

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 3, 2024
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

- I. ROLL CALL**
- II. APPROVAL OF PLANNING COMMISSION MINUTES - November 12, 2024**
- III. PUBLIC HEARINGS**
- IV. NON-PUBLIC HEARINGS**
 - PC-24-9 Building line modification
 5011 W. 65th Street
 Zoning: R-1A
 Applicant: Katie Trenkle / Roemaine Bales
- V. OTHER BUSINESS**
 - Consider updates to R-1B neighborhood design guidelines
 - Approval of 2025 meeting dates
- VI. 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 12, 2024**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, November 12 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, James Kersten, Melissa Brown, Melissa Temple, 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; Terry O'Toole, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman made a motion to approve the minutes of the October 1, 2024, regular Planning Commission meeting. Mr. Valentino seconded the motion, which passed unanimously.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

NON-PUBLIC HEARINGS

PC-24-12	Site plan review for building addition 3921 W. 63 rd Street Zoning: R-1A Applicant: Consolidated Fire District #2
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Mr. Brewster said that the applicant was proposing to construct an approximately 3,500 square foot addition to an existing fire station, for expanded administrative, meeting, and mechanical/electrical functions. The property sits near the corner of 63rd Street and Mission Road, and is separated from the corner by a lawn area of the school campus that

has no buildings or structures. The project includes a larger addition on the east side, and a smaller addition on the west side that extend the building internal to the site.

The property is zoned R-1A and is used as a fire station, which is a permitted use in the district, and is a combination of a platted lot and a metes and bounds portion of another lot in the Indian Fields subdivision, platted in 1952. The lot is situated within a larger 17-acre campus that includes the Indian Hills Middle School and shared parking areas and athletic fields. All property in the vicinity is zoned residential: R-1B in Prairie Village north of 63rd Street; R-1 in Mission Hills east of Mission Road; and R-1A in Prairie Village for this property and all property to the west and south.

Mr. Brewster noted that significant additions to non-residential buildings in the R-1A zoning district required site plan review by the planning commission, and that the application had two related proposals:

- A modification to the platted building line. The existing building and proposed building are 30' from the front property line, meeting the required zoning setback. However, this property also has a 35' platted building line. Modifications to a platted building line require approval by the planning commission, so that issue is coordinated with the site plan review for the building, which the planning commission also must approve.
- A variance request to allow the total maximum building coverage of 30%, which requires approval by the board of zoning appeals (approximately 31% was requested through a separate application, BZA2024-07). The first of these related proposals is addressed within the review and criteria of the site plan.

The following are the site plan review criteria, supplemented with criteria for the building line modification where applicable:

A. Generally.

- 1. The plan meets all applicable standards.**
- 2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.**
- 3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.**

This property is zoned R-1A, in which institutional uses such as fire stations are allowed. Typical residential development standards apply to civic uses in residential districts, including setbacks, building heights, and lot coverages. The impervious coverage standard (40%) does not apply to permitted non-residential uses and the neighborhood design standards also do not apply. The application meets all zoning development standards except the 30% lot coverage.

The Prairie Village subdivision regulations also require that all buildings meet any additional platted building lines, and the stricter between the platted building line and the

required zoning setback apply. This lot has a 35' platted building line along 63rd Street. Both the existing building and portions of the proposed building are located at 30', rather than the platted line of 35'.

Mr. Brewster said that Section 18.18.010 of the City's zoning regulations allows the planning commission to approve modifications to a platted building line when the following conditions are met:

- There are special circumstances or conditions affecting the property.
- The building line modification is necessary for reasonable and acceptable development.
- The granting of the building lines will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity.

Platted building lines can be used to establish a uniform frontage amount multiple buildings along a block, and therefore can be different from zoning setbacks - particularly in neighborhoods with a distinct character of larger lots or more open areas. In this case, there are no other buildings along this block face, the proposed use is an institutional use, the opposite street side is also an institutional use, and the existing building is situated at the same location as the proposed additions. As a result, staff recommends the proposed modifications as they are consistent with the criteria required for a modification.

B. Site Design and Engineering.

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
- 2. The plan provides or has existing capacity for utilities to serve the proposed development.**
- 3. The plan provides adequate stormwater runoff.**
- 4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

There are no proposed changes to access to the site, and the building currently uses a shared access and parking area to the east for the school, athletic fields, and the fire station. Emergency vehicles use a direct driveway on 63rd Street, which is not changing.

Mr. Brewster stated that the application does propose up to 65% impervious coverage counting the existing building, existing or modified paved areas (sidewalks, drives, parking), and the building addition, which is greater than the 40% limit required for residential uses in R-1A. However, this does not apply to allowed non-residential uses. The site is also situated within a larger campus setting with substation open space and lawn areas.

The applicant has submitted a request for waiver letter documenting the stormwater conditions which will be reviewed by public works. Although there are no specific and

applicable impervious coverage requirements, all site plan applications must receive approval from public works for conformance to permitting and performance criteria.

C. Building Design.

- 1. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
- 2. The selection and application of materials will promote proper maintenance and quality appearances over time.**
- 3. The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
- 4. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

As an addition to an existing building, all proposed additions comply with the building design criteria. The addition and orientation maintain the same or similar relationships and proportions to adjacent properties and the streetscape. All elevations include windows, doors and architectural details similar to the existing building. The primary material is a beige facing brick, and the doors and windows are aluminum or steel framed storefronts, and there are metal and steel accents. There is no particular prevailing character of architecture in the vicinity; however, the additions are in proportion with the current building and the scale of adjacent buildings, and the design of the additions are consistent with the existing building.

D. Landscape Design.

- 1. The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.**
- 2. The plan enhances the environmental and ecological functions of unbuilt portions of the site.**
- 3. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.**

Mr. Brewster said that the applicant proposed a landscape plan that complies with all ordinance requirements. Specifically:

- One street tree per 40' (9 required / 9 proposed). Due to the nature of this particular use, maintenance of emergency access, and the prevailing characteristics of other portions of the streetscape on the block, the applicant has located the trees on the west portion of the site.

Alternative locations based on prioritization are allowed and comply with the ordinance.

- Removal and replacement of two existing trees. These are lower priority trees according to the city tree protection standards (due to size and location) and a one for one replacement complies with the ordinance.

Mr. Brewster said that staff recommended approval of the site plan for expansion of a fire station at 3921 W. 63rd Street subject to the following conditions :

1. The board of zoning appeals approves a variance for building coverage as proposed in the plans and reviewed according to a separate application.
2. The planning commission concurs that the application meets criteria for a building line modification, and that approval is incorporated into this site plan. If the planning commission finds the criteria have been met, it shall adopt a separate resolution approving the building line modification that must be recorded with the register of deeds prior to obtaining a building permit.
3. Public works reviews and approves all required permits regarding stormwater through the design, construction, and permitting process.

Lindsay Tatro with SFS Architecture, 2100 Central Suite, Suite 31, Kansas City, MO, was present to speak about the application.

Mr. Valentino made a motion to approve the application with the conditions listed by staff. The motion was seconded by Mr. Breneman and passed unanimously.

PC-24-10 Building line modification
 4616 W. 70th Terrace
 Zoning: R-1B
 Applicant: Karen Calomino and Joe Bussey

Mr. Brewster stated that the applicant was requesting a building line modification to extend an existing garage forward 8' which would extend 4' beyond the current front of the house. This location would still comply with the required zoning setback of 30' (forward most part of the garage at 31'), but would extend the building beyond a 35' platted building line. In cases where platted building lines differ from zoning setbacks, the stricter of the standards apply. However, the subdivision regulations allow the planning commission to modify platted building lines under specific criteria.

The lot is located mid-block on the north side of 70th Terrace, between Roe Avenue and Tomahawk Road. All lots on the north side of the street orient to 70th Terrace; however, lots on the opposite side have a side orientation to 70th Terrace due to the intersections of Roe Avenue, Granada Lane, and Granada Road opposite of this lot.

Mr. Brewster said that the proposal would both widen and extend a small single-car garage to allow tandem parking for two vehicles. The addition to the garage would extend to the side and 8' out on the current concrete drive and project in front of the main portion of the building by 4'. There is a covered front porch that extends approximately 7' from the front of the house, which is also over the front building line. It will remain 3' in front of

the proposed garage extension. The expansion includes roof reorientation that adds a third gable and flat eave line along the frontage of the building, complementing the two existing gables on the right side of the elevation.

70th Street is curved between Tomahawk Road and Roe Avenue. Although all homes have a generally consistent orientation to the street, the curve results in houses appearing differently along the length of the streetscape. Additionally, according to AIMS data, several homes (particularly to the west) do not maintain the 35' building line. However, all are placed between 28' and 35' and are generally consistent with the existing and proposed plan on the subject lot.

The proposed addition meets all zoning requirements and complies with the neighborhood design guidelines; although it is changing from a recessed garage to a slightly projecting garage, it is within the limits of the neighborhood design standards, but is also maintaining the single-entry which is substantially under the allowed garage frontage otherwise allowed by the design standards. So, this plan is better meeting the intent of the design standards than many other configurations and massing of garages that would be permitted.

Mr. Brewster said that Section 18.18.010.D of the subdivision regulations provide the criteria for the planning commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property.

The lot is a mid-block lot on a curved street, and all lots maintain a generally consistent relationship to the street. However, due to the curve there is no set alignment of facades along the streetscape as each bears a slightly different orientation due to the curve. Additionally, many structures appear to be built over the 35' build line according to AIMS data, and at least have a similar placement as to what is proposed for the garage (particularly to the west). Lots located on the opposite side of the street have a side orientation and do not have a consistent front building line.

2. The building line modification is necessary for reasonable and acceptable development of the property in question.

The proposal is associated with an expansion of a small single-car garage. The expansion will accommodate tandem parking for two cars, while maintaining the single-car entry, which meets a design objective of the neighborhood design standards to minimize prominent front garages. Although it will project in front of the main house by 4' (allowed within the design standards), the retention of the single-entry and the front porch that projects 7' beyond the house and 3' beyond the proposed garage entry help ensure the garage is understated.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated.

Platted building lines often establish a consistent building line different from the zoning. In this case, the building line is not substantially different from the zoning requirement, and situations on adjacent lots do not necessarily establish a distinctly different building line. Additionally, the proposal will comply with all other development standards, and meet the specific standards and design objectives of the neighborhood design standards.

Mr. Brewster said staff recommended approval of the building line modification without any additional conditions.

Property owners and residents Karen Calomino and Joe Bussey were present to discuss the application.

Ms. Brown stated that she felt the proposed renovation was a charming way to update an existing Prairie Village home.

Ms. Temple made a motion to approve the application as presented. The motion was seconded by Mr. Breneman and passed unanimously.

PC-24-11 Site plan exception for raised foundation
7051 Linden Street
Zoning: R-1B
Applicant: Caleb George

Mr. Brewster stated that the applicant was requesting an exception to the building foundation height requirement of the neighborhood design standards and to build a new structure with a top of foundation that is approximately 5" higher than permitted. Specifically, it would be 17" above the top of foundation of the previous house where only an increase of 12" is permitted.

