

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, MARCH 4, 2025
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - February 4, 2025

III. PUBLIC HEARINGS

IV. NON-PUBLIC HEARINGS

PC-25-3 Site plan for fence, with an exception
7820 Dearborn Drive
Zoning: R-1B
Applicant: Bob Washburn, Compass Realty Group

PC-25-4 Site plan and exterior building review for municipal complex
improvements
7820 Mission Road
Zoning: R-1A
Applicant: Jean Stoverink, Clark & Enersen

V. OTHER BUSINESS

Planning Commission training and review

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
FEBRUARY 4, 2025**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, February 4 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: 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 December 3, 2024, regular Planning Commission meeting as presented. Mr. Valentino seconded the motion, which passed 6-0.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

NON-PUBLIC HEARINGS

PC-25-1	Site plan for fence/wall, with an exception 2110 W. 71 st Terrace Zoning: R-1B Applicant: Brett Leeth
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Mr. Brewster said that the applicant was requesting a fence/wall height exception. For a fence/wall that was constructed in association with a deck and spa but was not included on the plans to the extent constructed. A deck and spa enclosure was extended up to 9' high to screen an outside area from the streetscape on the southwest portion of the lot.

The property is a corner lot on the northeast corner of Eaton Street and 71st Terrace. The lot fronts on Eaton Street, however the home is skewed due to a drainage channel across extending from the corner back to the middle portion of the east lot boundary. The channel extends throughout this block and results in several unusual configurations of lots and buildings. The lot also has topography associated with the drainage channel, which puts the area to be screened at a higher elevation than the location of the fence. The exception is being requested to result in a more effective screen.

Mr. Brewster said that the fence standards in Section 19.44.025 of the City's zoning regulations applied to the property, with the following section specific to the application:

(b). Design.

(3) Height. No fence shall exceed 6' in height, except tennis court enclosures which may not exceed 12' in height, and except fences which are locate within the building envelope of a lot shall not exceed 8' in height.

Mr. Brewster noted that approximately 9 linear feet of the fence/wall closest to the house was within the building footprint and could be constructed up to 8' high. The remaining 11 linear feet of the structure extending to the corner of the lot is in the yard area and would be required to be 6' high. The structure then turns a corner and extends east to the interior of the lot. It aligns with the top of a deck rail at the terminus. The area encloses a spa that is at a lower grade than the deck. Due to the topography of the site, a 6' fence would still present views into the outside areas it is intended to screen.

The fence/wall is approximately 20' from Eaton Street at its closest location and tapers back to approximately 23' from the frontage. This area is aligned with the front façade on the southwest corner of the house. The fence/wall is approximately 25' from 71st Terrace and tapers back to approximately 27'. This area is aligned with an existing deck and at the height of the deck top rail. Additionally, the lot and street landscape is heavily vegetated and helps to soften or screen the structure.

Mr. Brewster said that the following factors affected the situation:

- The lot is a unique circumstance due to (a) a corner situation; (b) a drainage channel crossing a significant portion of the yard; (c) the orientation of the existing home; and (d) the relation of the home and outside social spaces to the streetscape.
- A portion of the fence/wall is located within the building footprint, where an up-to 29' building façade could be constructed, and an 8' fence/wall is permitted in this area.
- The grade of the property causes the deck and spa platforms to be above grade where an appropriate fence should be placed, making the 6' required height ineffective.
- There is a pattern of unusually configured lots and buildings in the area.
- The landscape design on the lot and streetscape will not create significant visibility issues for adjacent properties.

With these constraints, the requested exception results in better screening of existing outside social/private spaces and is not incompatible with the area due to relationships to adjacent lots and streetscapes, as well as other uses of the rear yard area. Mr. Brewster said that staff recommended approval of this site plan with the exception to the fence/wall height based on the above factors affecting this proposed application.

Mr. Wolf asked if the fence had already been built. Mr. Dringman stated that it had been, and noted that there were communication issue between staff and the contractor, not the homeowner.

Property owner Brett Leeth was present to discuss the application. He noted that there was already a privacy fence present at the house when he purchased it in 2020. Additionally, he stated that he had applied for a permit to install a pool and spa, but was not aware that the construction of the fence was an issue.

Mr. Wolf asked whether the contractor submitted plans for the fence that showed it would be taller than what was allowed in the zoning regulations. Mr. Dringman noted that no plans were provided for the fence; rather, it was discovered when inspectors went to the site.

After further discussion, Mr. Breneman made a motion to approve the application with the conditions listed by staff. The motion was seconded by Mr. Kersten and passed 5-1, with Mr. Valentino in opposition.

PC-25-2 Site plan for generator
2110 W. 71st Terrace
Zoning: R-1B
Applicant: Adam Feldman / Karbank Real Estate Company

Mr. Brewster said that the applicant was requesting to place a new generator in an existing parking area. The generator enclosure would occupy an approximately 15.66' by 25' area on the west property boundary abutting an existing retaining wall. The property is a corner lot on the northeast corner of 75th Street and Booth Street and is zoned C-O (commercial office). An office building fronts 75th Street and is surrounded by single and double bay parking on all other sides. It is adjacent to residential properties on the west across Booth Street and on the north across 74th Terrace.

Mr. Brewster noted that emergency generators are an allowed accessory use in nonresidential districts but require that a site plan be approved by the Planning Commission. He added that all nonresidential districts allow emergency backup generators as an accessory use but require approval of a site plan subject to the following criteria:

- a. [...] generators shall be used during emergency situation only which result in power failures.
- b. [...] generators shall be installed in accordance with NFPA 37 Standards for Installation and Use of Stationary Combustion Engines and Gas Turbines.

- c. [...] generators shall only be tested during daylight hours.
- d. [...] generators shall be screened by plant materials, walls, fences and earth berms or any combination...
- e. The applicant shall obtain site plan approval from the planning commission prior to obtaining a permit and installing the generators.

Mr. Brewster said that the proposed site plan met all conditions. The location of the generator is on the center-west side of the property. This location has a 6' to 8' stone retaining wall surrounding the parking lot, which is located below grade along Booth Street. The wall will screen the generator and enclosure from the property on the west across Booth Street. The enclosure will be a combination of steel post and wood slats that match the existing electrical enclosure and is complimentary to the building architecture and site design. This will screen the generator from other property north of west 74th Terrace. The parking area (and therefore generator location) is screened from 75th Street by a dense hedge and wrought iron fence combination, and from Booth and 74th Terrace by streetscape enhancements and street trees.

The combination of the structural screens, landscape buffers, location, and generator specifications will also ensure that noise is mitigated to the greatest degree practical. Provided the generator is used only as an emergency during occasional power outages, and provided it is tested only during the day as required by the ordinance, there should not be any negative impacts on adjacent property or public spaces from the placement of an emergency generator at the proposed location.

The generator will be placed over existing parking, taking up approximately three parking spaces. The site includes over 155 on-site parking spaces. With the loss of the 3 spaces the site still meets the required parking for office buildings.

Mr. Brewster said that staff recommended approval of the site plan for the location of the emergency generator.

Mr. Wolf asked if there were concerns about the sound level of the generator when it was operational. Mr. Brewster said the location of the generator and its associated retaining wall would likely mitigate most of the sound produced.

Adam Feldman, with Karbank Holdings LLC, the property owner, shared information about the project. He noted that the selected generator had a high-grade muffler to reduce volume, and that it would only produce 62 dB of sound at a distance of 100'.

Mr. Wolf asked how often the generator would be used. Mr. Feldman stated that it would only be operational during periods of power loss, which were frequent in the area, or during daytime testing. He added that the generator would run on natural gas rather than diesel fuel.

Mr. Kersten asked if the proposed enclosure dimensions were appropriate for the generator that was selected. Kenny Miller with Perspective Architecture and Design,

stated that the enclosure size was designed to meet the clearance requirements for the specific generator, which would be ordered immediately if approved.

Mr. Valentino made a motion to approve the application with the conditions listed by staff. The motion was seconded by Mr. Breneman and passed 6-0.

OTHER BUSINESS

Election of Chair, Vice-Chair and Secretary

Mr. Wolf made a motion to elect the following officers:

- **Mr. Wolf, Chair**
- **Mr. Valentino, Vice-Chair**
- **Mr. Geffert, Secretary**

Ms. Temple seconded the motion, which passed 4-0, with Mr. Wolf and Mr. Valentino in abstention.

After the vote, Mr. Wolf and other commissioners recognized Mr. Breneman for his service on the commission and thanked him for serving as vice-chair for many years.

Consider updates to R-1B neighborhood design guidelines

Mr. Wolf noted that the Planning Commission previously considered changes to design guidelines in 2019, during which there were multiple public hearings to discuss proposed amendments. He added that he felt the guidelines that were approved at that time worked well, and that he didn't feel they needed to be reconsidered after only five years.

Ms. Lee provided background on why the City Council wished to review design guidelines for R-1B districts, noting that a work session had been held in April 2023 to discuss next steps in the housing discussion related to R-1 zoning areas. At the session, councilmembers completed a prioritization exercise to provide staff direction for which areas to address first. The top two results were updating neighborhood design guidelines and researching further regulations and/or fees for short-term rentals.

Ms. Lee added that councilmembers reported that constituents frequently stated that they felt newly constructed homes were still too large and did not fit the character of the neighborhood. The Planning Commission had preliminary discussions on the R-1B design guidelines at its December 2024 meeting, and requested that the City Council provide more direction on specific issues before recommending a course of action or strategies. Council had further discussions at its December 16, 2024 meeting, and passed a motion to send the issue back to the Planning Commission for further consideration.

Mr. Wolf asked each commissioner to share their thoughts on considering proposed changes to design guidelines at the present time:

- Mr. Breneman asked what specifically would be gained by making the suggested changes. He noted that reducing the maximum height of a building by 2' would not provide a noticeable difference.
- Mr. Kersten noted that there was a perception among some residents that newly constructed homes were too large, but that he was not in favor of making changes simply based on that perception. He added that making changes too quickly could actually bring about negative results.
- Ms. Brown agreed, and added that she felt some issues that were experienced when teardown/rebuilds first started appearing in large numbers in the City, such as respect for neighboring properties during construction and increasing side setback guidelines had helped reduce some of the concerns that residents had. She also noted that it would be helpful if new construction plans included all items that applicants wished to include at the beginning, rather than adding additional features later, such as swimming pools and patios that affected lot coverage maximums.

Ms. Lee said that staff were considering future discussions about lot coverage regulations, particularly for smaller R-1B lots. Mr. Brewster added that considerations could also include how to address situations in which rather than building new, a resident wanted to keep an existing home and add a garage, which often required a lot coverage variance.

- Ms. Temple said that she was also not inclined to make changes at the present time. She agreed that considering processes to make the addition of items such as garages to existing homes more streamlined would be valuable.
- Mr. Valentino stated that he felt the existing ordinances were most valuable in preventing projects that would be detrimental to the community, whether intentional or unintentional. He added that he didn't feel the regulations needed to be revisited unless there was data that showed changes needed to be made.

Based on the opinions shared, Mr. Wolf stated that the consensus appeared to be that the commission was not interested in reviewing potential changes to R-1B lots at this time. He asked staff to look for patterns that were becoming issues, such as new garage construction for existing properties requiring lot coverage variances, and bring them to the commission to consider changes as they arose.

Mr. O'Toole said that he would share the commission's opinions with the City Council.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 8:12 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: March 4, 2025 Planning Commission Meeting

Application: PC 25-3

Request: Site plan review for a fence/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/wall standards have specific criteria to evaluate for granting exceptions.*

Property Address: 7820 Dearborn Drive

Applicant / Owner: Bob Washburn & Mark Besinger

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

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

Legal Description: PRAIRIE FIELDS LOT 9 BLK 7 (abbreviated)

Property Area: 15,783.18 sq. ft. (0.36 ac.)

Related Case Files: none

Attachments: Application, lot plan, site photos

General Location – Map



General Location – Aerial



Block / Lot – Aerial



Birdseye



Street View



(looking northeast on Tomahawk – subject fence in background)



(looking southwest on Tomahawk – fenced area to the left)



(looking south on Tomahawk at fenced area and relation to adjacent lot)

BACKGROUND:

The applicant is applying for a fence height exception to raise the height of an existing six-foot privacy fence to eight-feet in specific locations due to sloping grounds. The intent is to provide better screening and an even appearance of the top of the fence, stepped with other portions of the fence which are placed on a higher grade.

The property is a corner lot on the southwest corner of Tomahawk Road and Dearborn Drive. The lot fronts on Dearborn Drive and the location of the requested fence height exception is a side and rear yard fence along Tomahawk Road. The fence is setback approximately between 16 feet and 19 feet from the lot line along Tomahawk Road, and approximately between 28 feet and 32 feet from the street.

The applicant held a neighborhood meeting on February 17, 2025, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

ANALYSIS:

This property is zoned R-1B. The fence standards in Section [19.44.025](#) apply to this property, and the following specific sections are the subject of this application:

(b) Design.

(3) Height. No fence shall exceed six feet in height, except tennis court enclosures which may not exceed 12 feet in height, and except fences which are located within the building envelop of a lot shall not exceed 8 feet in height.

[\[Section 19.44.025\(b\)\(3\)\]](#)

(c) Location.

