and areas requested for C-3, all rezoning of land within the City of Prairie Village shall hereafter follow planned zoning procedures as set out in this chapter.

19.24.010. ~~STATEMENT OF OBJECTIVES.~~ INTENT

The planned zoning process is for development concepts that require a higher degree of specific planning due to the scale, complexity, and design of proposed projects. It is a type of rezoning based on a specific and integrated plan. The process affords flexibility in the development standards to improve the relationship of the project to the context, to better meet the purpose and intent statements of base districts, and to encourage innovative projects not anticipated by these standards, and to promote well-designed development equal to or exceeding results of generally applicable standards.

~~The zoning of land in Prairie Village to one of the planned districts (RP-1 to CP-2 inclusive) shall be for the purpose of encouraging and requiring orderly development and redevelopment on a quality level generally equal to or exceeding that which prevails in the City of Prairie Village, but permitting deviations from established and customary development techniques. The use of planned zoning procedures is intended to encourage efficient development and redevelopment of small tracts, innovative and imaginative site planning, conservation of natural resources and minimum waste of land. The following are specific objectives of this section:~~

~~(a) A proposal to rezone land to a planned district shall be subject to the same criteria relative to compliance with the Prairie Village Comprehensive Plan, land use policies, neighborhood compatibility, adequacy of streets and utilities and other elements, which are established and customary development techniques in this city;~~

~~(b) The submittal by the developer and the approval by the city of development plans represents a firm commitment by the developers that development will indeed follow the approved plans in such areas as concept, intensity of use, aesthetic levels and quantities of open space;~~

~~(c) Deviations in yard requirements, setbacks and relationship between buildings as set out in standards of development in section 19.24.015 of this chapter, may be approved by the planning commission and city council if it is deemed that other amenities or conditions will be gained to the extent that an equal or higher quality of development will be produced;~~

~~(d) Residential areas are to be planned and developed in a manner that will produce more usable open space, better recreational opportunities, safer and more attractive neighborhoods than under standard zoning and development techniques;~~

~~(e) Commercial areas are to be planned and developed so as to result in attractive, viable and safe centers and clusters as opposed to strip patterns along thoroughfares. Control of vehicular access, circulation, architectural quality, landscaping and signs will be exercised to soften the impact on nearby residential neighborhoods, and to assure minimum adverse effects on street system and other services of the community;~~

~~(f) The developer will be given latitude in using innovative techniques in the development of land not feasible under application of standard zoning requirements;~~

~~(g) Planned zoning shall not be used as a refuge from the standard requirements of the zoning district as to intensity of land use, amount of open space or other established development criteria;~~

~~(h) Any building or portion thereof may be owned in condominium under K.S.A. 53-3101;~~

~~(i) For purposes of this chapter, the terms "shopping center", "business park," "office park," or other grouping of buildings shall mean development that were planned as an integrated unit or cluster on property under unified control or ownership at the time the zoning was approved by the city. The sale, subdivision or other partition of the site after zoning approval does not exempt the project or any portion thereof from complying with development standards that were committed at the time of zoning.~~

19.24.015. STANDARDS OF DEVELOPMENT.

(a) **Base District Standards.** The standards of the base zoning district are generally applicable to planned zoning districts, however deviations shall be permitted based on:
- (1) The extent that the proposed plan furthers the intent of the base district and planned zoning districts; and
- (2) The caliber of the plan and extent of quality design and amenities.

(b) **Specific Deviations.** Deviations from specific standards of the base zone district shall be based on the development plan providing one or more of the following benefits related to the standard.

(1). *Lot Coverage Deviations:*
- a. Address stormwater at a larger scale using stormwater best management practices considering impacts beyond the site.
- b. Integrate common or public open space, established or proposed with the project, and within walking distance of all residences. Thresholds shall include:
  - (i) Pocket parks, courtyards, or smaller formal civic spaces within 300’ and on the same block (1K to 10K s.f.)
  - (ii) Small parks or greens within 600’ feet (10K to 20K s.f.)
  - (iii) Neighborhood Parks or other common spaces (20K+ s.f.) within 1000’
  - (iv) Trails on the perimeter or through the project that incorporate with the city trails or streetscape system and provide meaningful connections to destinations

c. Enhance landscape buffers and transitions at any sensitive edges or where the increased coverage could otherwise cause adverse impacts on adjacent property.