The property is zoned R-1B and is situated mid-block on Linden Street between 70th Terrace and 71st Street. The lot is 65' wide and is similar to most lots on the block (between 60' and 70' wide, except corner lots). The lot is relatively flat with elevations between 954' and 957', and the lowest portions are in the rear while the side-to-side grades are generally the same. The applicant intends to tear down an existing home and replacing it with a new home. The previous home top of foundation was 958.3'. The original approved plans had a top of foundation of 959.3' which complied with the ordinance and produced an acceptable relationship for proper grading and drainage. However, the actual poured foundation is 5" higher than what was approved.

According to the applicant's certified survey plot plan (amended by a surveyor letter dated September 9, 2024), the new home will be 15' from the nearest structure on the north, which has a finished floor elevation of 961.7' (compared to 960.7' of the subject house with the proposed exception) and 12' from the nearest structure on the south, which has a finished floor elevation of 958.0' (compared to the 960.7' of the subject house with the

proposed exception). In each case the elements of the building closest to the lot line are single-story, with the upper story stepped back between 4' and 6' from the setback/building line along the side elevations (approximately 8' to 10' from grade). The total height of the building is 27.83' - slightly under the allowed height limit of 29' in R-1B.

Mr. Brewster stated that Section 19.08.025(e) of the zoning regulations has three corresponding requirements:

- New residential structures shall have a top of foundation between 6" and 24" above the finished grade along the front facade. The proposed application, even with the modified plans, complies with this requirement as it is between 6" and 21" above finished grade at all locations along the frontage.
- No new structure may be built with a top of foundation more than 12" higher than the top of foundation of a previously existing home. The proposed application does not meet this requirement due to a field error, and the applicant is requesting an exception.
- No portion along any area of the foundation shall be exposed more than 24". The proposed application, even with the modified plans complies with this requirement as all places where the side or rear grade allow more than 24" of exposed foundation, the siding materials are extended to comply.

Mr. Brewster said that the intent of the section was to address the scale and height of new structures as old homes are torn down and new homes are built, and to prevent homes from grading up to gain additional height or volume in the structure. He noted that the proposal is justified based on the following:

- The proposed design meets the intent of the standards since the property was not graded up to get an extended foundation, and while larger than elevations of the previous homes is still in scale with other single-story homes on the block.
- The previous existing foundation was very close to grade, so the limit of no more than 12" above the previous was more restrictive than it needed to be in this context compared to the allowance of between 6" and 24" above grade generally.
- The need for the exception was due to a field error and not based on any specific design advantage from not meeting the specific standards.

Section 19.08.025(f) provides that the planning commission may grant exceptions to any of the neighborhood design standards, including foundation height standards, subject to the site plan process. It includes the following criteria relevant to this application:

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.

6. The exception will equally or better serve the design objectives stated in Section 19.08.025.A and the intent stated for the particular standard being altered.

For building foundation exceptions, Section 19.08.025(e)(5) includes the following specific criteria:

- a. The design of the building elevations, and specifically any design details that reduce the scale and massing of the building compared to what could otherwise be built under the zoning standards.
- b. The relationship of the proposed dwelling to existing structures, and whether their grading, elevation, and design is appropriate for the context.
- c. Any special consideration of the lot with respect to existing grades, proposed appropriate grades, and the drainage patterns in relation to adjacent properties and the proposed structure.

Mr. Brewster said that the applicant had included elevations and plans that demonstrated that all other neighborhood design standards would be met. The proposed design with the exception results in a building height that is slightly less than the allowed height limit permitted in R-1B, and portions of the building nearest the property lines have a single-story elevation for approximately 2' to 6' back from the building/setback line. This, combined with the limited nature of the request (5" above what is permitted, but still 3" under the general allowance of 6" to 24" above grade), and the comparability to the first floor elevations of the adjacent houses (1' below the house to the north and 2.7' above the house to the south), present few perceived impacts on the scale of the building in its context and in relation to adjacent property.

Because many existing homes in Prairie Village were built at or close to grade, it was anticipated that new homes might need an exception to this standard to address existing drainage and grading issues. Further, the request is based on a field error that was not intended to gain any specific design advantage for a larger-scale building or increased utilization of interior space.

The proposed application appears consistent with the exception criteria. The proposed home will meet all other applicable design standards.

Mr. Brewster stated that staff recommended approval of the exception, subject to the following conditions:

1. The exception is limited to the plans included in the application and specifically the proposed top of foundation at the 959.7' elevation contour.
2. The applicant receives all necessary drainage permits and impervious surface approvals from public works prior to building permits.

Mr. Valentino asked if the basement floor also sat 5" higher than it should. Mr. Dringman stated that the foundation company did not dig the site to the appropriate depth, and as such, the foundation sat 5" higher than planned.

Property owner Caleb George, 6830 Beverly Street, Overland Park, was present to discuss the application.

Mr. Birkel made a motion to approve the application with the conditions listed by staff. The motion was seconded by Mr. Valentino and passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 7:35 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 3, 2024, Planning Commission Meeting

Application: PC 24-09

Request: Building Line Modification

Action: *A Building Line Modification requires the Planning Commission to review and evaluate the facts and, if in its discretion, it finds that the facts meet the criteria it may approve the application by resolution.*

Property Address: 5011 W. 65th Street

Applicant: Katie Trenkle / Roemaine Bales and Donna Isaacs, Owner

Current Zoning & Use: R-1A Single-Family Residential - Single-Family Dwellings

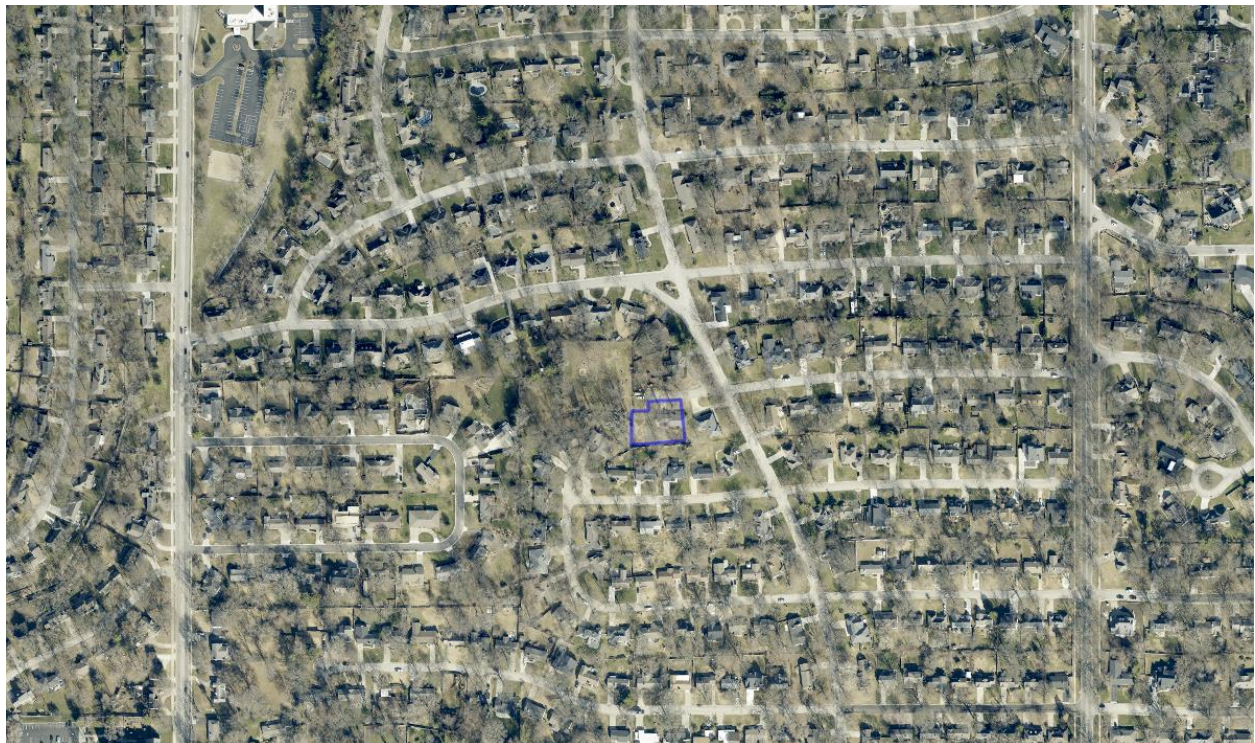
Surrounding Zoning & Use: **North:** R-1A Single-Family Residential - Single-Family Dwellings
East: R-1A Single-Family Residential – Single-Family Dwellings
South: R-1A Single-Family Residential – Single-Family Dwellings
West: R-1A Single-Family Residential - Cemetery

Legal Description: COUNTRYSIDE EAST LT 1 & 25 FT VAC ST ON W & W 10 FT LT 2 BLK 12 (abbreviated) PVC 423 102

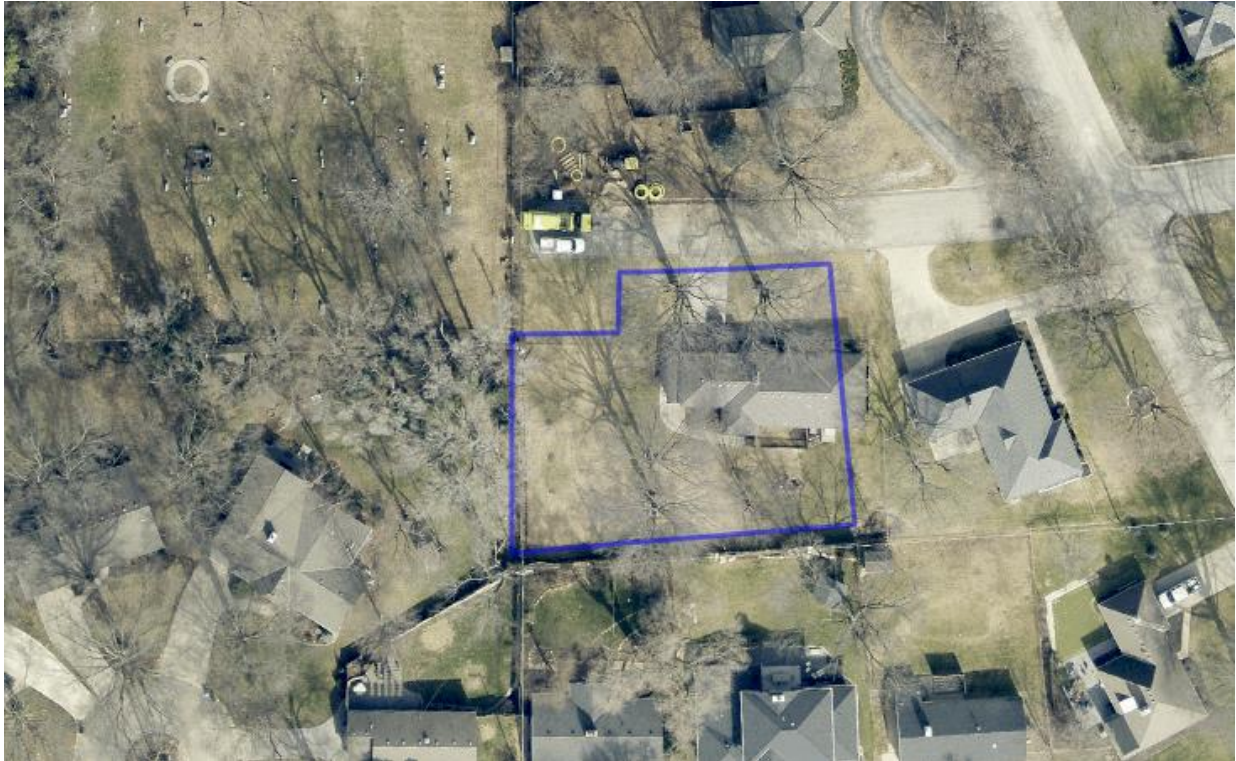
Property Area: 0.39 acres (16,869.19 s.f.)