- (2) Fences located on the side street of a corner lot shall be on private property and at least 18 inches from any public sidewalk, whichever is greater, except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of 15 feet or not less than one-half the depth of the front hard of an adjacent building, whichever is the greater setback. [[Section 19.44.025\(c\)\(2\)](#)]

The adjacent house to the southwest faces Tomahawk so the greater street side setback applies. The fence is between 16 feet and 18 feet from the side lot line and meets the ordinance requirements in (c)(2). Since the fence is also more than 15 feet from the side lot line (which is the required building setback in R-1B), a significant portion of the fence is located within the permitted building envelope in R-1B zoning. Ordinarily this would then be eligible for an 8 feet high fenced according to (b)(3), for the majority of the fence except the last 25' nearest the south lot which would be in the required rear yard setback. However, this lot also has a platted building line at 35 feet along Tomahawk, so although a large part of the fence is in the eligible building envelope according to the zoning ordinance, it is not according to the plat. Therefore, the proposed fence needs an exception to the 6 feet height requirement.

The intent of the fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen property from adjacent lots and other private areas, and to allow more substantial enclosures of outdoor spaces within the building footprints.

The existing fence does extend close to the front of the adjacent house along the subject lot's rear lot line. However, the fence location is still approximately 17 feet from the side lot line and 28 feet from the street, ensuring views along the streetscape for the house to the southwest. Additionally, the nearest portion of the adjacent house is the garage, and not livable space where those views may be more important. Further, the grade of the adjacent house is elevated from the streetscape of Tomahawk and the grade of the subject lot, minimizing the impact of the fence height exception.

The view of the fence from the Tomahawk streetscape is a similar scenario. The combination of distance, grade of the right-of-way, and grade of the lot permits views into the rear yard more than typical situations, and the fence height exception at this location will not have a significant impact on the appearance or views along the streetscape. Additionally, there are 3 significant street trees along this lot line, which in combination with the large lawn area soften any impact from the fence.

The following factors affect the proposed exception:

- The fence exceeds the side setback requirements and is between 16 feet and 19 feet from the side lot line.
- The right-of-way provides an additional approximate 12 feet buffer between the fence and the road, resulting in the fence being approximately 28 to 32 feet from the street.

- The adjacent house most impacted by the fence has the garage located on the side closest to the fence and is also elevated above the adjacent lot and fence location due to grade.
- A significant portion of the fence is located in the eligible building envelop (where a structure could be located) according to the zoning ordinance, except for the fact there is a platted building line along the street side lot line.
- The grade of the streetscape and lot permits views into the rear yard area making a fence compliant with the standards less effective.
- The fence design and location meets all other applicable standards.

CRITERIA:

In addition to the Site Plan review criteria [[Section 19.32.030.](#)], the following are the specific criteria the Planning Commission shall consider for exceptions to the fence standards: [\[19.44.025\(g\)\(1\)\]](#)

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site.

This fence exception impacts the second and fourth criteria. The proposed location and height will allow better utilization of the site based on the corner location and orientation of the house, and provide better screening due to the topography of the site, streetscape, and adjacent house. Additionally, the impacts on the adjacent house and streetscape are minimal due to the distance of the fence from the street and the grading.

RECOMMENDATION:

Staff recommends approval of this site plan with the exception to the fence height based on the above factors affecting this proposed application.

Details

Project Description

Requested Action*

Variance

Legal Description*

PRAIRIE FIELDS LOT 9 BLK 7 PVC-

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Bob Washburn

Address*

7820 Dearborn Drive

Phone Number*

913-488-0099

E-Mail*

bob.washburn@compass.com

Owner Name*

Bob Washburn & Mark Besinger

Location of Property*

7820 Dearborn Drive

Owner Phone Number*

913-488-0099

Owner E-Mail*

bob.washburn@compass.com

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

We need to request a variance for our fence up to 8 feet to provide additional privacy around our swimming pool and backyard which today does not provide the necessary privacy. The attached document will outline the request.

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.

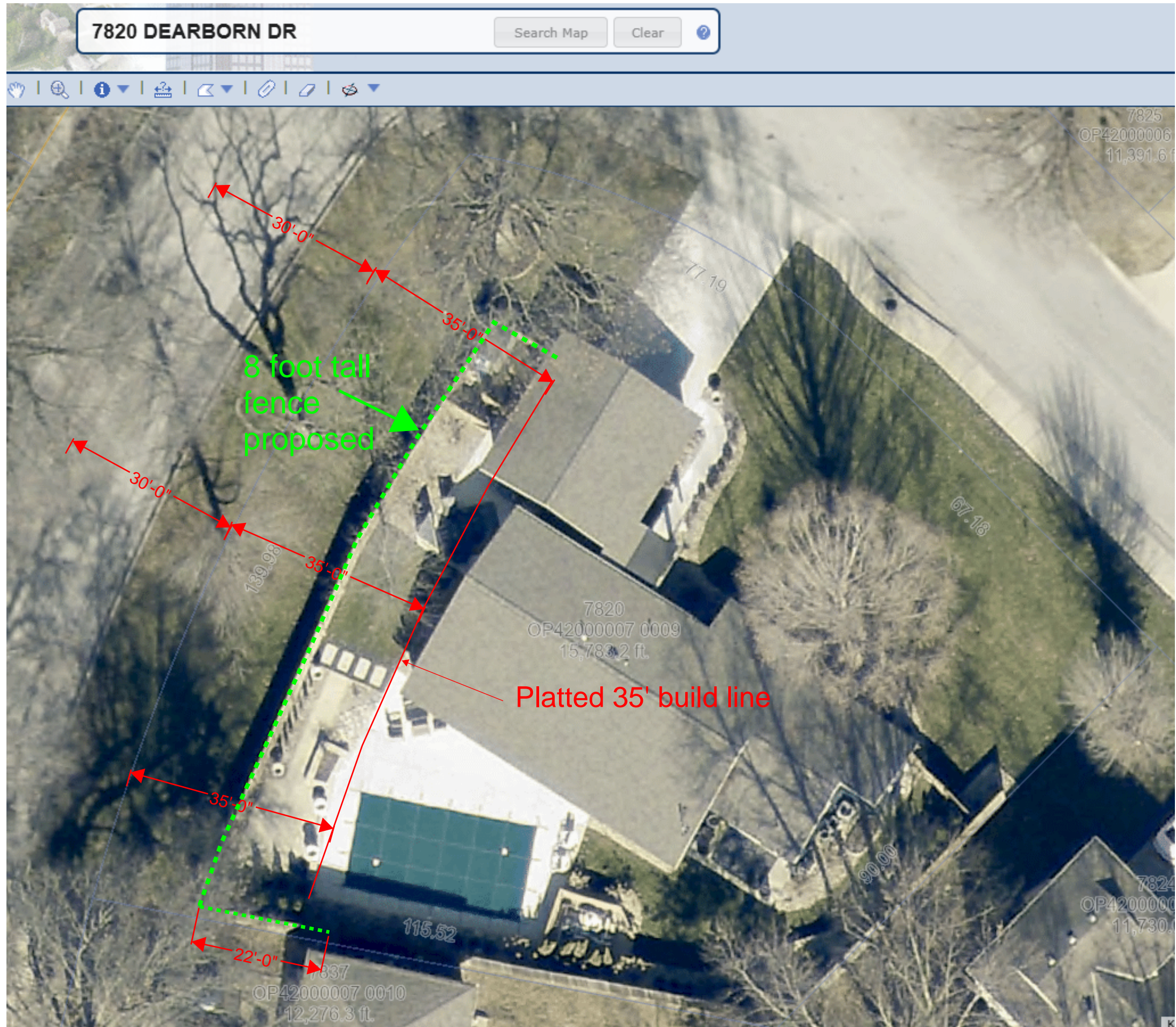
Applicant Signature*

Bob Washburn

Jan 30, 2025

Date*

01/30/2025



Variance request for Prairie Village
Zoning Code
19.44.025 Fence and Walls
Request for 8 foot tall fence for better
screening of the swimming pool area.

Adam,

Here is a summary of our meeting with our neighbors regarding our fence variance request.

We had a lot of "no shows" and a few positive responses, see attached. Most importantly we had our neighbor to the south/southwest next door attend. We spent about 10 minutes reviewing our requests and he had no issues with what we were trying to accomplish.

I have attached the 2 email responses, the RSVP list, and the letter we sent to the 25 neighbors. Please let me know if you have any questions, and what the next steps would be.

Thank you.

Bob Washburn

913-488-0099

February 8th, 2025

Property location: 7820 Dearborn Drive
Prairie Village, KS 66208

Dear Neighbor,

The purpose of this letter is to bring awareness of our application requesting a variance from the City of Prairie Village for our property's current fence. The variance requests raising the fence's current height in certain portions- not to exceed eight feet- of the south and west sides where the property's ground slopes and creates an uneven appearance. The key point of the variance request is not all portions of the fence will increase to eight feet. Some portions will remain at its present height.

Our fence contractor will use a combination of 'stair-stepping' heights to insure clean even lines, provide an aesthetically pleasing appearance, and enhance privacy for the backside of the home and pool. Fence example photos will be available to review.

Prairie Village Planning Commission requires an opportunity for nearby residents to ask questions or address concerns regarding our fence plans. We are hosting this opportunity at our home on Monday, February 17th at 6:00 pm. Attendance is not mandatory, though encouraged.

We will then submit a record of the meeting to the Planning Commission. This record will list attendees and document any expressed concerns.

Once the city approves the variance, the proposed fence construction will be scheduled. We are targeting this project with Regan Fence Company in Spring 2025.

If you plan to attend this meeting, please email Bob at bob.washburn@compass.com or call 913-488-0099.

Thank you.

Bob Washburn & Mark Besinger

Meeting Attendance	Owner	Address	Meeting Notes:
NO	Stuart Kahn	7824 DEARBORN DR	No response-sent letter to 9708 Walmer St. OPKS 66212
NO	Marguerite Granat & Eugene Watson	7829 DEARBORN DR	1084 W Camino Al Cielo, Pueblo, CO 81007
NO-Responded	Ronald & Allison Jump	7832 TOMAHAWK RD	sent email, won't attend, no issues- Sent letter to 3100 Somerset Dr, PVKS 66208 (attached email response)
NO	Billie Bayless	6004 W 79TH ST	
NO	Barbara Meador	6011 W 78TH TER	
NO	Jacqueline Levine Kleger & Patricia Lynn Mcrae-Buchannan	6015 W 78TH TER	
NO	Thomas & Wendy Twigg	6019 W 78TH TER	
NO	Patrick & Valery Johnson	6100 W 79TH ST	will attend, did not attend on 2-17
NO	Susan Cavitt	6104 W 79TH ST	
NO	Jean & Marsha Owen	7821 DEARBORN DR	
NO	Brett & Maya Hammond	7824 TOMAHAWK RD	
NO	Jeremy James Lapka & Annie Marie Noergaard	7825 DEARBORN DR	
NO	Carol Dale & Eviell Severe	7825 TOMAHAWK RD	
NO	Jerald & Linda Buck	7828 DEARBORN DR	

NO	Jon Lomshek & Jamie Forge	7828 TOMAHAWK RD	
NO-Responded	Henry Pilst & Joan Kipper	7832 DEARBORN DR	sent email, won't attend, no issues (attached email response.)
NO	Daniel Volz	7833 DEARBORN DR	
NO	Greg & Judith Schieszer	7836 TOMAHAWK RD	
YES	Charles Simpson & Jackie Nguyen	7837 TOMAHAWK RD	ATTENDED and he and his wife live directly to the south-southwest of us and their fence is a small portion that would be affected by the change. Charlie attended and he had no issues whatsoever on what we wanted to do.
NO	David & Bridget Grose	7840 TOMAHAWK RD	
NO	Bryan Wright	7841 TOMAHAWK RD	
NO	William & Dorothy Copher	7844 TOMAHAWK RD	
NO-Responded	Timothy Johnson	7845 TOMAHAWK RD	sent email, won't attend, no issues
NO	Kevin & Amy Kozup	7848 TOMAHAWK RD	

NO	Jay & Jodi Stanley	7852 TOMAHAWK RD	
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Bob Washburn <bob.washburn@compass.com>

Fence

1 message

Alison Jump <alisonjjump@gmail.com>
To: bob.washburn@compass.com

Mon, Feb 17, 2025 at 8:11 AM

Hi Bob, thank you for your letter. I own 7832 Tomahawk Road. I am fine with whatever you do with your fence. Thank you for the notice but I'm unable to attend the meeting tonight. Thank you.
Sent from my iPhone



Bob Washburn <bob.washburn@compass.com>

Fence - 7820 Dearborn

1 message

Tim Johnson <tim.johnson6051@gmail.com>
To: bob.washburn@compass.com

Sat, Feb 15, 2025 at 8:41 AM

Hi Bob,

I live near you and recently received your note regarding modifications to the fence surrounding your backyard. I don't believe I'll make it to the meeting at your home on Monday evening, 02/17, but I wanted to let you know I have no concerns about the proposed fence changes. I can only see a small portion of your fence from my home but I'm sure whatever changes are made will be done well. Beautiful home!

I'm sorry not to attend the meeting, if for no other reason than to meet Mark, you, and maybe a few other neighbors. I hope it's a positive and productive experience for you.

Tim Johnson
7845 Tomahawk Rd

STAFF SUMMARY MEMO

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: March 4, 2025 Planning Commission Meeting

Application: PC 2025-4

Request: Site plan review for City Hall.