(2) *Lot Area Per Unit Deviations:* Deviations from the lot area per unit:
a. Provide diversity of unit types or price points and meet a demand that is not currently met by existing units in the vicinity
b. Include a mix of housing within the project that is complimentary to and supports adjacent non-residential uses.

(3) *Building Height or Setback Deviations.*
a. Compatibility of building design with the character of the area considering style, materials, and design details.
b. Transitions to other areas considering proximity to adjacent development and scale and massing of nearby buildings.
c. Management of other secondary impacts from greater building intensity including mix of uses, operation and activity, parking
d. Support for other broader planning policies or community benefits beyond the project.

(4) *Required Parking Deviations.*
a. Strategies for reduced parking demand based on target market of residents, tenant mix of nonresidential uses, likelihood of different peak demand times of different uses, and access to or promotion of other modes of transportation.
b. Assurances of no impacts of parking overflow on adjacent areas.

~~.~~

~~(a) The maximum height of buildings and structures shall be as set out in the standard requirements of the equivalent district.~~

~~(b) The intensity of land use, bulk of buildings, the concentration of population, the amount of open space, light and sir, shall be generally equal to that required in the equivalent district.~~

~~(c) The density of residential dwelling units, the parking requirements and the performance standards shall be the same as in the equivalent district.~~

~~(d) The permitted uses shall be the same as those permitted in the equivalent district provided that limitation may be placed on the occupancy of certain premises, if such limitation is deemed essential to the health, safety or general welfare of the community.~~

~~(e) The planning commission may require assurance of the financial and administrative ability of any agency created by a developer for the purpose of maintaining common open space and facilities of a nonpublic nature.~~

~~(f) The planning commission and city council may, in the process of approving preliminary and final plans, approve deviations from the standard requirements as follows, provided any deviation so approved shall be in keeping with accepted land planning principles and must be clearly set out in the minutes as well as on exhibits in the record:~~

~~(1) Setbacks of buildings and paved areas from a public street may be reduced to 50 percent of the standard requirement;~~

~~(2) Setbacks of buildings from a property line other than a public street, may be reduced to 60 percent of the standard requirement and setbacks of paved areas adjacent to property lines,~~

~~other than street lines, to zero if existing or proposed development on said adjacent land justifies the same; Side yards between buildings may be reduced to zero;~~

~~(3) The foregoing deviations 1 through 4 may be granted by the planning commission and city council only when compensating open space is provided elsewhere in the project, where there is ample evidence that said deviation will not adversely affect neighboring property nor will it constitute the mere granting of a privilege.~~

~~(g) The design of all planned projects, whether residential, commercial or other, shall be such that access and circulation by fire fighting equipment is assured and not hindered by steep grades, heavy landscaping or building spacing.~~

19.24.020. PROCEDURES.

The procedure for zoning land to a planned district ~~shall be as set out in chapter 19.52.~~ are the same as required for rezoning of property in Section 19.52, except each planned district shall be supported by the following development plans.

(a) **Community Design Plan**. A community design plan is a plan for integrating projects into the broader context. This plan is generally on the scale of between 10 and 40 acres, but at least the scale to address adjacencies and relationship of proposed development to the surroundings. For smaller-scale applications of planned districts the community design plan will involve an analysis and representation of existing conditions outside of the proposed planned district but at least 200 feet beyond any project plan. The community design plan shall address the following, whether existing or newly proposed with the project:

(1) Street and block layout.

(2) Streetscape design, and distinctions in different street types

(3) Access and circulation within any blocks and development parcels, including vehicle and pedestrian access.

(4) Open spaces, and distinctions in different open space types based on size, scale, and design and landscape characteristics.

(5) General land uses and intensity of development, considering categories and types of uses, scale of lots and buildings attributed to each use

(6) Infrastructure capacity and improvements, including stormwater management.

The Planning Commission or City Council may request additional studies, such as traffic studies, stormwater studies, or other reports on the impact on public facilities in association with any community design plan and may require public improvements as a condition of the planned zoning approval based on these studies or the city's capital improvement plans.