Related Case Files: n/a

Attachments: Application & Plans

General Location Map**Context & Block Aerial**

Lot Aerial



Birdseye



Street Views



Street View looking south on W. 65th Street – addition on the right.



Street View looking west on W. 65th Street– subject lot on the left.

SUMMARY:

The applicant is requesting a building line modification to replace an existing two-car garage and storage shed with a three-car garage that would extend approximately 8 feet into the large side yard on the west side. The front portion of the third bay extension would be stepped back from the current garage front approximately 2 feet, would be approximately 33 feet from the front lot line, but would still extend approximately 2 feet over the 35-foot platted front building line. The addition complies with the required zoning setbacks of 30 feet on the front and 7 feet and 34 feet cumulative on the side. In cases where platted building lines differ from zoning setbacks, the stricter of the standards apply. However, the subdivision regulations allow the Planning Commission to modify platted building lines under specific criteria.

DETAILS:

The lot is zoned R-1A which requires a 30-foot front setback, and a side setback of 7-feet and 20% of the lot width cumulative (in this case 34 feet total between both sides). [\[19.06.015\(a\) / Table 19.06.A\]](#). However, the lot also has a platted building line of 35 feet along the front. The existing home is slightly skewed in relation to the front lot line and is already built slightly over the platted front building line, the greatest amount being 3.5 feet on the far west corner of the existing garage.

The plan is to replace a two-car garage with a three-car garage and widen it to the west where an existing storage shed is attached. A front porch is also proposed extending approximately 7.25 feet from the front of the house, but these encroachments are allowed into the front setbacks, and by interpretation into platted front building lines. [\[19.44.020.\(c\)\(4\)\]](#)

The driveway would also be expanded beyond the right-of-way entrance to access the garage. This results in the removal of a large tree that is protected under the tree protection ordinance. [\[19.47.060\]](#) In this case it is a frontage tree that is prohibited from removal unless the building official finds one of three specific conditions: (1) it is dead; (2) it is diseased or dying; or (3) no reasonable alternatives to revise plans and save the tree exist. [\[19.47.060\(e\)\]](#). These issues will be addressed through permitting, including consideration of the applicant and staff of altering the driveway design. In the event that removal is authorized under any of these criteria, mitigation of 3 replacement trees will be required.

Platted front building lines exist in Prairie Village and generally occur in one of two situations – where lots were platted before the zoning ordinance, or where larger lots were platted and required greater setbacks than the applicable zoning. The intent is to create a consistent building orientation to the streets. In this case, this is the only lot that fronts W. 65th Street on this block. The lot is located at the end of a stub street that terminates at the Highland Cemetery. The lot on the north side of this street and the lot to the east each orient to Hodges Drive, resulting in their side yards along W. 65th Street.

The proposed addition meets all zoning requirements and complies with the neighborhood design guidelines.

The applicant had a neighborhood meeting on November 14, 2024, as required by the Prairie Village Resident Participation Policy and has supplemented the application with background on that meeting.

ANALYSIS:

Section [18.18.010.D](#) of the subdivision regulations provide the criteria for the Planning Commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property;

The lot is unique since it is at the end of a stub street adjacent to a cemetery, and it is the only lot that fronts on this portion of the street. The existing house also extends slightly over the front building line in some areas, and the addition will extend over the line less than the furthest extension of the existing home. The area of the addition is also into a large side setback adjacent to the cemetery and is not near any other houses.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

The proposal is associated with an expansion of a two-car garage to allow a third bay. The lot is very large and wide (168 feet wide) and the proposed garage is proportionate to the lot. It meets all neighborhood design standards for garage extent and placement.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

This frontage and platted building line does not affect any other property since this is the only house fronting on the lot. The existing home already extends over the platted building line in some cases, and the proposed addition is less than the current encroachment. The addition is also into a large side setback adjacent to a cemetery and does not impact any nearby houses. The addition otherwise meets all zoning standards.

EFFECT OF APPROVAL:

If the Planning Commission finds the criteria have been met, it shall adopt a resolution approving the building line modification that must be recorded with the register of deeds prior to obtaining a building permit.

Staff recommends if the Planning Commission approves the modification that it be conditioned on going through the necessary permitting review steps regarding tree protection and tree removal identified in this report specifically:

1. Staff determine whether any of the three conditions for removal exist.
 2. If the tree is not removed, the applicant make all reasonable efforts to design the driveway around the tree, and take required protection steps during construction.
 3. If the tree is removed that mitigation of the tree removal be required per the ordinance (3 replacement trees located in the vicinity of the removed tree or elsewhere on the site if suitable adjacent locations do not exist.)
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PC-24-9

Planning Commission
and BZA Application

Status: Active
Submitted On: 9/26/2024

Primary Location

5011 W 65TH ST
Prairie Village, KS 66208

Owner

BALES, ROEMAIN D.
W 65TH ST 5011 PRAIRIE
VILLAGE, KS 66208

Applicant

 Katie Trenkle
 913-209-4460
 katie.trenkle@gmail.com
 4319 W 69 Street
Prairie Village, KS 66208

Project Description

Requested Action*

Residential Building Line Modification/
Elevation Change

Legal Description*

Front Building Line Modification: The owner would like to remove their existing garage and attached storage shed and replace it with a new 3-car garage. The front face of the new garage will be in line with the existing house (on the same plane that the existing garage sits), which will overlap the front platted building line by 3'-5" at the maximum overlap location. The third car garage will sit back 2' from the new two car garage which will overlap the front platted building line by 1'-9".

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Katie Trenkle

Address*

4319 W 69 Street

Phone Number*

913.209.4460

E-Mail*

Katie.Trenkle@gmail.com

Owner Name*

Roe Bales, Donna Isaacs

Location of Property*

5011 W 65th Street

Owner Phone Number*

(913) 481-2067

Owner E-Mail*

6disaacs66@gmail.com

Applicant requests consideration of the following: (Describe proposal/request in detail)*

Front Building Line Modification: The owner would like to remove their existing garage and attached storage shed and replace it with a new 3-car garage. The front face of the new garage will be in line with the existing house (on the same plane that the existing garage sits), which will overlap the front platted building line by 3'-5" at the maximum overlap location. The third car garage will sit back 2' from the new two car garage which will overlap the front platted building line by 1'-9".

Acknowledgement

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). As a result of the filing of said application, the 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 the City for all costs incurred by the 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 owed whether or not Applicant obtains the relief requested in the application.

Applicant Signature*

Date*

✓ Katie M.Trenkle
Sep 25, 2024

09/25/2024

Board of Zoning Appeals Only - Complete Only if Instructed

Detailed Description of Variance Requested

Front Building Line Modification: The owner would like to remove their existing garage and attached storage shed and replace it with a new 3-car garage. The front face of the new garage will be in line with the existing house (on the same plane that the existing garage sits), which will overlap the front platted building line by 3'-5" at the maximum overlap location. The third car garage will sit back 2' from the new two car garage which will overlap the front platted building line by 1'-9".

Adjacent Zoning: North

Adjacent Land Use: North

6436 Hodges Drive/Highlands
Cemetery

R1-A

Adjacent Zoning: South

Adjacent Land Use: South

5018 W. 65th Terr./5012 W. 65th Terr.

R1-A

Adjacent Zoning: East

Adjacent Land Use: East

6500 Hodges Dr.

R1-A

Adjacent Zoning: West

Adjacent Land Use: West

5104 W. 65th Terr./Highlands
Cemetery

R1-A

Present Use of Property

Residential R1-A

Proposed Use of Property

Residential R1-A

Utility lines or easements that would restrict proposed development

None

Does your project meet the following standard:**Uniqueness**

Yes

Provide an explanation for how the following standard is met: Uniqueness

This property is unique in several ways. It does not have any neighbors that face it. It is bordered on all sides by backyards, and is bordered on the West by the Highland Cemetary. It is an unusually large property for this area (16,869 SF) without any neighboring houses within any proximity of this house. The property is a unique shape and it is composed of two lots and a vacant street.

Does your project meet the following standard:**Adjacent Property**

No

Provide an explanation for how the following standard is met: Adjacent Property

This addition will have little effect on the neighboring properties. The two car addition will be in line with the existing garage that is being removed so nothing will change. The addition will be on the West side of the property which abuts a neighboring backyard and the Highlands Cemetary. In addition, the property is large and with the new garage and driveway, only 28% of the property will be covered with impervious surface. Since none of the neighboring houses are near this addition, drainage into neighboring properties should not be affected.

Does your project meet the following standard:**Hardship**

—

Provide an explanation for how the following standard is met: Hardship

The existing house is built 2'-11" over the 35' platted front building line. We are requesting to build the new garage in the exact plane of the front of the house, identical to how it is today. If we were building a new home, we could locate it behind the front setback but because the existing home is located where it is, it is a hardship to my client.

Does your project meet the following standard:**Public Interest**

Yes

Provide an explanation for how the following standard is met: Public Interest

By constructing this garage, it will not adversely impact the health, safety and welfare of the neighboring properties. It will allow the homeowners to comfortably park in their garage, and also allow for better storage. The investment will only increase the value of neighboring properties.

Does your project meet the following standard:**Spirit and Intent**

Yes

Provide an explanation for how the following standard is met: Spirit and Intent

The intent of the requirement is to keep the front facade of houses in line with one another. In this case, the house is already constructed ahead of the building line, and also doesn't have any houses in line on the East or West sides.

Does your project meet the minimum variance?

Yes

Attachments

	Site Plan 240926_Site Plan.pdf Uploaded by Katie Trenkle on Sep 26, 2024 at 2:10 PM	REQUIRED
	5011 w 65th st site plan reviewed by Mitch Dringman 9-27-2024.pdf 5011 w 65th st site plan reviewed by Mitch Dringman 9-27-2024.pdf Uploaded by Mitch Dringman on Sep 27, 2024 at 8:50 AM	

History

Date	Activity
10/4/2024, 3:00:43 PM	Angela Villanueva assigned approval step Planning Review to Chris Brewster on Record PC-24-9
10/4/2024, 1:21:08 PM	approval step Planning Review was assigned to Nickie Lee on Record PC-24-9
10/4/2024, 1:21:07 PM	completed payment step Application/Deposit Fees on Record PC-24-9
9/30/2024, 2:55:41 PM	Angela Villanueva approved approval step Set Payment Fees on Record PC-24-9

Just needs a
Building line
Modification for the
garage extension
only.