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. This site plan is a city project, which does not require Planning Commission approval, and as the owner, the City Council makes final design and development decisions. However, the Planning Commission review is offered as an opportunity for input and constructive recommendations from the Planning Commission's perspective.*

Property Address: 7700 Mission Road & 7820 Mission Road

Applicant: City of Prairie Village, Public Works

Current Zoning & Land Use: R-1A Single-Family District, Civic; Campus (City Hall, Police, Park, Pool, Church)

Surrounding Zoning & Land Use:

- North:** R-1A Single-Family District; School
- East:** R-1A Single-Family District; Single-Family Dwellings
- South:** R-1A Single-Family District; Fire Station and Church
- West:** R-1A Single-Family District; Park, Pool, Single-Family Dwellings

Legal Description: PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX TRACT 1 LYG O/S SD PVC 567 (abbreviated)

Property Area: 651,974.34 s.f. (14.9 acres) – complex & church site;
160,319.93 (3.68 acres) – church site

Related Case Files: none

Attachments: Application, Site Plan, Elevations

General Location – Map



Site – Aerial



BACKGROUND:

The Municipal Complex Renovation and Construction project began in 2020 to address space constraints at the Police Department, Municipal Court, and City Hall. A feasibility study was conducted in 2020 followed by a facility assessment in 2022. A programming phase followed in 2022 to determine current and future space needs. In 2023 concepts were developed to evaluate renovations and new construction, and these items were discussed at a City Council work session in February of 2023. Upon evaluating multiple design concepts, balancing needs and costs of renovation-only concepts, the city decided to evaluate additional concepts including new construction. In June 2023, three design concepts were presented to the Finance Committee, and then to the City Council. These concepts were renovation-only, renovation with and addition, and new construction. Based on cost/benefit discussions the City Council approved proceeding with a new construction option and a specified budget. The City Council narrowed concept options in November 2023 to proceed to the schematic design phase, which was presented to the Planning Commission in April 2024. The Planning Commission provided several comments for further consideration by staff and the design team.

After that review, the church property to the south of City Hall on Mission Road became available and the City acquired the property. Based on this acquisition, new options for a new City Hall and renovation of the current Municipal Complex were explored. Public Works will provide a summary of the acquisition, new options, and the proposed revised plan to the Planning Commission at this meeting.

SUMMARY:

Public projects are typically exempt from the review procedures of the development codes, since the cities – as the project owner - are under an equal or greater burden to be operating in the public interest for all aspects of operations and municipal facilities. Additionally, since many public projects are necessary to support private development they go through other public processes (budgeting, contracting, concept review, design decisions, etc.) outside of and beyond the applicable development code reviews. However, cities generally follow all applicable development standards, and that is the case for this project. The review of this project is offered to allow the Planning Commission the opportunity to comment on the plan and design concepts; however, in this case the City Council, as the project owner, will make all final decisions on the site plan.

The following is a summary of the plan elements under each of the site plan criteria.

A. Genera Criteria and R-1A standards.

- The property is zoned R-1A. Despite the R-1A standards geared primarily for detached houses, the development standards applicable to the site (and which will be confirmed at the building permit stage) are [\[19.06.015\]](#):
 - Height – 35'
 - Setbacks – Front 30'; sides 7' / 20% of lot cumulative; rear 25'
 - Building coverage 30%
 - Impervious surfaces 40%

- Public and civic buildings permitted in residential districts are eligible for exceptions to these standards. For example, the height may be increased 1 foot for each additional 1 foot setback up to 75'. [[19.44.015](#)]
- The site is located in the “Civic Center” place type in the comprehensive plan and locating City Hall in this location is consistent with the comprehensive plan.

B. Site Design and Engineering.

- The plan removes the south access point to Mission Road and expands the north access point to a 3-lane access – one entry lane, one left-out lane, and one right-out lane.
- Internal circulation has changed and winds through the site to three main parking areas – a primary lot near the building front (28 spaces); a secondary lot on the rear of the property (60 spaces – existing, also accessing service areas for trash and mechanical equipment), and a front drive lane with accessible spaces (4 spaces) and the two left/right exit lanes.
- Pedestrian access to the building is from an expanded sidewalk / plaza area on the north side of the building (side orientation). Additionally, a connection to the existing municipal buildings (future renovated police station and municipal court) is provided through a central plaza at the interior of the site and then connecting through the parking and across the fire station access lane.
- This site is part of a larger municipal complex that includes pools, tennis courts, a skate park, park grounds and a community building. A detailed engineering and site/stormwater analysis has been performed as part of the project and is included with the plan sets that Public Works is recommending.

C. Building Design.

- The proposed building will replace the existing church and is situated to the southeast corner of the site.
- Although the building has a side orientation with the primary entrance internal to the site, Mission Road (east) elevation has some glazing, secondary entrances, and ornamentation that addresses the public streetscape.
- The façade composition on all facades is a combination of wall planes, broken up by angular roofs, offsets, materials, and glazing.
- The building is primarily a one-story massing, but larger open areas and gathering spaces have larger volumes. The overall structure height is 30 feet, although the primary massing varies in height at different places.
- The material palette is:
 - Brick (3 patterns – grey textured finish (Manganese Ironspot Velour); red textured finish (Mountain Shadow Velour); and red textured finish with a custom pattern (Mountain Shadow Velour – Modular Custom))
 - Stone panel – natural (Rainscreen Pattern – Portland, Smooth Matt)
 - Perforated Metal Panel – color to be determined.
 - Insulated glazing

D. Landscape Design.

The landscape ordinance establishes planting criteria based on 4 site elements – streetscape/frontage, foundation, parking, and buffers. These standards can then be adjusted to meet adequate performance criteria for each particular site element. The proposed landscape plan compared to the base requirement is:

	Landscape Requirements	Proposed Plan
<i>Streetscape / Frontage</i>	1 large tree per 40' lot frontage (n/a) 212' of frontage so 8 trees required	3, with 3 additional outside of the ROW and along the parking area on the north side near the fire station access (However, these are substantially back from the ROW) Recommend 2 to 4 more trees along the street or frontage, potentially in an alternating pattern of ROW / Frontage trees to frame the site, building and streetscape.
<i>Foundation</i>	1 ornamental tree per 25' building frontage (5 required) 5 shrubs per 25' building frontage (25 required)	The plan includes 5 ornamental trees along the foundation / frontage of Mission Road and a large area of ornamental grasses, which can substitute for the shrubs. Additionally, the functional building frontage (south elevation) includes shrubs and ornamental grasses to accent the plaza and public spaces and interfaces.
<i>Parking</i>	1 large tree per 40' parking perimeter (12 required) 1 large tree per 40 parking spaces (3 required) 5 shrubs per 25' parking perimeter (96 required)	19 large trees (double counting the three parking trees at the frontage); 4 existing trees preserved 130+ Shrubs associated with the parking area
<i>Buffer</i>	performance standard based on site	No buffer requirements apply to this site; all elements requiring screening are internal to the site or incorporated into the other building or landscape designs. All trash enclosures and mechanical equipment is screened with a combination of structural or landscape elements.

There are no species associated with the landscape plan. The plant quantity and locations are generally acceptable (with the exception of the recommendation of 2 to 4 more street / frontage trees); however, staff recommends that the consultant and Public Works work with the city landscape architect consultant to achieve a final planting plan and species list that best relates to this site, location, and the public spaces included in the plan.

Project Description

Requested Action*

Commercial Site Plan Review/Exception Request

Legal Description*

Tract I: All of the North 1/2 of Lot 1, EXCEPT the North 110 feet of the East 200 feet thereof, JARBOE VIEW, a subdivision in the City of Prairie Village, Johnson County, Kansas.

Tract II: The North 110 feet of the East 200 feet of Lot 1, JARBOE VIEW, a subdivision in the City of Prairie Village, Johnson County, Kansas.

Tract III: The North Half of Lot 2, JARBOE VIEW, a subdivision in the City of Prairie Village, Johnson County, Kansas, EXCEPT Part of Lot 2, JARBOE VIEW, a subdivision of land in the Southeast Quarter of Section 12, Township 12 South, Range 25 East of the 6th Principal Meridian in Prairie Village, Johnson County, Kansas and recorded in Book 7 at Page 8 in the Office of the Recorder of Deeds, being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 02 degrees 20 minutes 47 seconds West, along the East line of said Southeast Quarter, 662.25 feet; thence South 87 degrees 17 minutes 50 seconds West, 42.00 feet to a point on the West right of way of Mission Road, as now established, said point also being the Southeast corner of Tract 1, PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX, recorded in Book 200602 at Page 007242 in the Office of the Recorder of Deeds; thence continuing South 87 degrees 17 minutes 50 seconds West, along the South line of said Tract 1, 483.89 feet to the Point of Beginning of the tract of land to be herein described; thence South 02 degrees 27 minutes 08 seconds East, 331.03 feet to a point on the South line of the North Half of said Lot 2; thence South 87 degrees 18 minutes 25 seconds West, along said South line, 138.78 feet to a point on the West line of said Lot 2; thence North 02 degrees 19 minutes 08 seconds West, along said West line, said line also being the South line of said Tract 1, 331.01 feet; thence North 87 degrees 17 minutes 50 seconds East, continuing along said South line, 138.01 feet to the Point of Beginning.

Tract IV: A parcel of property 20 feet in width and 663.425 feet in length, lying between the North line of Lots 1 and 2 of JARBOE VIEW, a subdivision in Prairie Village, Johnson County, Kansas, and the North line of the South Half of the South Half of the East Half of the Southeast Quarter of Section 21, Township 12, Range 25 as vacated by Ordinance No. 2084 and recorded as Document No. 20041215-0006276 in Book 200412 at Page 0006276.

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Jean Stoverink

Address*

2020 B

Phone Number*

816-474-8237

E-Mail*

jean.stoverink@clarkenersen.com

Owner Name*

City of Prairie Village (c/o Melissa Prenger)

Location of Property*

7820 Mission Road

Owner Phone Number*

913-385-4655

Owner E-Mail*

mprenger@pvkansas.com

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

Site plan and exterior building review of the proposed new city hall.

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.

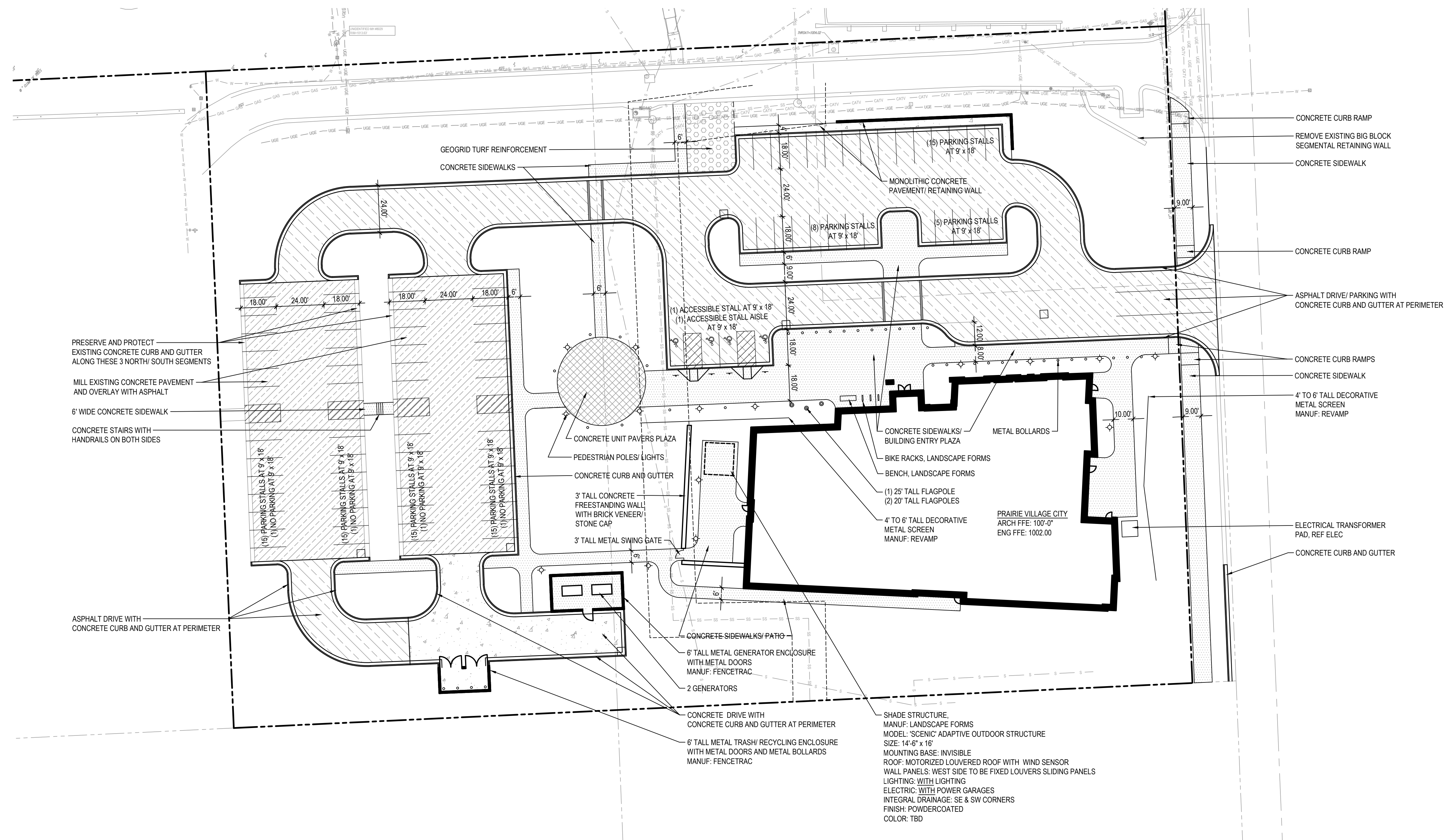
Applicant Signature*

Jean Stoverink

Feb 6, 2025

Date*

02/06/2025



SITE LAYOUT PLAN



HARDSCAPE LEGEND

	CONCRETE DRIVE PAVEMENT COLOR: STANDARD GRAY		GEOGRID TURF REINFORCEMENT
	ASPHALT DRIVE/ PARKING LOT PAVEMENT		CONCRETE SIDEWALK PAVEMENT COLOR: STANDARD GRAY
	CONCRETE MILL AND ASPHALT OVERLAY DRIVE/ PARKING LOT PAVEMENT		CONCRETE UNIT PAVER COLOR: TBD