(b) **Project Plan(s)**. Project plans are for development of particular projects, sites and buildings. These plans are generally on a scale of less than 4 acres or may be as simple as a site plan for smaller applications of planned districts. Larger planned districts or phased projects may have multiple project plan(s), however an initial project plans shall be submitted for any area to be zoned "-P." Project plans shall address the following:

(1) Specific building types, including scale and format, and identifying any deviations from the base zoning district standards.

(2) Frontage designs demonstrating the orientation and relationship of all buildings to the public streets, internal circulation areas, or other public or common open spaces.

(3) Building design plans demonstrating the scale, massing, and design character of all proposed buildings. While final design and elevations are not required at this stage,

general parameters on the character, style, design themes, and types of materials and architectural features.

(4) Land uses, including the scale, format, and operational characteristics of uses. For larger-scale or mixed-use projects this may include ranges or the degree of general use categories relative to the overall project or community plan.

(5) Access, circulation, and parking addressing how the project(s) will fit within the development patterns and access and circulation of the larger scale community plan.

(6) Landscape and streetscape designs for all development sites and common areas that meet or exceed the Site Plan criteria in Chapter 19.32 Site Plans, and Chapter 19.47, Landscape Standards.

(c) **Project Narrative.** The project narrative shall justify why the project is eligible for planned zoning designations. It shall include statements or analysis on the following:

(1) How the proposed planned zoning meets the intent and criteria in Section 19.24.025, and the rezoning factors in 19.52.030.

(2) How the project plans integrate with the community plan, and other public benefits supported by the project or community plans.

(3) Identify all specific deviations from the base zoning district standards and include why those deviations are justified based on the plans.

19.24.025. ~~CONFORMANCE TO COMPREHENSIVE PLAN.~~CRITERIA.

In the consideration of a change to a planned zoning district the planning commission and city council shall determine whether the proposal conforms to master plans, special studies and policies normally utilized in making zoning decisions in Prairie Village. In addition, the factors to be considered for rezoning in Section 19.52.030, planned zoning decisions shall be subject to the following additional criteria:

(a) The plan reflects generally accepted and sound planning and urban design principles with respect to meeting the goals of the comprehensive plan and the purposes and intent of the zoning ordinance in Section 19.01.010.

(b) The flexibility offered by planned zoning is not strictly to benefit the applicant or a single project, but provides other benefits to the community or supports plans and policies in an equal or better manner than the base district standards

(c) The proposed deviations to the standards do not undermine the intent of any other standards relative to the proposed projects or relative to adjacent property.

[19.24.030, 035,and 040, can be deleted since they are either redundant of what is required for all rezoning actins (and this chapter clearly refers to Chapter 19.52 for that), are clarified in some of the above planning parameters, or are details of specific submittal requirements best addressed on application forms managed by the City Clerk.]

~~19.24.030. REZONING PROPERTY TO A PLANNED ZONING DISTRICT.~~

~~A tract of land may be zoned RP-1a through CP-2 inclusive only upon application by the owner or his agent, and only upon approval of a preliminary development plan. The proponents of a planned district shall prepare and submit to the city clerk the required copies of:~~

(a) A preliminary development plan showing the property to be included in the proposed development, plus the area within 200 feet thereof.

(b) The following items shall be included on the property to be developed:

(1) Existing topography with contours at five foot intervals and delineating and land areas subject to 100-year flood.

(2) Proposed location of buildings and other structures, parking areas, drives, walks, screening, drainage patterns, public or private streets and any existing easements;

(3) Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan;

(4) General extent and character of proposed landscaping and screening.

(c) The following items shall be shown on the same drawing within the 200-foot adjacent area:

(1) Any public streets which are of record;

(2) Any drives which exist or which are proposed to the extent that they appear on plans on file with the city, except those serving single family houses;

(3) Any buildings which exist or are proposed to the extent that their location and size are shown on plans on file with the city. Single and two family residential buildings may be shown in approximate location and general size and shape;

(4) The location and size of any drainage structure such as culverts, paved or earthen ditches or stormwater sewers and inlets.

(d) Preliminary sketches depicting the general style, size and exterior construction materials of the buildings proposed. In the event of several building types, such as apartments and townhouses are proposed on the plan, a separate sketch shall be prepared for each type. Such sketches shall include elevation drawings, but detailed drawings and perspectives are not required.