Front yard green space 63%
FY impervious surfaces 1685 or 37%
Front yard 4554 sf

Building width 94.91' x .40 =
allowed garage width 37.96'
proposed 32.66' Okay

Lot width 168.91' x .20 = 33.78'
total combined required side
yards. has 73.5'- Okay

Lot width at just the platted front
build line 128.83' x .20 = 25.76'
Has 33.42' .OKAY

Building Coverage 3513sf or
20.82%

LEGAL DESCRIPTION:

COUNTRYSIDE-EAST LT 1 & 25 FT VAC ST ON W & W 10
FT LT 2 BLK 12 PVC 423 102

ZONING: R1-A

LOT AREA: 16,869.19 SF

FOOTPRINT: 3411 SF [20.2% COVERAGE]

PROPERTY WIDTH AT BUILDING LINE: 169'-0"

BUILDING WIDTH AT BUILDING LINE: 95'-4" [56.3%]

IMPERVIOUS SURFACE COVERAGE: 4741 SF [28.1%]

GENERAL NOTE:

PLEASE REFER TO PLOT PLAN PREPARED BY
ALLENBRAND-DREWS & ASSOCIATES. FOR ALL
REVISED CONTOURS, SEWER LINE INFORMATION
AND FOUNDATION LOCATION & DRAINAGE STUDY
PREPARED BY ____

Architect **it**
Katie Trenkle, RA, LEED AP
4319 W. 69 St
Prairie Village, KS | 66208
913.209.4460

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THE PLANS DISCOVERED MUST BE
REPORTED TO THE ARCHITECT
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SHALL RELIEVE THE ARCHITECT
FROM RESPONSIBILITY FOR ALL
CONSEQUENCES. CHANGES TO THE
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CONSENT FROM THE ARCHITECT ARE
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RESPONSIBILITY FOR ALL
CONSEQUENCES ARISING OUT OF
SUCH CHANGES. THE CONTRACTOR
IS RESPONSIBLE FOR ALL DIMENSION
VERIFICATION.

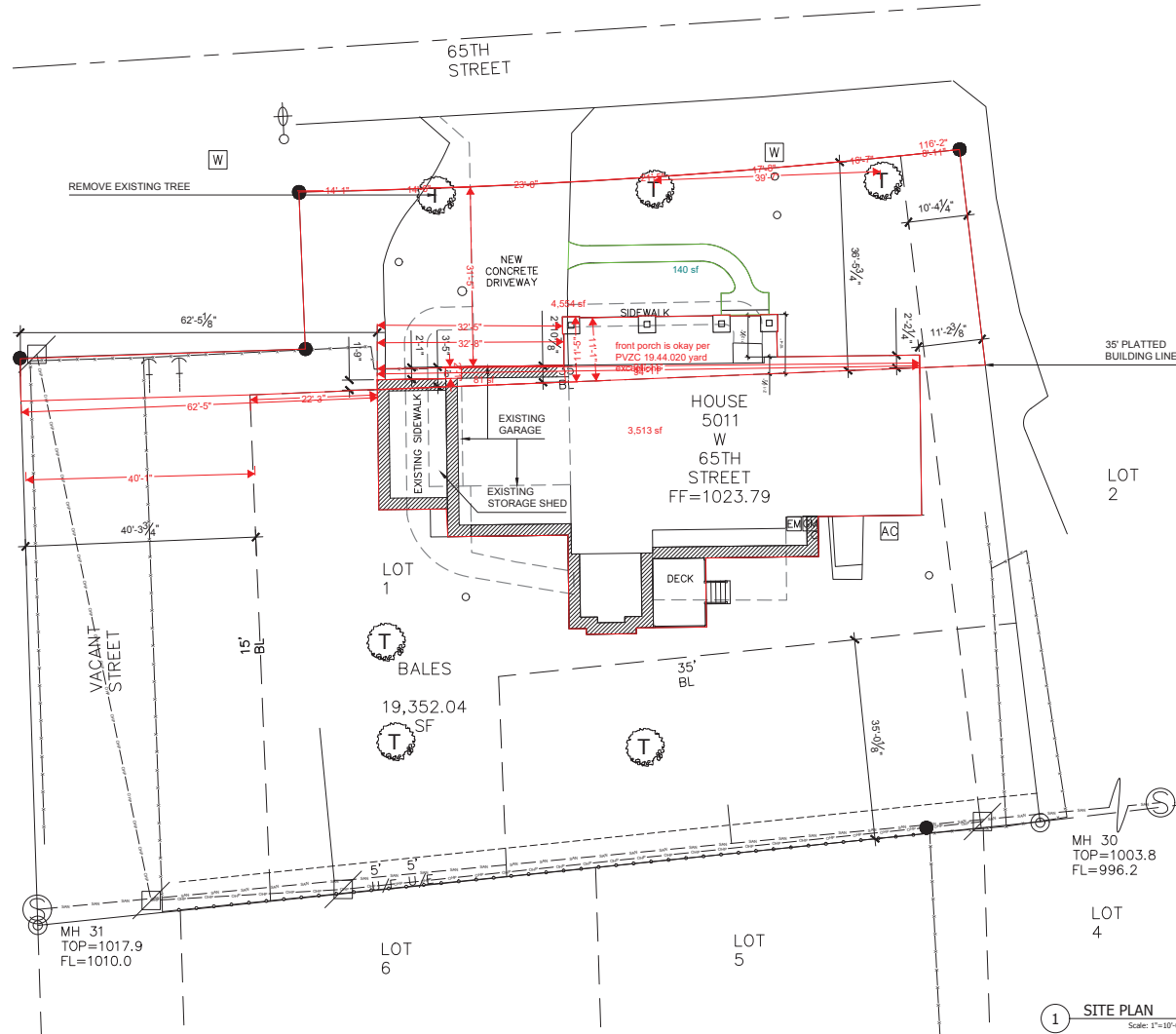
ISAACS|BALES RESIDENCE

Ho Bales & Donna Isaacs
5011 W 65th Street
Prairie Village, KS 66208

SITE PLAN

BZA Submittal
October 18, 2024

C1



2 CALCULATIONS
Scale: 1"=10'-0"

1 SITE PLAN
Scale: 1"=10'-0"

LEGAL DESCRIPTION:

COUNTRYSIDE-EAST LT 1 & 25 FT VAC ST ON W & W 10
FT LT 2 BLK 12 PVC 423 102

ZONING: R1-A

LOT AREA: 16,869.19 SF

FOOTPRINT: 3411 SF [20.2% COVERAGE]

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Architect **it**_{LLC}
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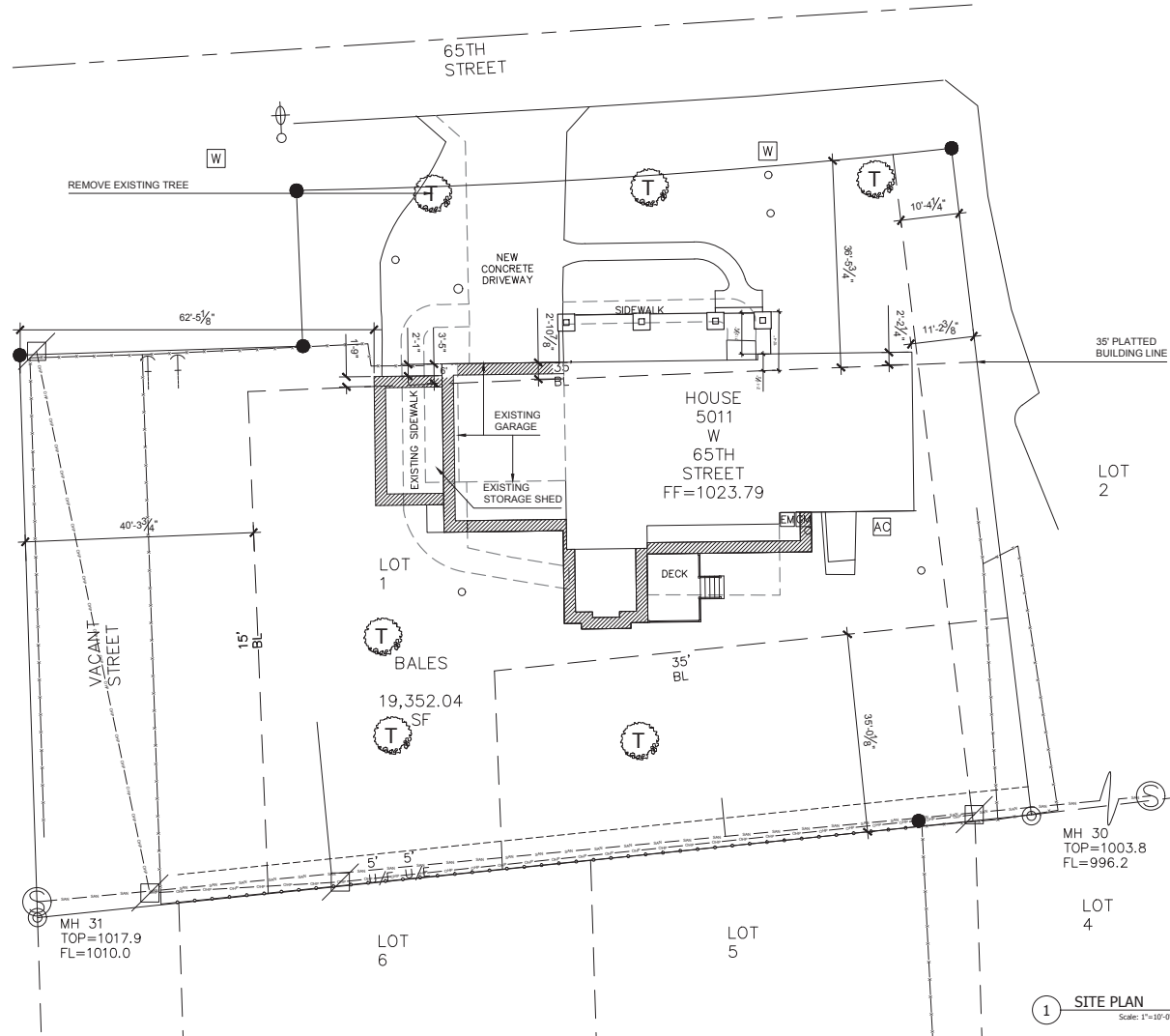
**ISAACS|BALES
RESIDENCE**

Ho Bales & Donna Isaacs
5011 W 65th Street
Prairie Village, KS 66208

SITE PLAN

BZA Submittal
October 18, 2024

C1



2 CALCULATIONS
Scale: 1"=10'-0"

1 SITE PLAN
Scale: 1"=10'-0"

Re: 5011 W. 65th Street



Roemaine Bales <roebales@gmail.com>

To  Katie Trenkle

Cc  Adam Geffert



You forwarded this message on 11/18/2024 9:09 PM.

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The neighbors that showed up live next door to us! Greg and Cynthia Loethen of 6500 Hodges Dr! Their only comment was that they didn't care what we were changing and that they were supportive of our decision to improve our property.

DISCUSSION MEMORANDUM

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
RE: R-1B Neighborhood Design Guidelines
DATE: December 3, 2024 Planning Commission Meeting

BACKGROUND

The City Council had a [work session](#) on April 24, 2023 to discuss next steps in the housing discussion related to the R-1 zoning areas. At the work session, Council completed a prioritization exercise to provide staff direction for which areas to address first. The top two [results](#) were updating the Neighborhood Design Guidelines and researching further regulations and/or fees for short term rentals.