PRICING SUBMITTAL

Prairie Village City Hall
 7820 Mission Road
 Prairie Village, KS 66208

CE No.: 185-008-22

02/06/2025

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CITY OF PRAIRIE VILLAGE NEW CITY HALL

Planning Commission Submittal

7820 Mission Road
Prairie Village, KS
66208

Project No.: 185-008-22

February 13, 2025



BUILDING LOCATION PLAN
SCALE: 1" = 150'-0"

ARCHITECT (COORDINATING PROFESSIONAL)	CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER

GENERAL

G0.00 Title Sheet & Drawing Index

CIVIL

C1.00 Zoning and Easements
C2.00 Utilities

LANDSCAPE ARCHITECTURAL

L2.01 Site Layout Plan
L3.01 Site Grading Plan
L4.00 Tree Preservation Plan
L4.01 Site Planting Plan

ARCHITECTURAL

A2.10 Exterior Elevations
A2.11 Exterior Elevations
A2.12 Site Elevations



EXTERIOR RENDERING - NEW CITY HALL

**PLANNING COMMISSION
SUBMITTAL**

Prairie Village City Hall

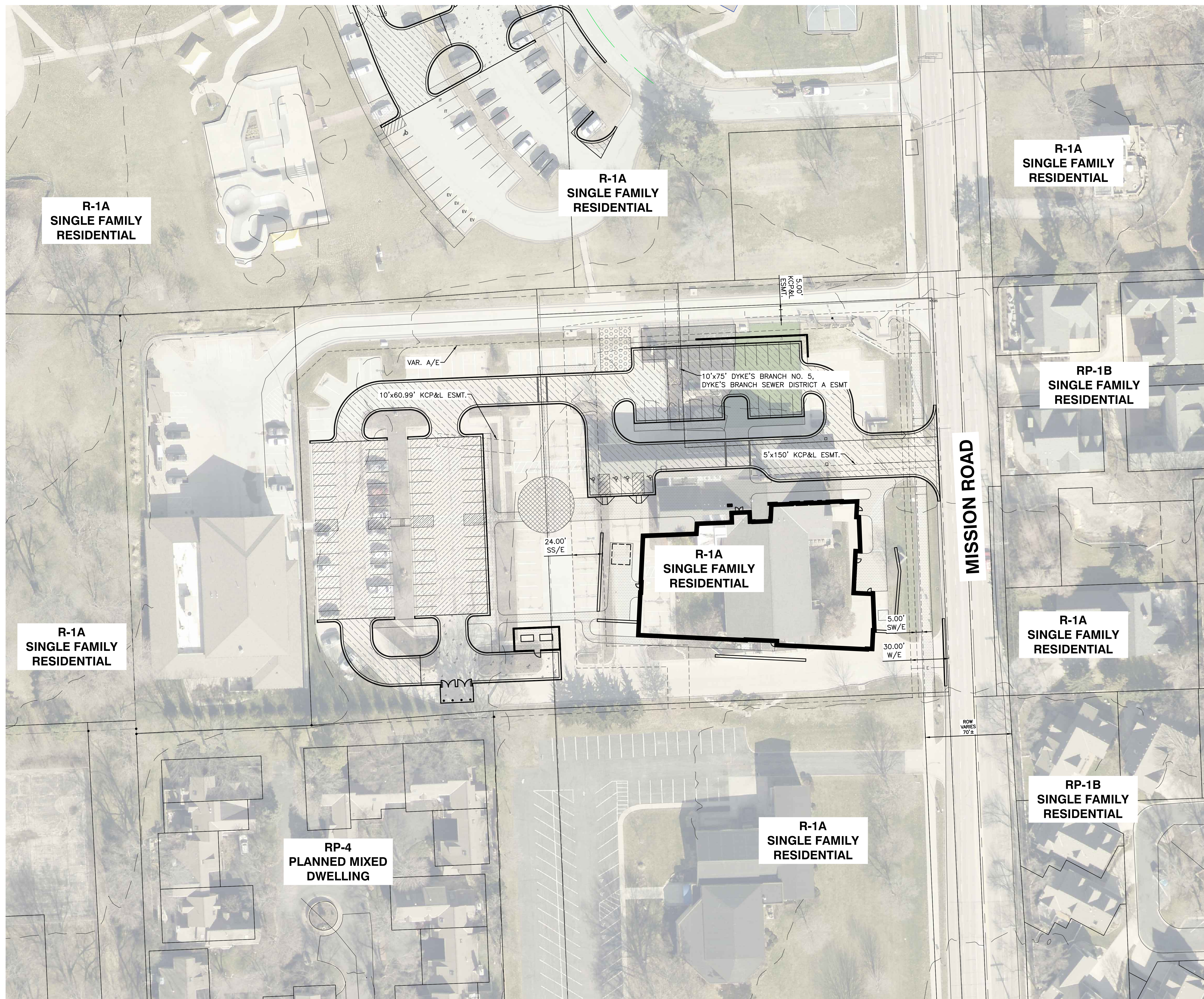
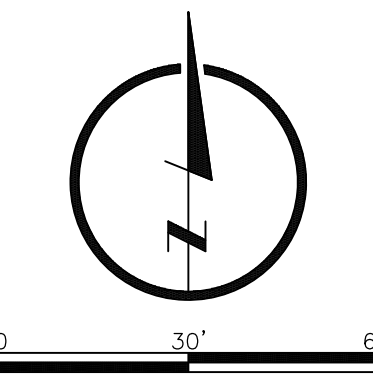
7820 Mission Road
Prairie Village, KS 66208

CE No.: 185-008-22

02/13/25

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Prairie Village City Hall
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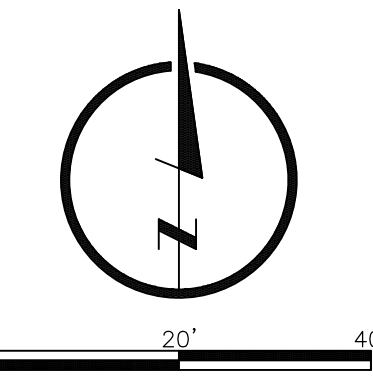
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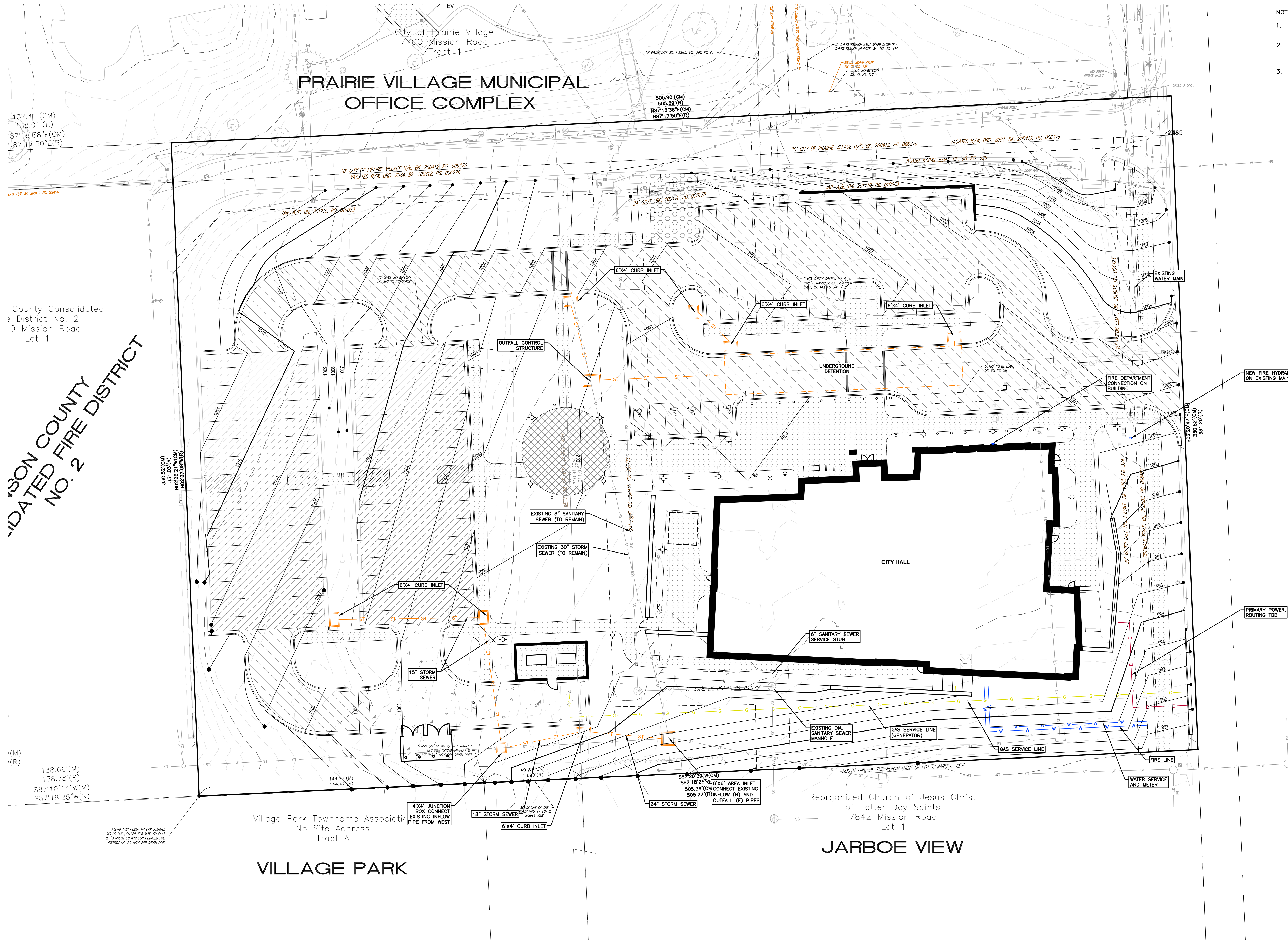
ZONING AND EASEMENTS

C1.00



NOTES:

1. WATER SERVICE LINE AND FIRE LINE TO BE PROVIDED. SIZES TBD.
2. POWER TO BE PROVIDED. CONCEPTUAL CONDUIT ROUTING SHOWN. SECONDARY ROUTING NOT SHOWN.
3. UNDERGROUND DETENTION BASIN TO BE CHAMBER OR PERFORATED PIPE SYSTEM. 4,100 CF OF STORAGE VOLUME ANTICIPATED. ROOF DRAINS TO BE PIPED TO UNDERGROUND DETENTION.



SON COUNTY
DATED FIRE DISTRICT
NO. 2

County Consolidated
District No. 2
0 Mission Road
Lot 1

(M)
(R)
138.66'(M)
138.78'(R)
587'10'14\"/>

FOUND 1/2\"/>

Village Park Townhome Association
No Site Address
Tract A
VILLAGE PARK

Reorganized Church of Jesus Christ
of Latter Day Saints
7842 Mission Road
Lot 1
JARBOE VIEW

**PLANNING COMMISSION
SUBMITTAL**

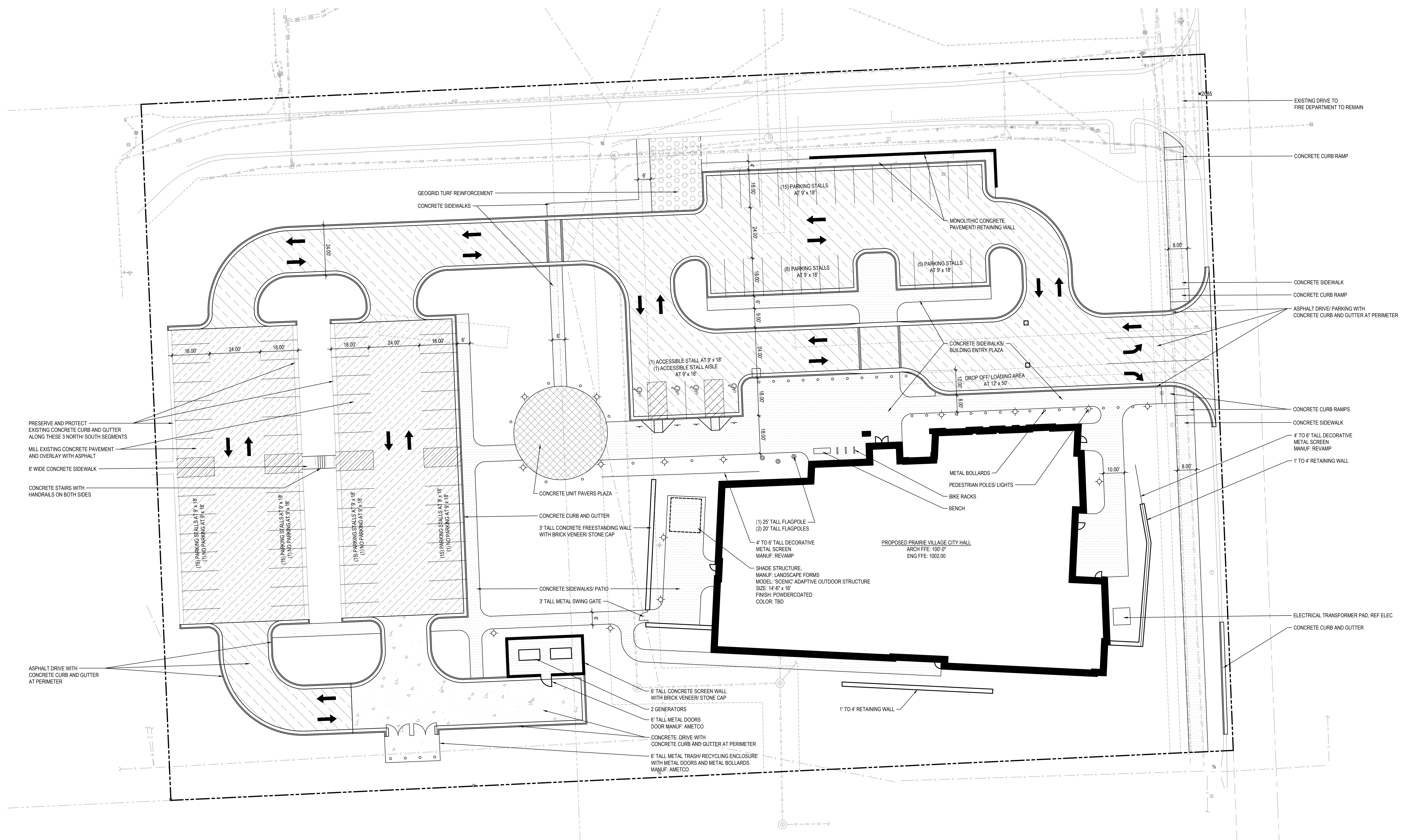
Prairie Village City Hall
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Prairie Village, KS 66208