(e) A schedule shall be included indicating total floor areas, number of dwelling units, land area, parking spaces, and other quantities relative to the submitted plan in order that compliance with requirements of this title can be determined. If the project is to be constructed in phases, the proposed sequence shall be indicated.

19.24.035. PLANNING COMMISSION ACTION.

The planning commission shall hold one or more public hearings on the plan as provided in this chapter. Upon conclusion of the public hearing or hearings, the planning commission, by a majority of members present and voting, shall recommend approval, approval subject to conditions or denial to the city council.

19.24.040. CITY COUNCIL ACTION.

Upon final approval of the preliminary plan and the rezoning of the property by the city council, final plans for construction of the project may be submitted for approval. Permits for construction shall not be issued until final plans have been reviewed and approved by the planning commission. It is the intent of this chapter that the project as constructed shall conform closely with the preliminary plans reviewed and approved at the time of the public hearing. Final plans for a project or a portion thereof shall not be approved if one or more of the following conditions, in the judgment of the commission, exist:

(a) Final plans vary substantially from the concept of the development plan presented and agreed to at the time of rezoning;

~~(b) The final plans would increase the density or intensity of residential uses more than five percent;~~

~~(c) The final plans would increase the floor area of nonresidential buildings by more than ten percent;~~

~~(d) The final plans would increase by more than ten percent the ground covered by buildings or paved areas;~~

~~(e) The final plans would increase the height of a building by one or more stories or four or more feet;~~

~~(f) The final plans involve changes in ownership patterns or stages of construction that will lead to a different development concept, less architectural harmony or quality, or impose substantially greater loads on streets and neighborhood facilities;~~

~~(g) The final plans vary from specific development criteria that may have been adopted by the planning commission or city council at the time the preliminary development plan and rezoning were approved.~~

~~Variations between the preliminary and final plans, which do not, in the judgment of the planning commission, violate or exceed the above seven criteria, shall be approved by the planning commission in its administrative role and no public hearing shall be required. If, however, variations and departures from the approved preliminary plan exceed the above criteria or are sought by the developer or other party at the time of final plan review or building permit application, the applicant shall request an amendment to the plan which shall be handled in the same manner as the approval of the original preliminary plan.~~

19.24.030 EFFECT OF DECISION

Approval of a planned zoning district by the City Council shall rezone the property as provided in Chapter 19.52. Property subject to the planned zoning ("-P") designation is required to receive a site plan approval according to Chapter 19.32 prior to issuance of any permits.

(1) Project plans that meet all submittal requirements and criteria for site plan approval in Chapter 19.32 may be considered a site plan if designated as a site plan prior to the application and processed as a simultaneous site plan by the city.

(2) Subsequent site plans shall be reviewed for consistency with the community design plan and project plans. Minor deviations from these plans may be approved by the Planning Commission through the site plan process provided they are determined to be due to refinement and greater design specification of concepts approved in the prior plans, and they otherwise permitted subject to base zoning district standards. The staff or Planning Commission may determine that any change is a significant change and require an amendment to the Planned Zoning District according to the same procedures of the initial designation. The following changes are not minor deviations and shall require processing as an amendment to the Planned Zoning District:

(a) An increase in the number of residential units by more than 5 percent

(b) An increase in the non-residential floor area by more than 10 percent

(c) An increase in building height by more than 10 percent

(d) An increase in the lot coverage or reduction in the open space by more than 10 percent

(e) Any change in the character, style, design themes of proposed buildings that result in a significantly different appearance or coordination with surrounding characteristics from what was approved in the project plans.

(f) Other changes that do not meet the base district standards or other applicable zoning standards, and which were not expressed as a deviation.

19.24.~~045~~035. RECORDING OF APPROVAL.

After rezoning to a planned district has been approved there shall be filed with the register of deeds a statement that a plan for the area has been approved. The statement shall specify the nature of the plan, the proposed density or intensity of land uses and other pertinent information sufficient to notify and prospective purchasers or users of land of the existence of such plan and any constraints thereon. The landowner shall submit this statement to the city clerk with the appropriate recording fee and the city shall be responsible for recording the statement.