The current [Neighborhood Design Guidelines](#) went into effect February 1, 2019 with the understanding they may be revisited to address any issues with the guidelines. The guidelines include requirements for street trees, greenspace, window and door openings, size restrictions, and impervious coverage limits. The housing discussion has brought up questions about whether the design guidelines went far enough to limit size and scale of homes, especially teardown/rebuilds. Council directed staff to look into reducing the size and scale to better fit into existing neighborhoods, and also review green space and lot coverage requirements. At this point, guidelines will focus on the R-1B zoning areas.

Staff presented two options for initial discussion at the [Council Committee of the Whole](#) on October 2, 2023. The City Council favored Option 2, and directed staff to consult with Planning Commission for further refinement and recommendations. Subsequent to this direction staff has conducted additional analysis and feedback on the options and has arrived at a modified third option that addresses some of the challenges with both Option 1 and 2.

OPTIONS

The City Council initial direction had three objectives:

1. Focus on R-1B zoning districts.
2. Reduce the scale of buildings further than the current development and design standards.
3. Review / update any other design standards necessary.

The four options to consider are below, the first two of which were presented to City Council, with Option 2 being favored by Council. The third and fourth options were developed by staff subsequent to the council meeting and to address some challenges with the first two options. These options are still conceptual and up for discussion by the commission, and other variations or completely different options are not precluded from the Planning Commission discussion.

Option 1: Simple Size Reductions

- Reduce the height from 29' to 27' [[19.08.015 / Table 19.08.A](#)]
- Reduce the building coverage from 30% to 25% [[19.08.015 / Table 19.08.A](#)]

This will result in smaller footprints and lower overall heights, but may not reduce the overall massing of structures, and particularly as it relates to adjacent properties.

Option 2: Revised Massing Standards (City Council preferred)

- Reduce massing within 10' of side setback line
 - 12' wall plane height
 - 19' gable or dormer height (under sloped roof)
 - 500 s.f. wall plane limit.
 - Compared to 29' / 800' s.f. now. [[19.08.015 / Table 19.08.A](#) and [19.08.025\(d\)\(2\)](#)]
- Leave building coverage at 30%
- Reduce overall building height from 29' to 27' [[19.08.015 / Table 19.08.A](#)]

This will result in 1-story or 1.5 story massing nearest the site property lines and 2-story massing only permitted in more central portions of the lot. However, it may have implications on typical floor plans and garage placement.

Option 3a and 3b: Floor to Area Ratio or FAR + Reduced Massing (Developed by staff subsequent to City Council discussion)

- 3a - Change the 30% lot coverage to a 40% floor-to-area ratio. [[19.08.015 / Table 19.08.A](#)]. This would result in:
 - 1-story buildings having more coverage allowances than currently (up to 40%, where currently limited to 39% maximum)
 - 1.5 story buildings having approximately 23% - 30% coverage allowances
 - 2-story buildings having approximately 20% coverage allowance
- 3b – In combination with an FAR, reduce massing within 6' of side setback line (this was changed from 10' in Option 2 to 6' in Option 3b due to impact on smaller and narrower lots)
 - 12' wall plane height
 - 19' gable or dormer height (under sloped roof)
 - 500 s.f. wall plane limit.
 - Compared to 29' / 800' s.f. now. [[19.08.015 / Table 19.08.A](#) and [19.08.025\(d\)\(2\)](#)]
- Leave overall building height at 29'

This would give lower-scale buildings more options and may lead to more varied massing among buildings. It would reduce the building scale nearest side lot lines (option 3b). It would retain options for overall height allowing some steeper pitched roof designs. It may have implications on typical floor plans and garage placement.

The floor to area ratio is a simple formula used to key building scale to the lot size. It is similar to building coverage (the current zoning standard), except that it adds a 3-dimensional element. The result is the taller your building, the less footprint you may have. What is counted in the floor area is important to reach the intended results. For example, things like vaulted ceilings with over 15 feet of clear area should typically be counted as 2 levels. Similarly, unfinished attic or roof space that has clear floor-to-ceiling heights above 6 feet should also be counted.

Further, beneficial things such as useable covered outdoor porches or entry features, covered decks or patios, and foundational egress wells should be excluded from the floor area.

Another implication is the effect on garage placement. With a simple lot coverage standard, there is an incentive to incorporate the garage into the building footprint and have liveable space above it. This can affect the massing of the building and lead to more prominent garage frontages since the garage is typically 1.5 feet or more below the first-floor elevation, and the second stories are typically all placed at the same level (resulting in garage floor-to-ceiling being 1.5 feet or more than the floor-to-ceiling of the livable space).

Under the floor to area ratio, there is not necessarily a “buildable area” benefit to incorporating the garage into the building footprint, since the livable area is counted differently. However, there still may be a practical and construction advantage to doing so. An additional option would be to exclude the garage from the floor area if it is detached or an attached side addition not incorporated the building. The latter is a common design in older Prairie Village homes that leads to lower-scale garages and an “accessory” building appearance.

Option 4: 1.5 Story Limit (Developed by staff subsequent to City Council discussion)

This would limit the amount of second-story massing that could occur, but be flexible to where and how the space in upper story is allocated within the building footprint.

- Change the Height / Story Limit from 2 stories to 1.5 stories. [[19.08.015 / Table 19.08.A](#)].
- Leave the building coverage at 30%
- Leave the total structure height at 29' (this would account for potential steeper pitched roofs with ½ stories incorporated)
- Add a definition for “story, half” to embellish the current definition of “story.” [[19.02.435](#)] “Story, half – An area within a sloping roof structure which is (a) capable of providing a room with a net floor to ceiling distance above 6.5 feet; and (b) less than 60% of the floor immediately below.. This space is achieved by

integrating dormers and gables into the roof structure of the story immediately below.”

The “1/2 story” approach reduces the scale of the building by one of two methods – (1) reducing the proportion of upper level to lower-level living space; and/or (2) reducing the scale and perceived massing of the building by incorporating upper levels into the roof structure; or both. It presents a simpler and more flexible approach to all other options but does put a premium on how “half-story” is defined. Additionally, like all options there could be some architectural or design responses that cannot completely be anticipated or accounted for. This option would not give any bonus to homes that elect a solely single-story option, but it would eliminate plans that are trending towards a pure 2-story profile, dependent on how “half-story” is ultimately defined. The definition of half-story can go further to emphasize incorporation of a roof structure with limitations on exterior wall heights including dormers (typically 4’ height maximum and 50% of elevation maximum), opposite wall gables (height determined by roof pitch), or knee walls (typically 2’ maximum).

SUMMARY

Staff will be prepared to discuss each of the options and any other variations or options with the Planning Commission. The next steps would be:

- Conclude discussions or continue discussions to future meeting dates, depending on Planning Commission deliberations.
- Prepare an update to the City Council based on Planning Commission discussion and/or direction.
- Collect any additional feedback and input as directed by City Council or Planning Commission
- Prepare formal draft amendments – if any.
- Present amendments in the formal adoption process – Planning Commission public hearing; City Council decision.

Neighborhood Design Guidelines

Update Discussion



Introduction

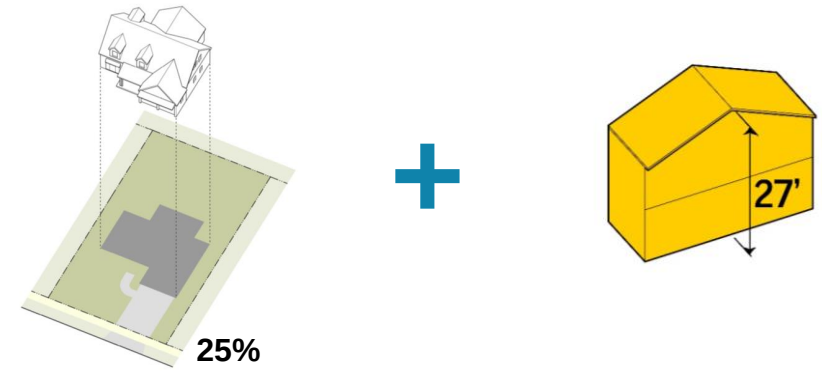
Action Plan (5/15/23 City Council Direction)

1. Address Neighborhood Design Standards in R-1B only
2. Consider a range of strategies to reduce building scale
 - ☐ *Height*
 - ☐ *Building Coverage*
 - ☐ *Massing standards*
 - ☐ *Lot sizes – minimum and maximum*
3. Process
 - ☒ *Staff Review & Discussion (internal options and strategies)*
 - ☒ *CC Discussion (October 2023)*
 - ☐ *PC Work Session – discuss options & direction **(tonight)***
 - ☐ *Additional outreach - optional*
 - ☐ *Formal recommendations and adoption process*
 - *PC Public Hearing*
 - *CC review / decision*

Introduction

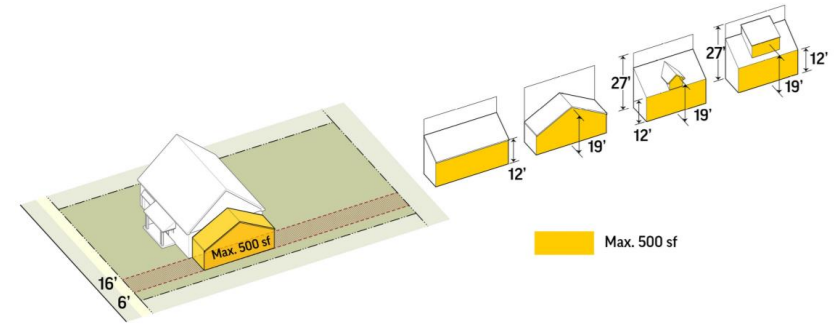
Option 1: Simple Size Reduction

- Reduce height from 29' to 27'
- Reduce building coverage from 30% to 25%



Option 2: Refined Massing Standards (Side)

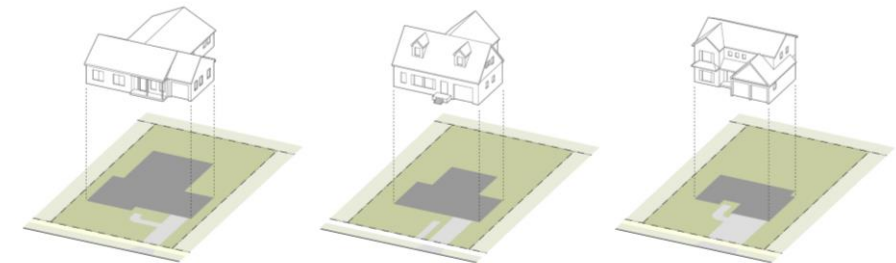
- Reduce height and massing within 10' of side setback
- Reduce height from 29' to 27'
- Leave building coverage at 30%



FAR: 35%

Option 3a & b: Floor to Area Ratio + Refined Massing

- 35% FAR for all lots
- Retain height at 29'
- (3b) Reduce height massing within 6' of side setback