CE No.: 185-008-22
02/13/25

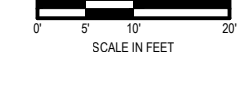
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UTILITY PLAN

C2.00



SITE LAYOUT PLAN



HARDSCAPE LEGEND

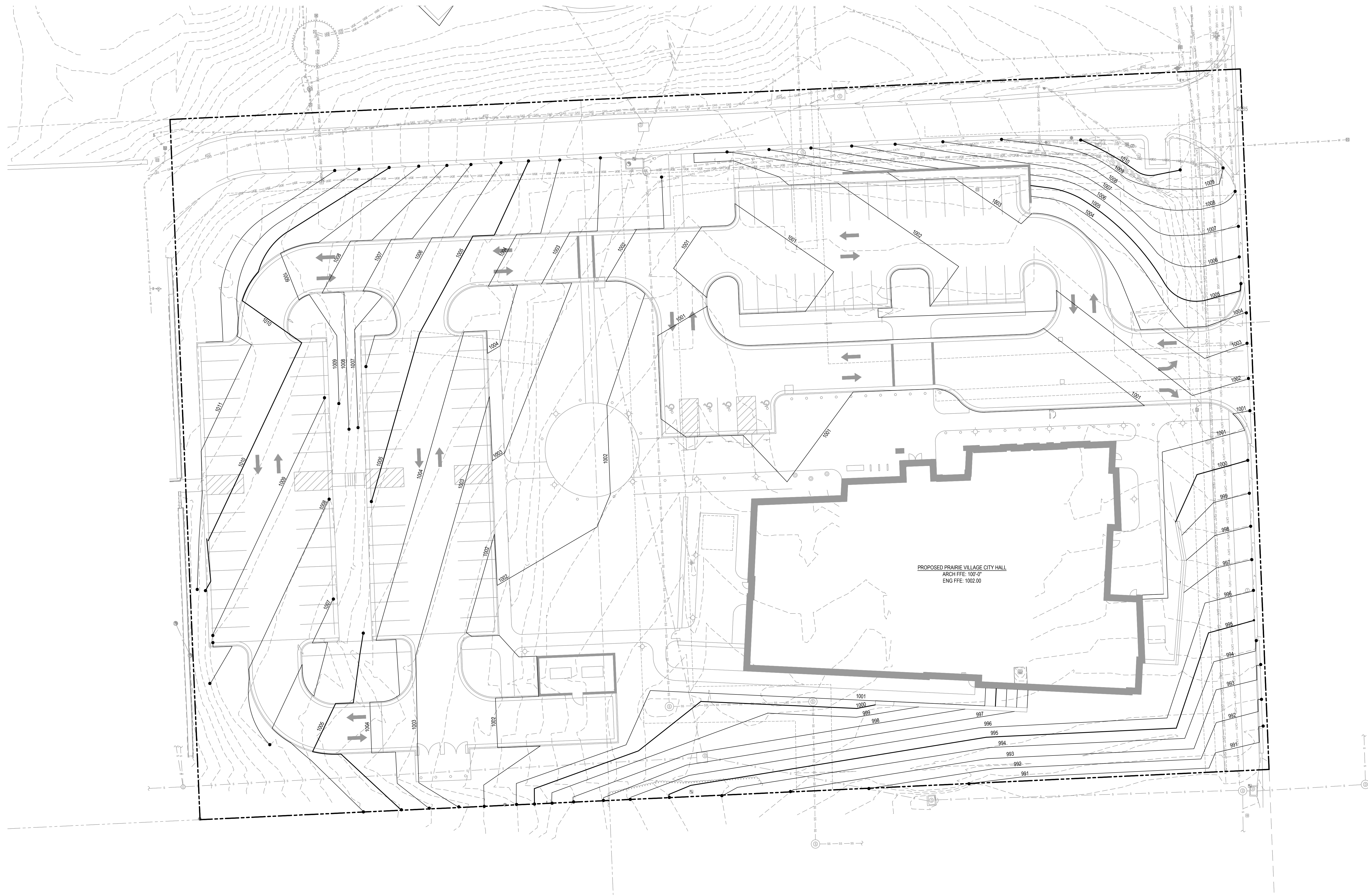
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	ASPHALT DRIVE/ PARKING LOT PAVEMENT		CONCRETE SIDEWALK PAVEMENT COLOR: STANDARD GRAY
	CONCRETE MILL AND ASPHALT OVERLAY DRIVE/ PARKING LOT PAVEMENT		CONCRETE UNIT PAVER COLOR: TBD


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 **SITE GRADING PLAN**
SCALE: 1" = 10'-0"

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Prairie Village, KS 66208

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Site Grading Plan

L3.01

PLANNING COMMISSION SUBMITTAL

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Prairie Village, KS 66208

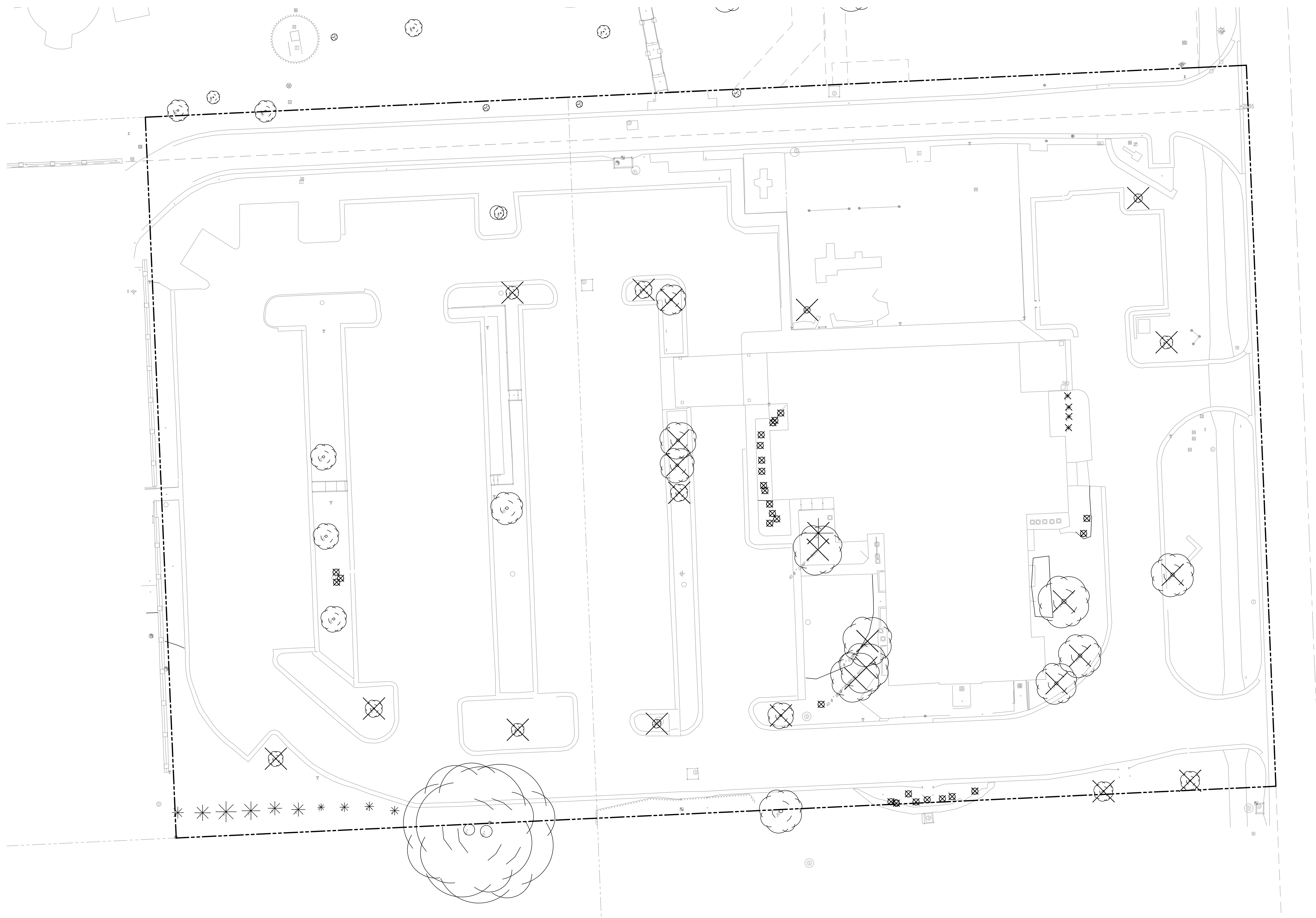
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02/13/25

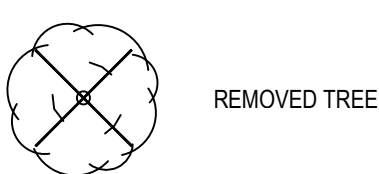
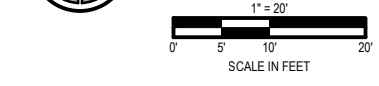
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Tree Preservation Plan

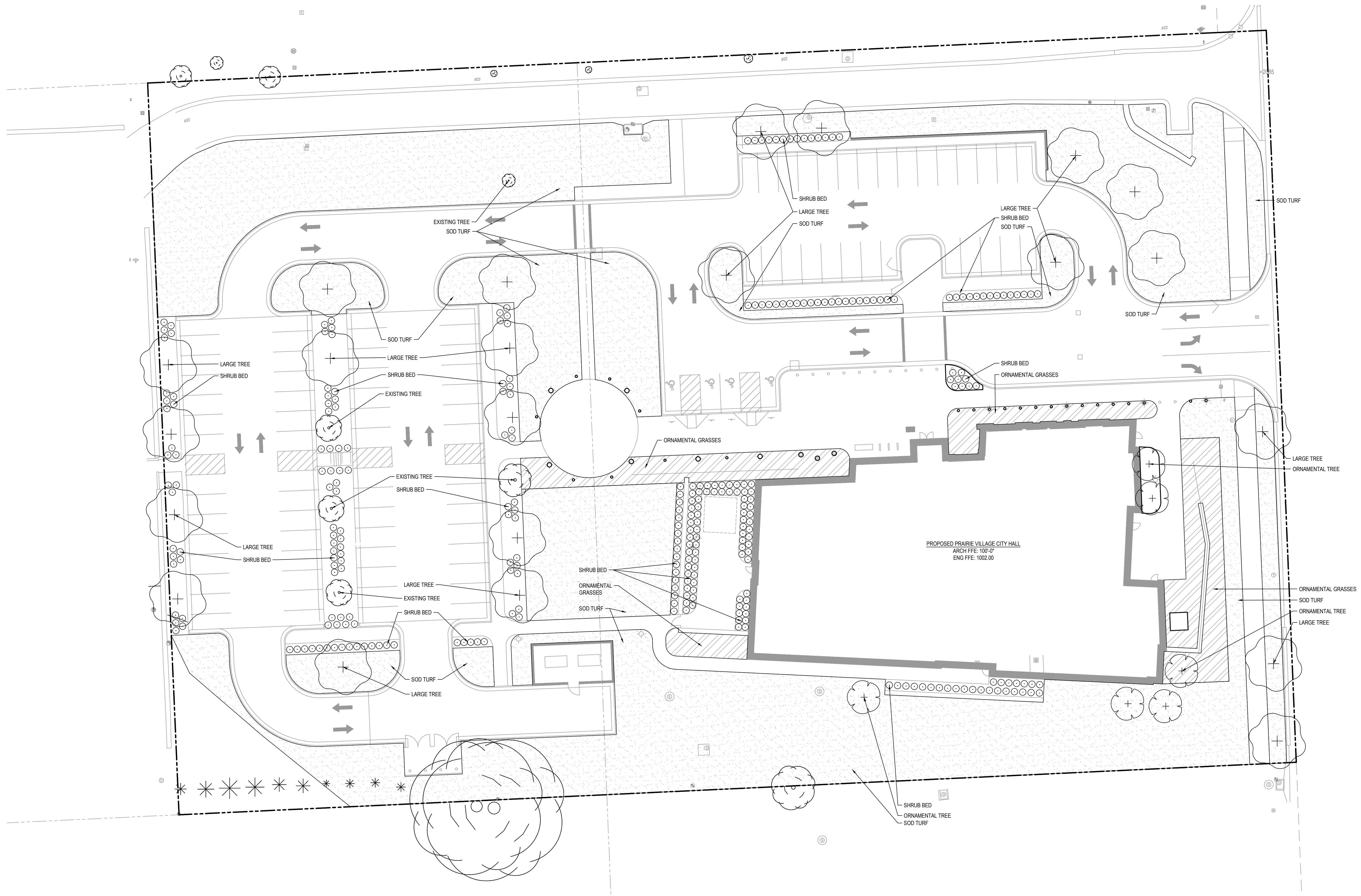
L4.00



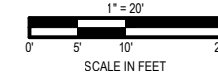
TREE PRESERVATION PLAN




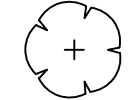
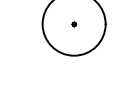
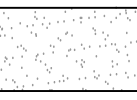

REMOVED TREE



SITE PLANTING PLAN



PLANT SCHEDULE

-  LARGE TREE
2" CALIPER
-  ORNAMENTAL TREE
1.5" CALIPER
-  SHRUB
12" MINIMUM HEIGHT.
ALL SHRUB BEDS TO BE IRRIGATED
WITH DRIP TYPE SYSTEM.
-  SOD
TURF BLEND TO MATCH PRAIRIE
VILLAGE STANDARDS.
ALL SOD TURF AREAS TO BE
IRRIGATED WITH SPRAY OR ROTOR
TYPE SYSTEM.
-  ORNAMENTAL GRASSES
ORNAMENTAL GRASS / PERENNIAL
PLANTING BED AREA.
ALL ORNAMENTAL GRASS /
PERENNIAL PLANTING BED AREAS TO
BE IRRIGATED WITH DRIP TYPE
SYSTEM.

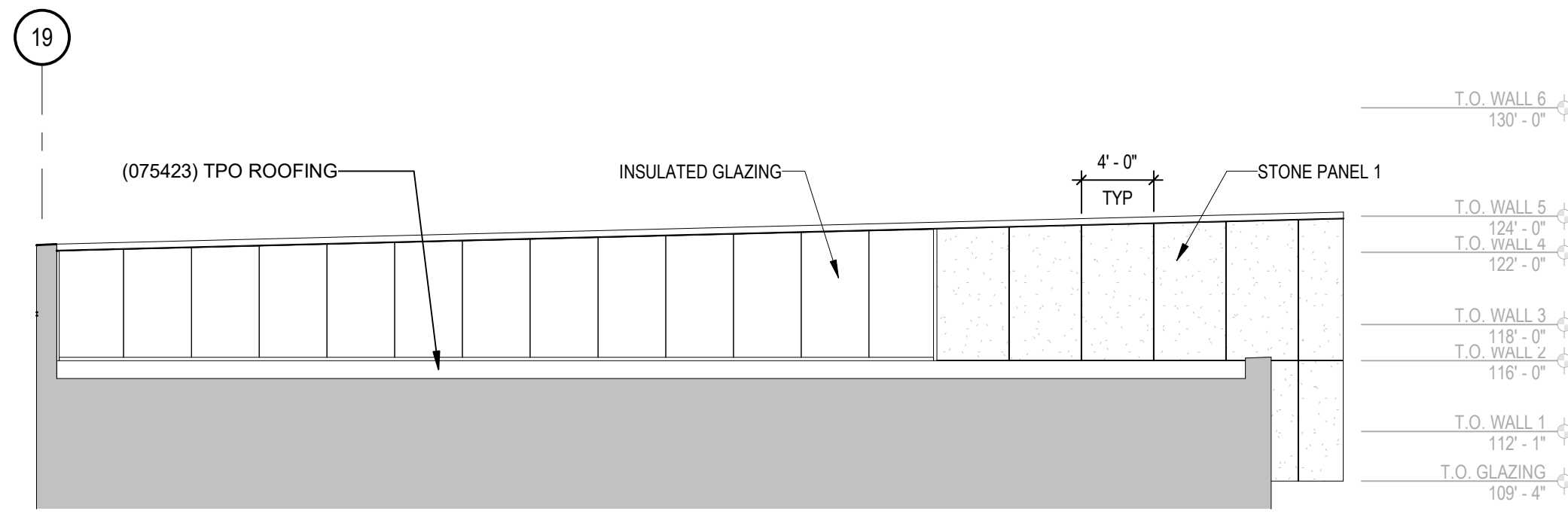
PLANNING COMMISSION SUBMITTAL

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 Prairie Village, KS 66208

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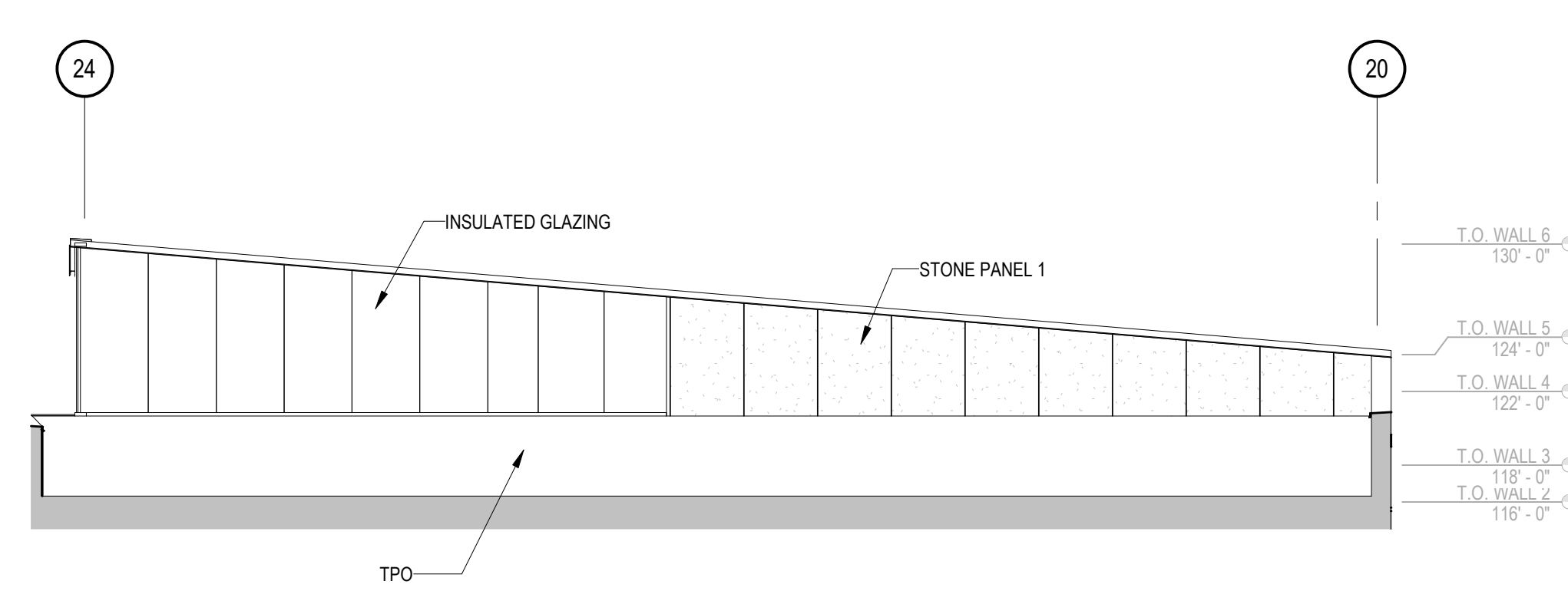
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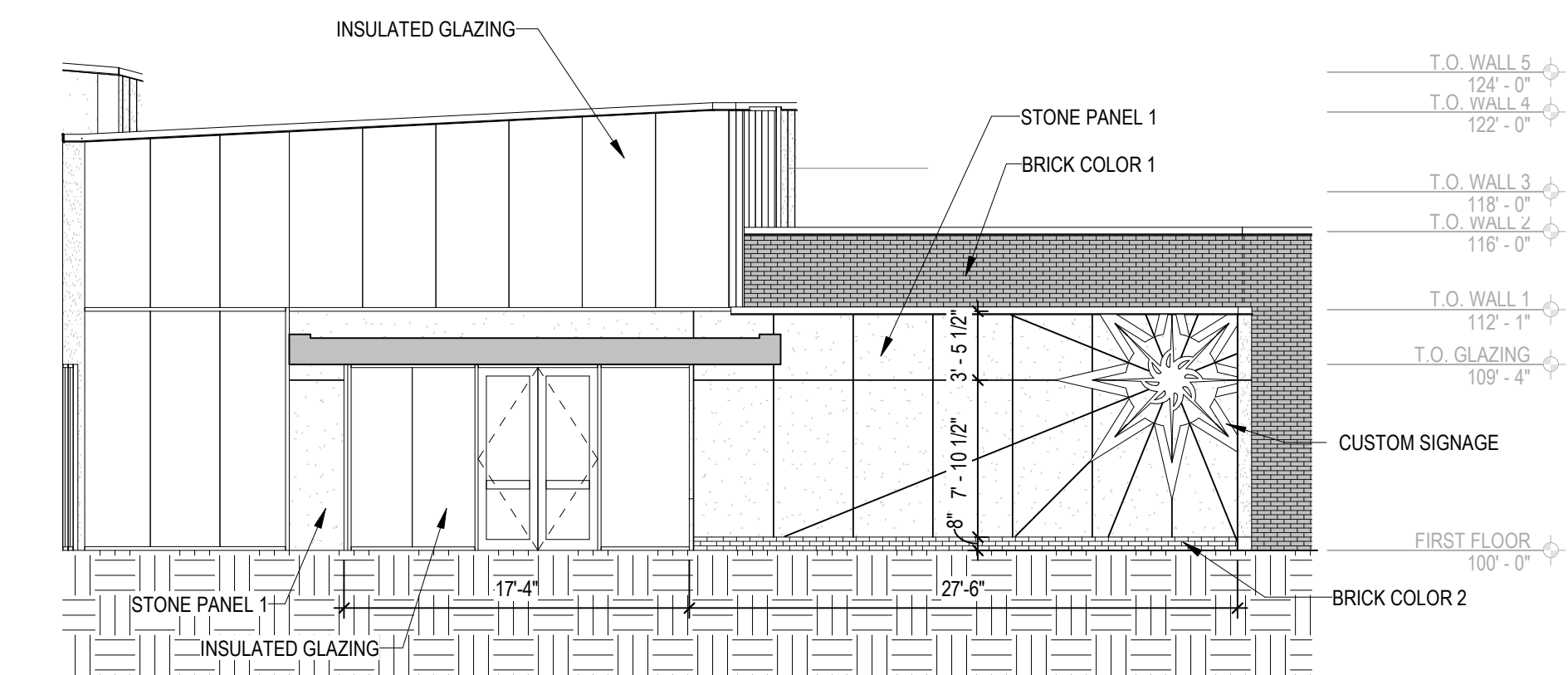
1 NORTH ELEVATION - TRANSOM

SCALE: 1/8" = 1'-0"



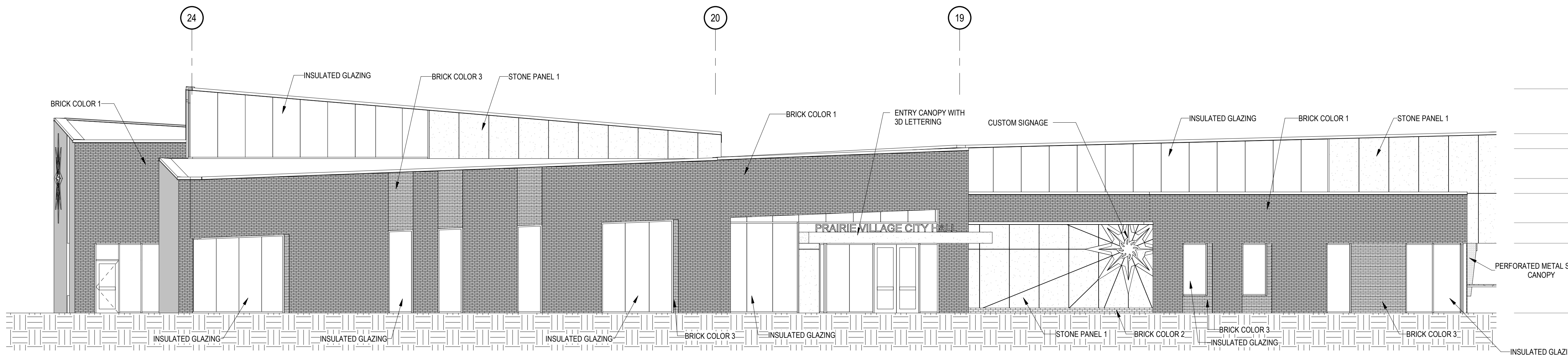
2 NORTH ELEVATION - CLERESTORY

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - ANGLED VESTIBULE

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

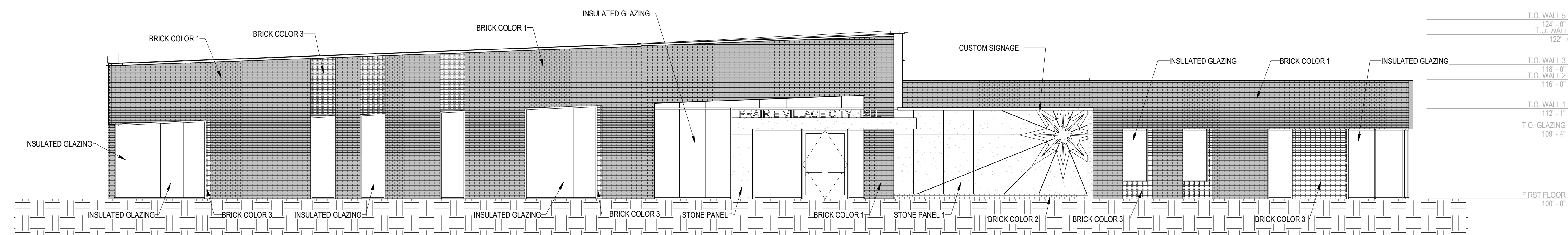
SCALE: 1/8" = 1'-0"