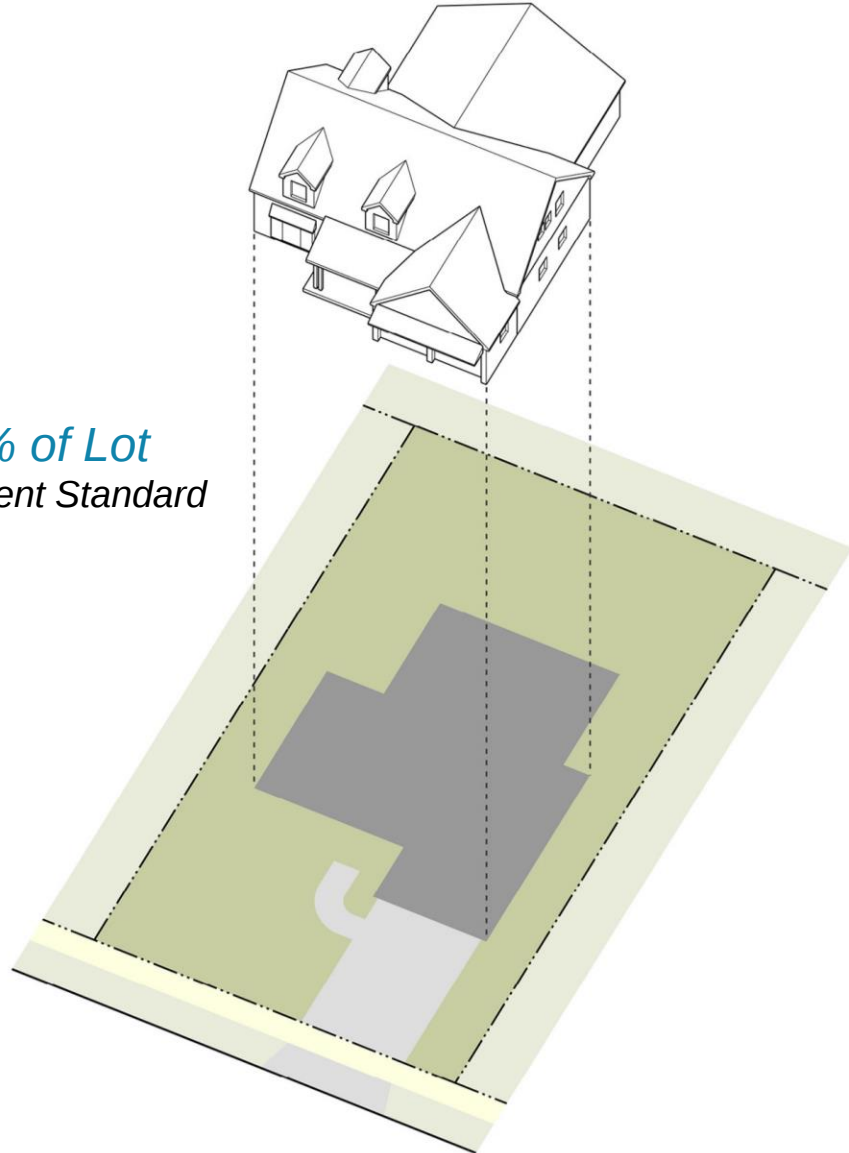
1 - Story
Building Coverage: 35%

1.5 - Story
Building Coverage: 23%

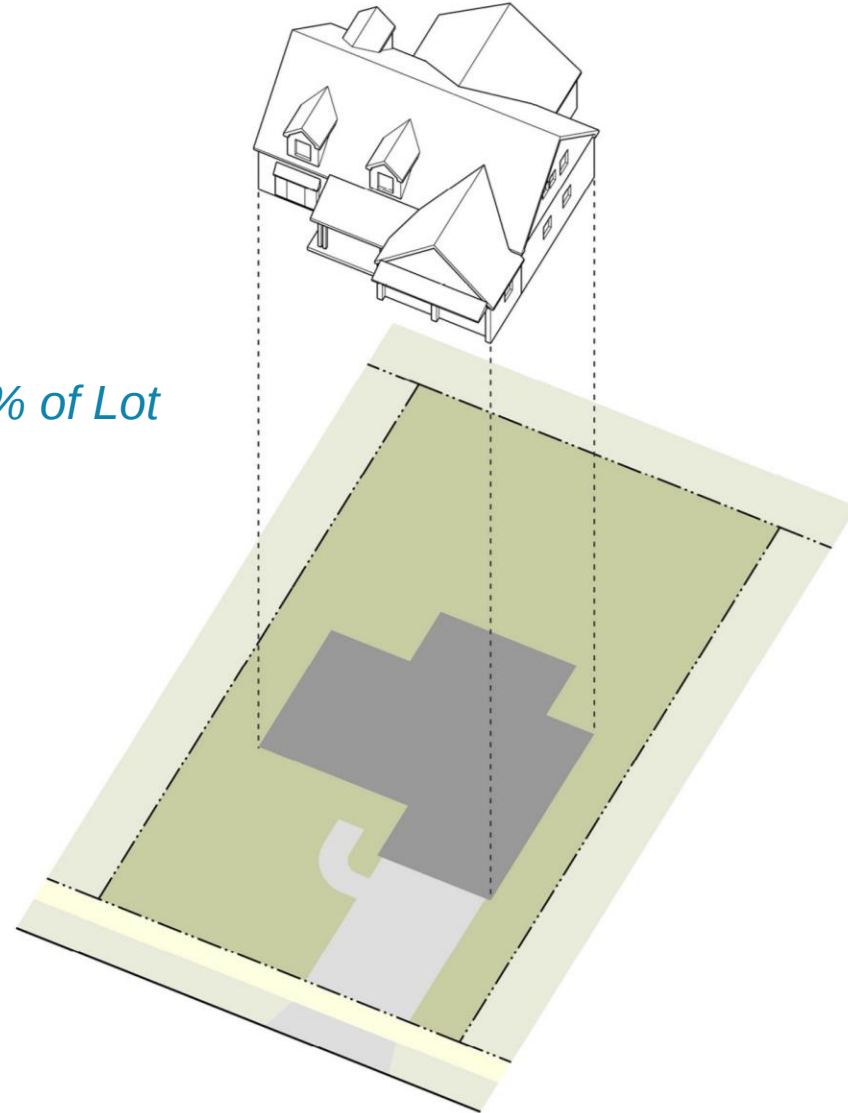
2 - Story
Building Coverage: 17.5%

Building Coverage

30% of Lot
Current Standard



25% of Lot



Data

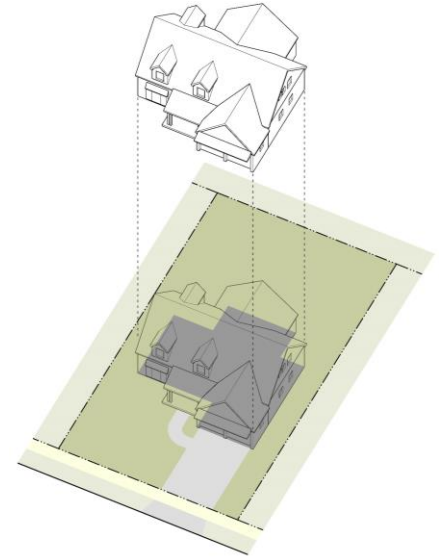
2022 - 2024 R-1B Permits

74% > 25%

Building Coverage

72% over 25% building coverage
(68 out of 92)

- 13 are only slightly over
- Under 25% are typically larger lots – 10,000 s.f. +
- Building footprint range -1,800 to 3,000 square feet.

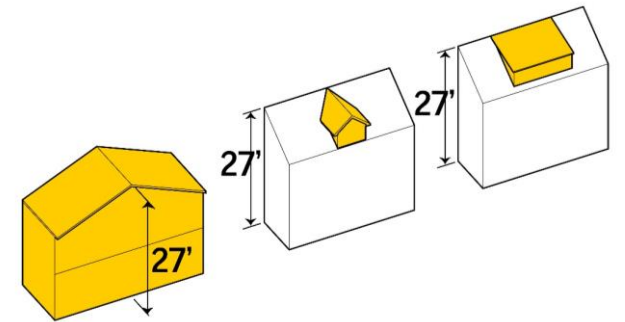


67% > 27'

Building Height

68% over 27' high (62 out of 92)

- 15 of those are only slightly over
- All under 29'





< 27'

> 27'



< 27'

< 27'