KEY NOTES
(EXTERIOR ELEVATIONS ONLY)

EXTERIOR MATERIALS KEY

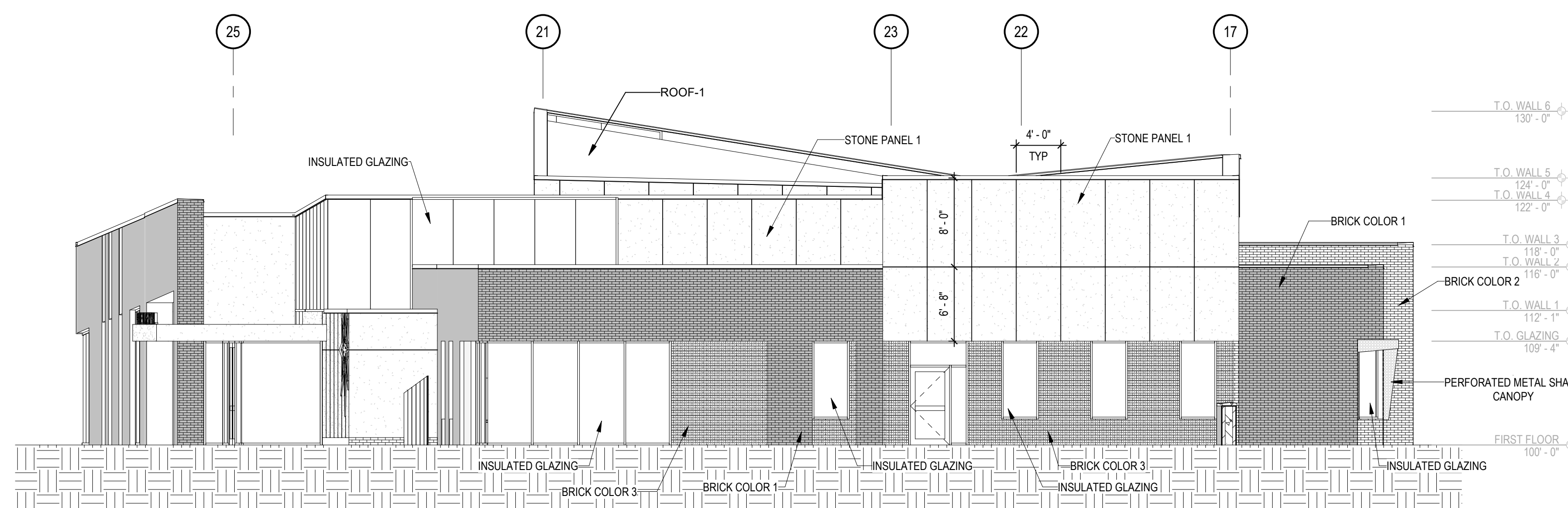
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	BRICK 2	GLEN-GERY - MOUNTAIN SHADOW VELOUR (MODULAR, RUNNING BOND)
	BRICK 3	GLEN-GERY - MOUNTAIN SHADOW VELOUR (MODULAR, CUSTOM PATTERN)
	STONE PANEL 1	PETRARCH STONE COMPOSITE RAINSCREEN CLADDING - 726 PORTLAND (SMOOTH MATT)
	PERFORATED METAL PANEL	REVAMP - COLOR TBD (CUSTOM PATTERN)

NOTE: MATERIALS LISTED ARE BASIS OF DESIGN. REFER SPEC. FOR APPROVED ALTERNATES.



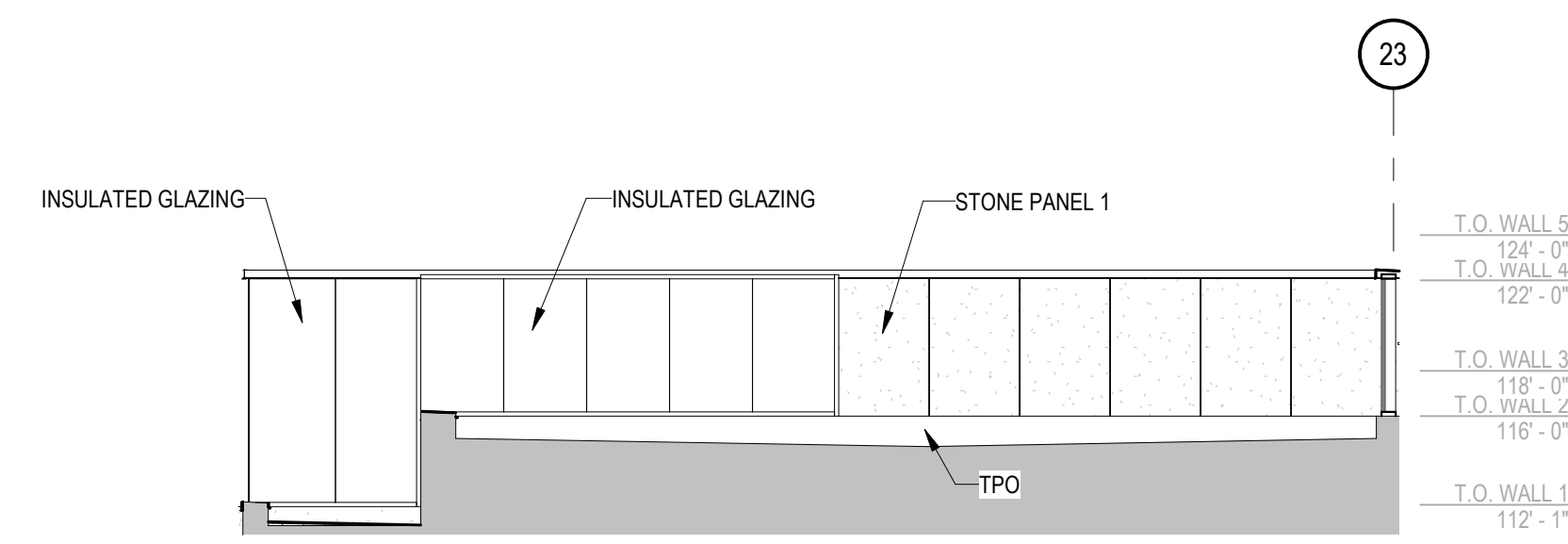
5 NORTH ELEVATION - ANGLED PLANE

SCALE: 1/8" = 1'-0"



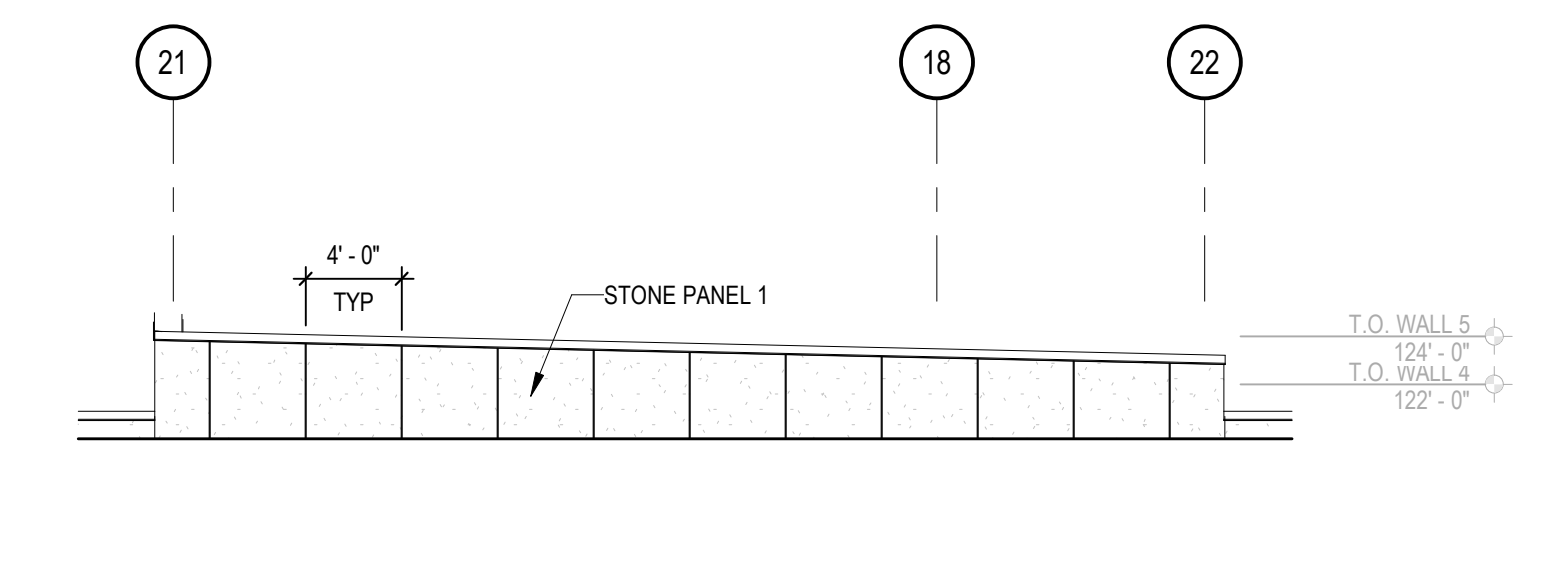
6 WEST ELEVATION

SCALE: 1/8" = 1'-0"



7 WEST ELEVATION - CLERESTORY

SCALE: 1/8" = 1'-0"



8 WEST ELEVATION - ROOF

SCALE: 1/8" = 1'-0"

PLANNING COMMISSION SUBMITTAL

Prairie Village City Hall

7820 Mission Road
 Prairie Village, KS 66208

CE No.: 185-008-22

02/13/25

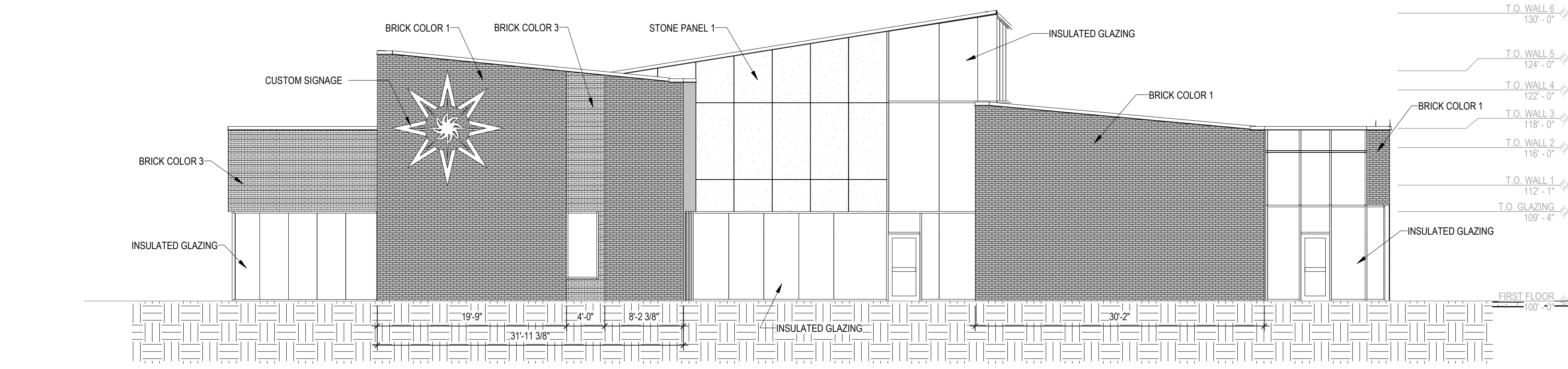
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KEY NOTES (EXTERIOR ELEVATIONS ONLY)