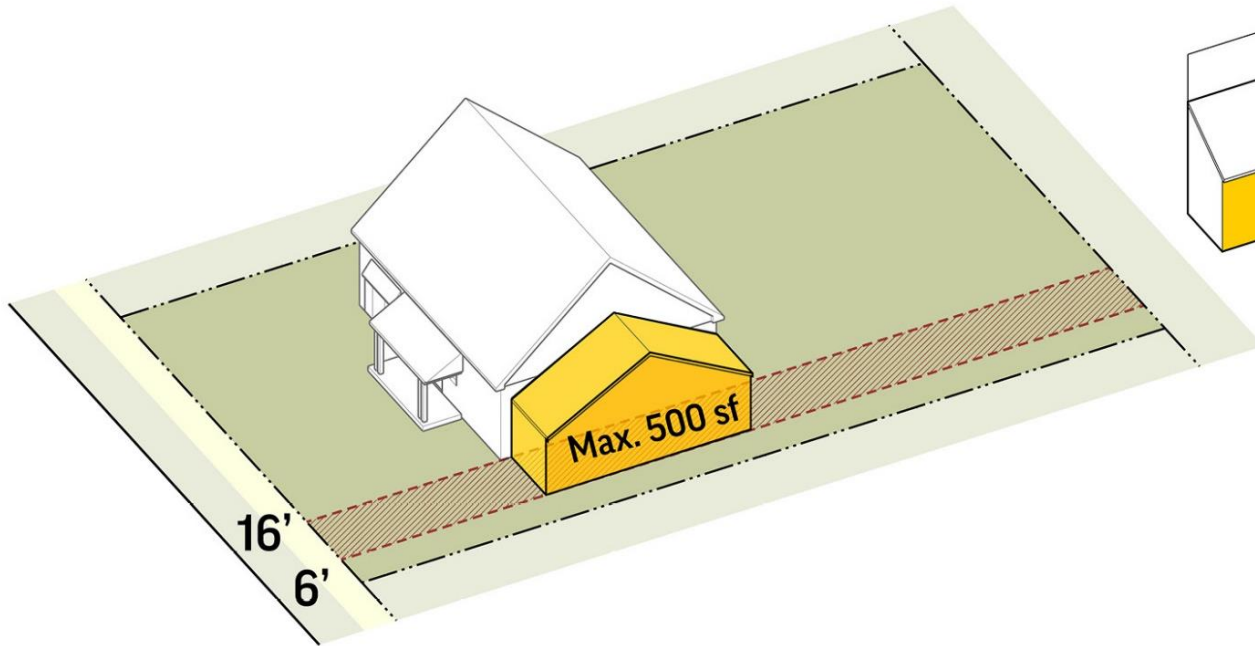




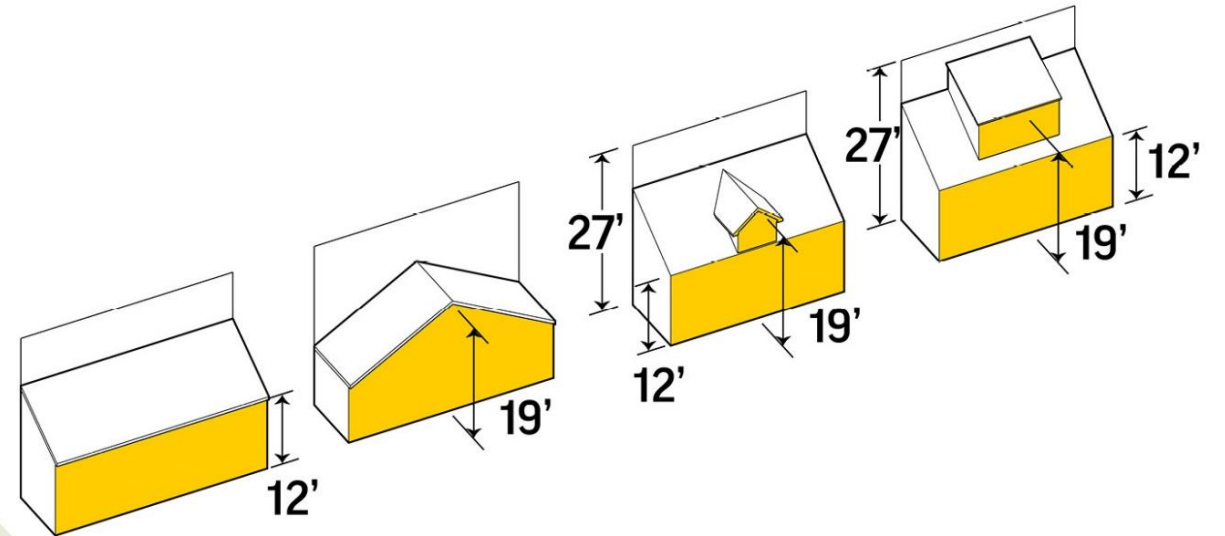
Refined Massing Standards

Reduced Massing Near Side Setback (6' to 16')

- 12' height wall plane
- 19' height roof peak (gable or dormer)
- 500 s.f. total wall area



Options for Varied Massing



 Max. 500 sf

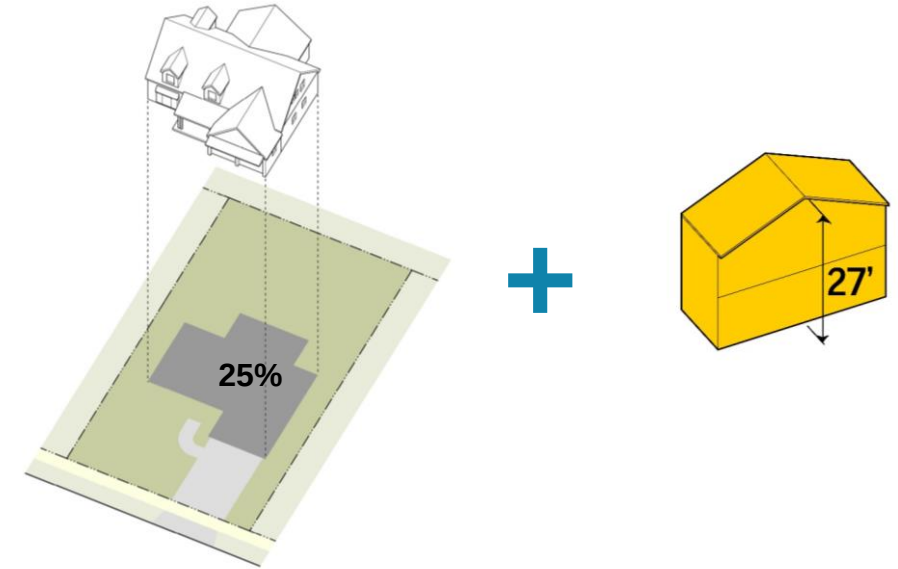
Options / Discussion

Option 1: Simple Size Reduction

- Reduce height from 29' to 27'
- Reduce building coverage from 30% to 25%

Feedback / Further Analysis

- *More full 2-story buildings likely due to constrained footprint*
- *Bulk and lower-pitched roofs likely due to shortened height*
- *More uniformity of the buildable envelop will put pressure on design standards to refine character*

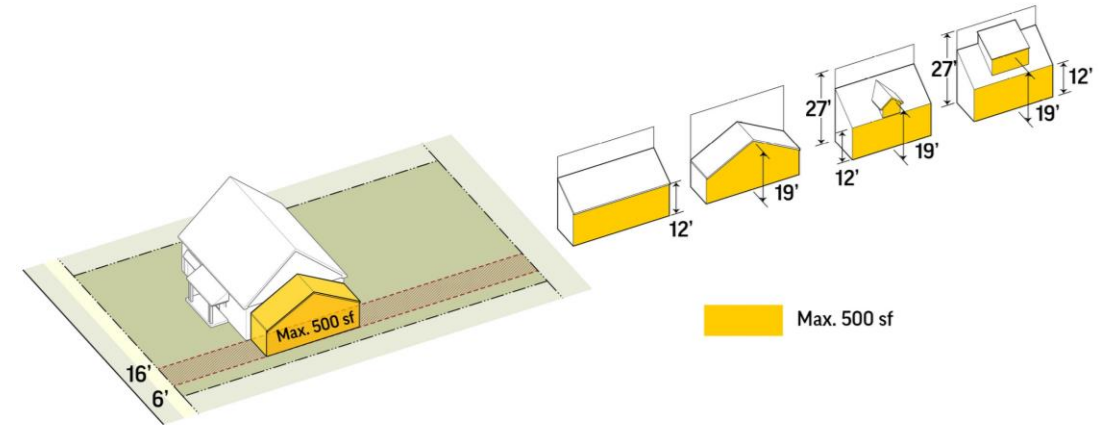


Option 2: Refined Massing Standards (Side)

- Reduce height and massing within 10' of side setback (6' to 16' from side property line)
 - 12' for any wall plane
 - 19' for any gable or dormer under a sloped roof
 - 500 s.f. maximum wall plane
- Reduce height from 29' to 27'
- Leave building coverage at 30%

Feedback / Further Analysis

- *Bulk and lower-pitched roofs likely due to shortened height*
- *Some interior floor plan constraints due to lack of stair wells on outer walls due to massing limits near side setback*

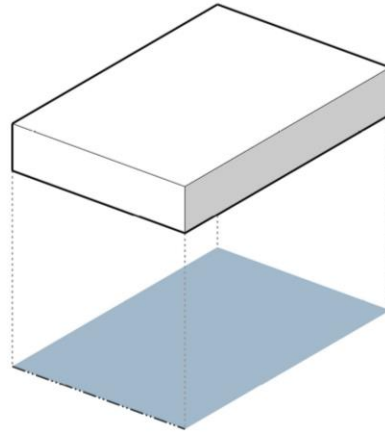


Additional Option(s)

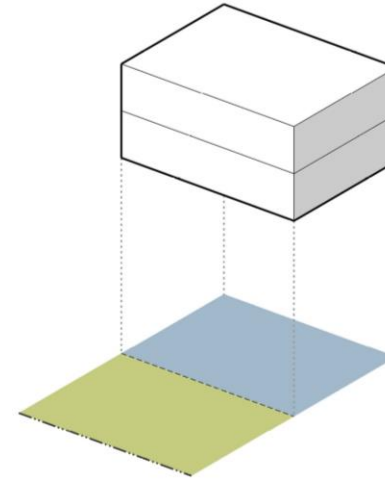
Floor to Area Ratio

$$\begin{array}{rcl} & \text{Lot Area} & \\ \times & \text{Floor to Area Ratio} & \\ \hline = & \text{Permitted Building} & \\ & \text{(Floor) Area} & \end{array}$$

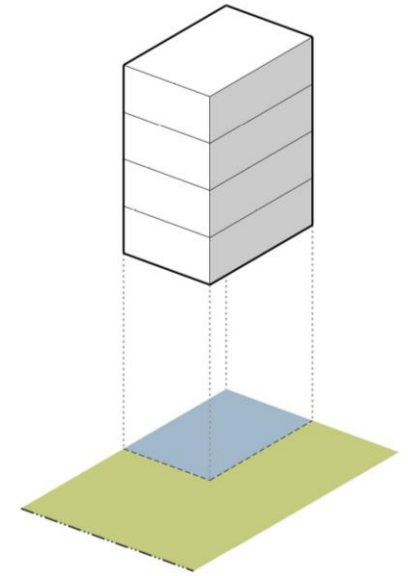
Example: 100% FAR



100% Lot Coverage
1 Story



50% Lot Coverage
2 Stories



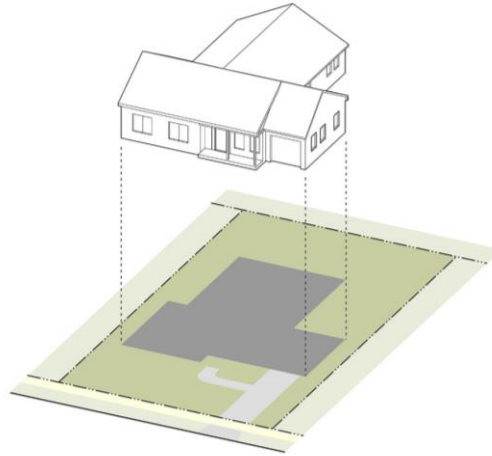
25% Lot Coverage
4 Stories

Additional Option(s)

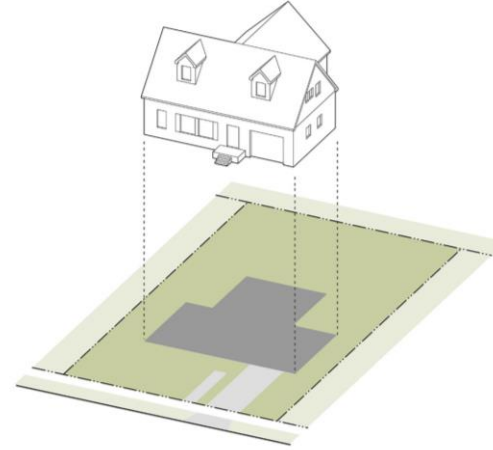
Option 3a: Floor to Area Ratio (FAR)

- 35% FAR for all lots (compared to 30% building coverage)
 - 40% coverage if pure 1-story
 - 23% to 30% coverage if 1.5-story
 - 20% coverage if 2-story
- Retain height at 29' for varied massing and style options (steeper pitched roofs)

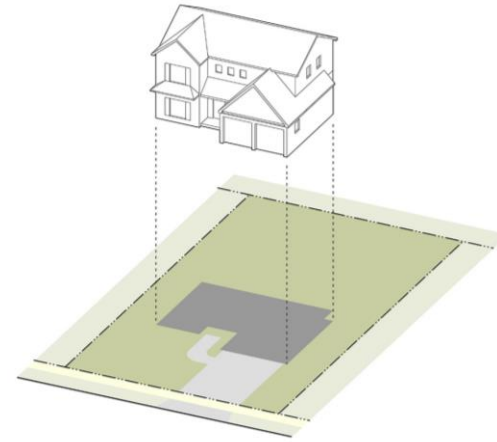
FAR: 40%



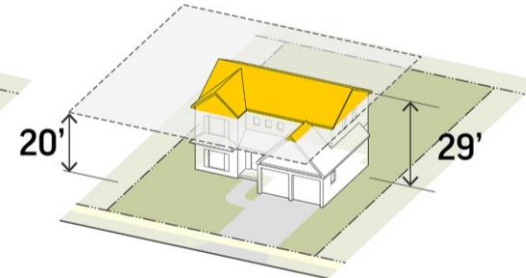
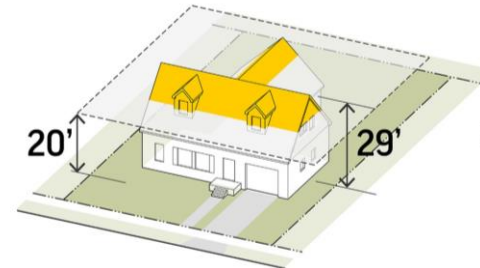
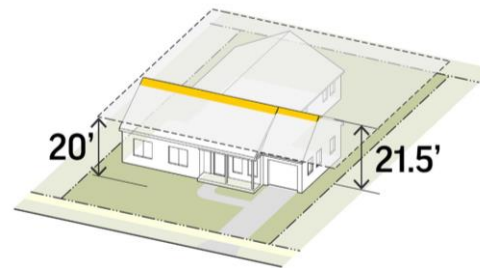
1 – Story
Building Coverage: 40%



1.5 – Story
Building Coverage: 23 - 30%



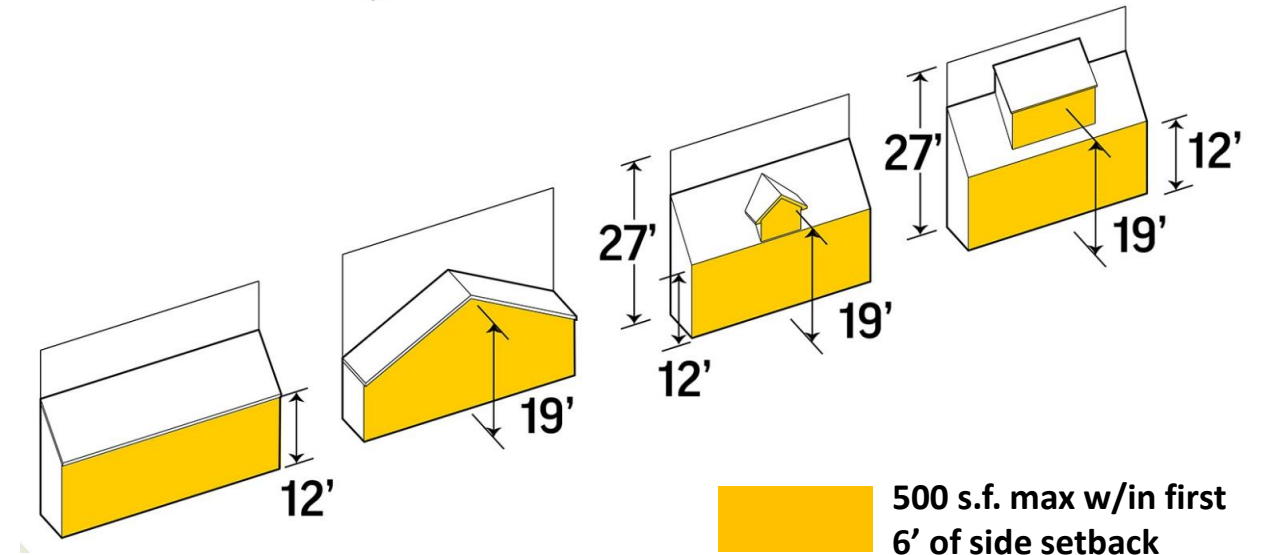
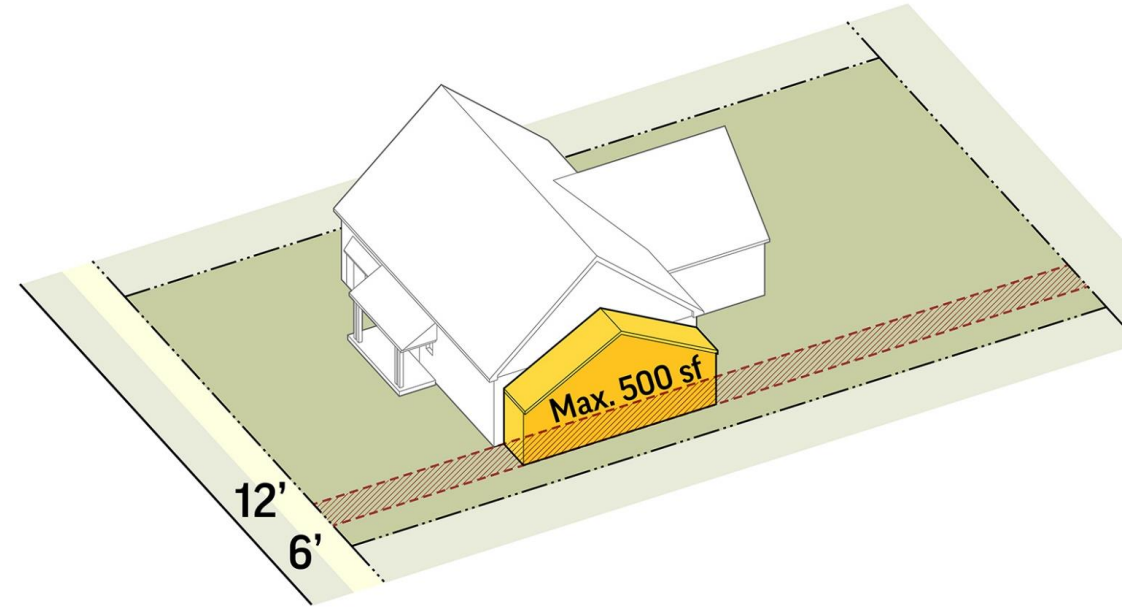
2 – Story
Building Coverage: 20%



Additional Option(s)

Option 3b: Floor to Area Ratio + Refined Massing

- 35% FAR for all lots (compared to 30% building coverage)
- Retain height at 29' for varied massing and style options (steeper pitched roofs)
- Reduce massing to 1.5 story within 6' of side setback (6' to 12' from side lot line)
 - 12' for any wall plane
 - 19' for any gable or dormer under a sloped roof
 - 500 s.f. maximum wall plane



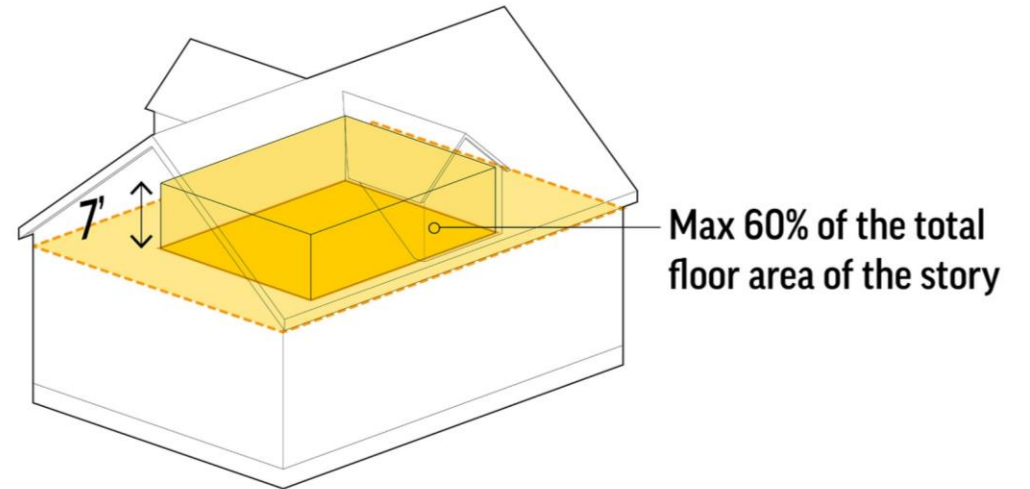
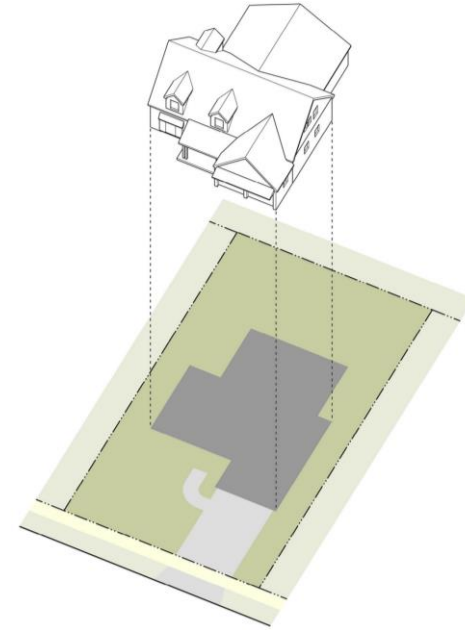
Additional Option(s)

Option 4: 1.5 story limitation

- Keep building coverage at 30%
- Retain height at 29' for varied massing and style options (steeper pitched roofs)
- Limit second level to “half story.”

Design implications on how we define “half story.”

30% of Lot
Current Standard



Neighborhood Design Guidelines

Update Discussion



**City of Prairie Village
Planning Commission/Board of Zoning Appeals
Meeting and Submittal Schedule
2025**

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

January

Meeting Date	01/07/2025	Meeting Date	02/04/2025	Meeting Date	03/04/2025
Filing Deadline	12/13/2024	Filing Deadline	01/10/2025	Filing Deadline	02/07/2025
Mail Notices By	12/18/2024	Mail Notices By	01/15/2025	Mail Notices By	02/12/2025
Publish By	12/18/2024	Publish By	01/15/2025	Publish By	02/12/2025

February

March

April

May

June

Meeting Date	04/01/2025	Meeting Date	05/06/2025	Meeting Date	06/03/2025
Filing Deadline	03/07/2025	Filing Deadline	04/11/2025	Filing Deadline	05/09/2025
Mail Notices By	03/12/2025	Mail Notices By	04/16/2025	Mail Notices By	05/14/2025
Publish By	03/12/2025	Publish By	04/16/2025	Publish By	05/14/2025

July

August

September

Meeting Date	07/01/2025	Meeting Date	08/05/2025	Meeting Date	09/09/2025
Filing Deadline	06/06/2025	Filing Deadline	07/11/2025	Filing Deadline	08/15/2025
Mail Notices By	06/11/2025	Mail Notices By	07/16/2025	Mail Notices By	08/20/2025
Publish By	06/11/2025	Publish By	07/16/2025	Publish By	08/20/2025

October

November

December

Meeting Date	10/07/2025	Meeting Date	11/10/2025	Meeting Date	12/02/2025
Filing Deadline	09/12/2025	Filing Deadline	10/17/2025	Filing Deadline	11/07/2025
Mail Notices By	09/17/2025	Mail Notices By	10/22/2025	Mail Notices By	11/12/2025
Publish By	09/17/2025	Publish By	10/22/2025	Publish By	11/12/2025