EXTERIOR MATERIALS KEY

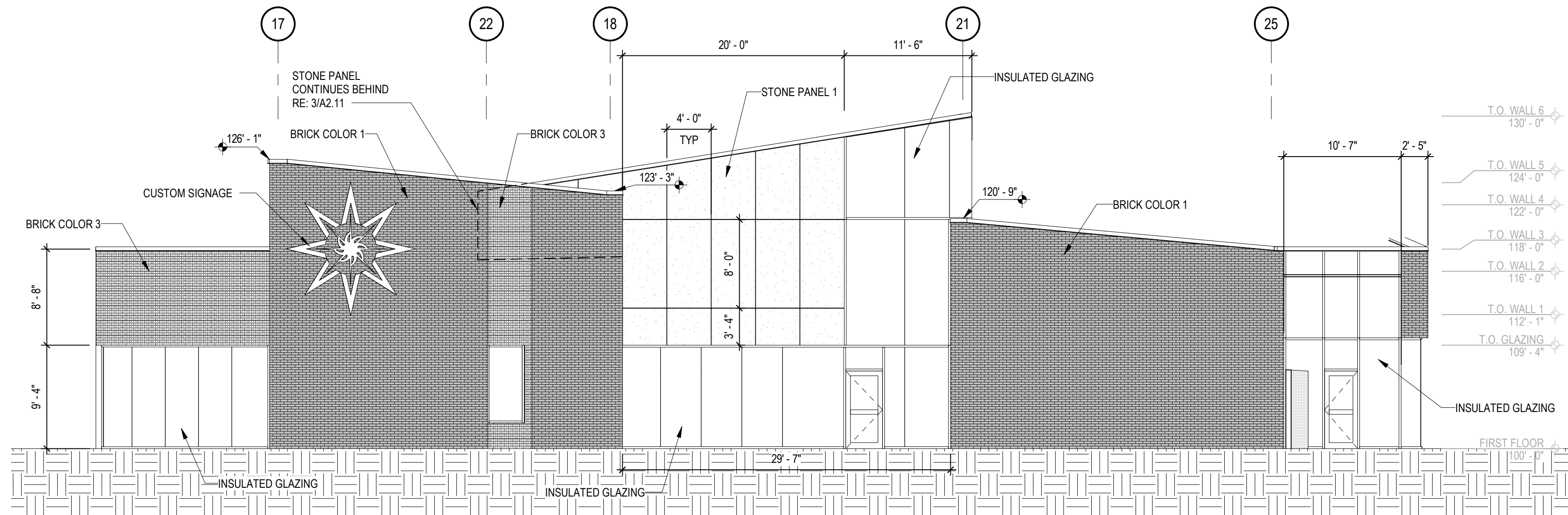
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	STONE PANEL 1	PETRARCH STONE COMPOSITE RAINSCREEN CLADDING - 726 PORTLAND (SMOOTH MATT)
	PERFORATED METAL PANEL	REVAMP - COLOR TBD (CUSTOM PATTERN)

NOTE: MATERIALS LISTED ARE BASIS OF DESIGN. REFER SPEC. FOR APPROVED ALTERNATES



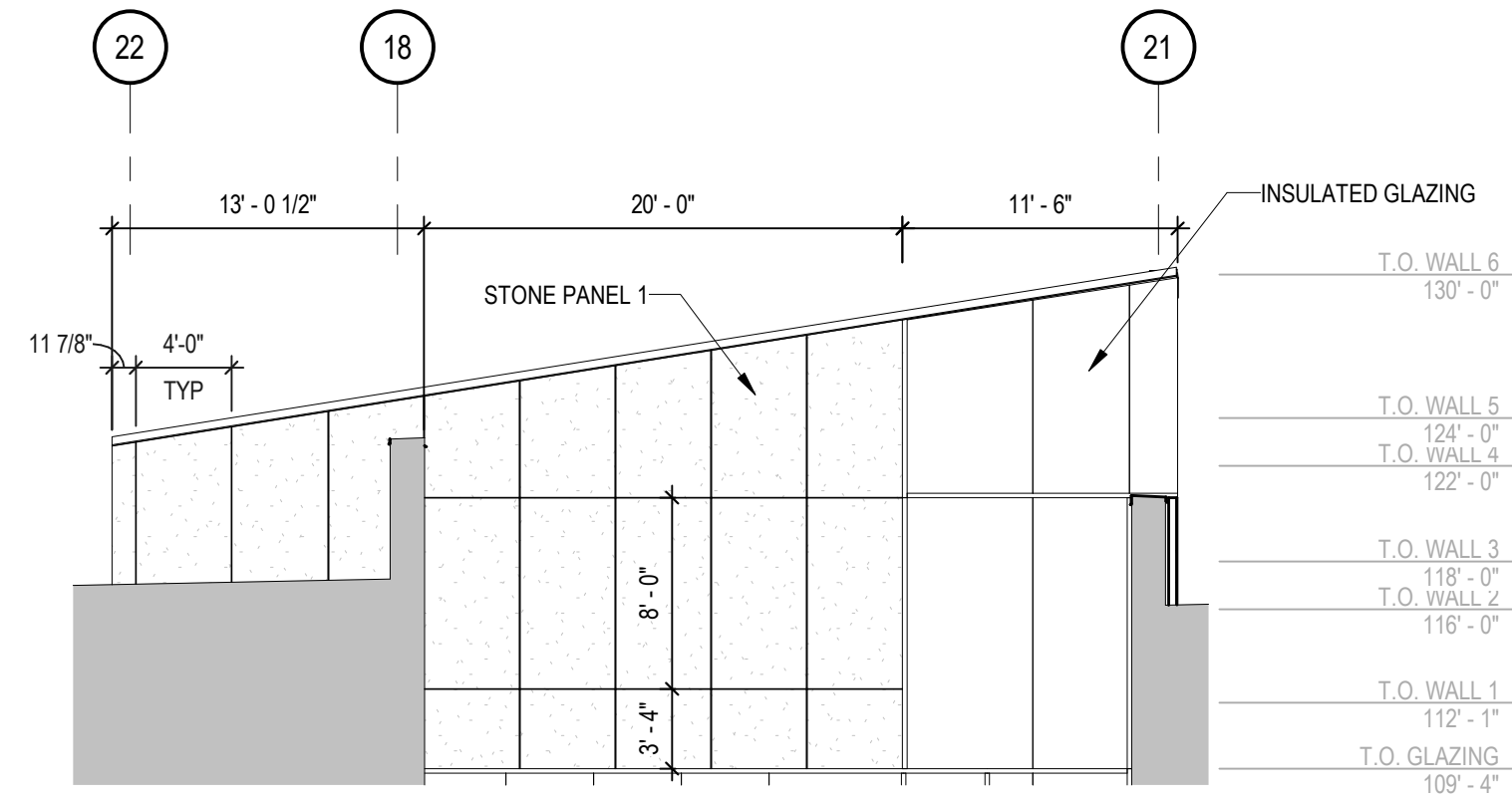
1 EAST ELEVATION - ANGLED PLANES

SCALE: 1/8" = 1'-0"



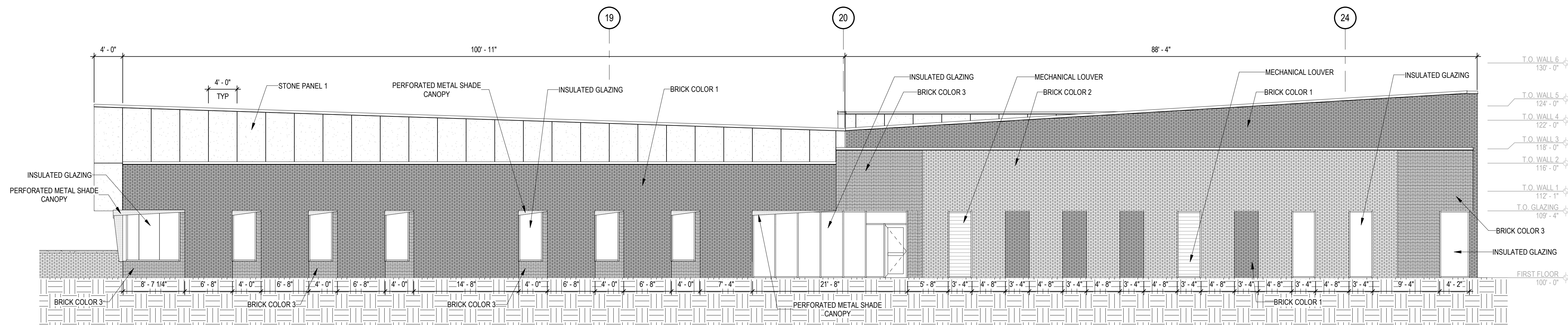
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



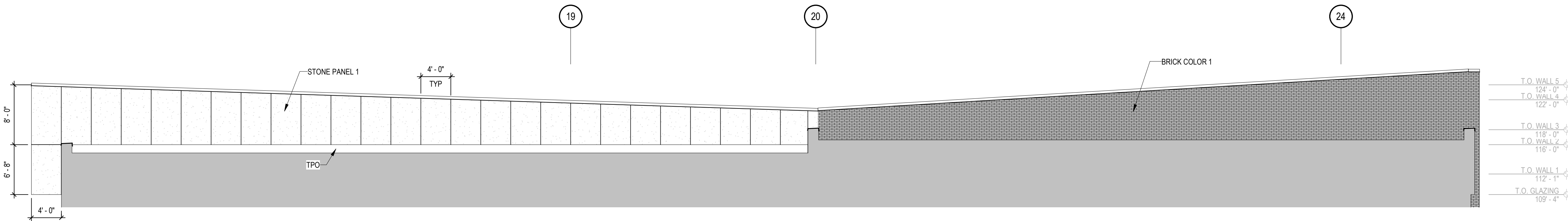
3 EAST ELEVATION - CLERESTORY

SCALE: 1/8" = 1'-0"



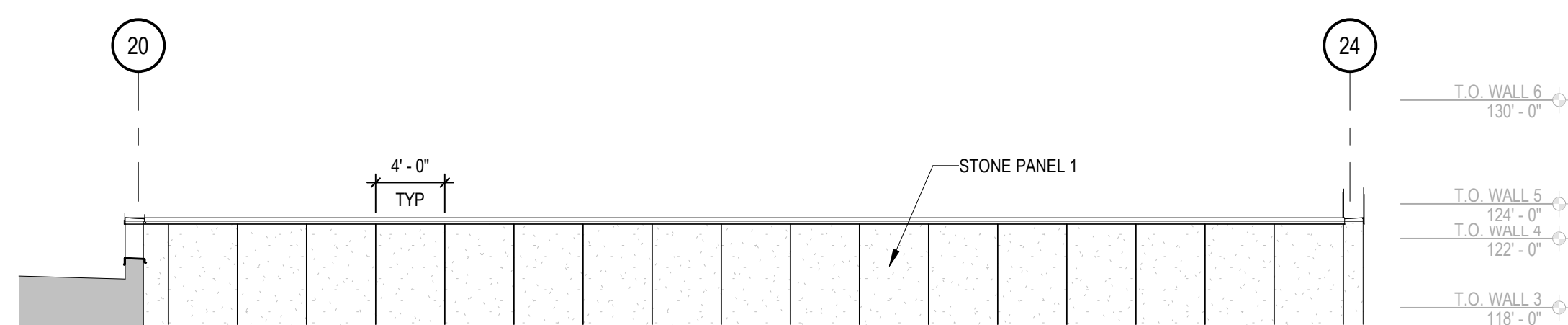
4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION - UPPER ROOF

SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION - CLERESTORY

SCALE: 1/8" = 1'-0"

PLANNING COMMISSION SUBMITTAL

Prairie Village City Hall

7820 Mission Road
 Prairie Village, KS 66208

CE No.: 185-008-22

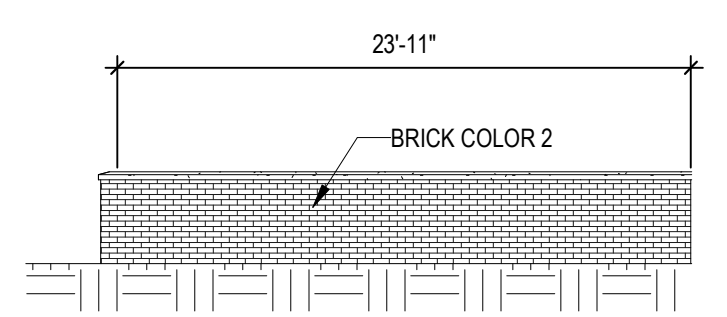
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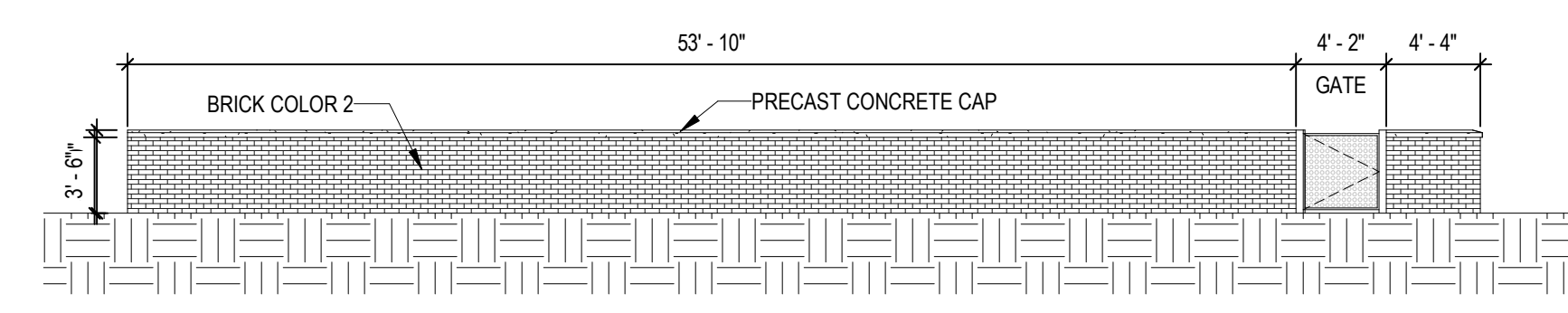
EXTERIOR MATERIALS KEY

	BRICK 1	ENDICOTT - MANGANESE IRONSPOT VELOUR (MODULAR, RUNNING BOND)
	BRICK 2	GLEN-GERY - MOUNTAIN SHADOW VELOUR (MODULAR, RUNNING BOND)
	BRICK 3	GLEN-GERY - MOUNTAIN SHADOW VELOUR (MODULAR, CUSTOM PATTERN)
	STONE PANEL 1	PETRARCH STONE COMPOSITE RAINSCREEN CLADDING - 726 PORTLAND (SMOOTH MATT)
	PERFORATED METAL PANEL	REVAMP - COLOR TBD (CUSTOM PATTERN)

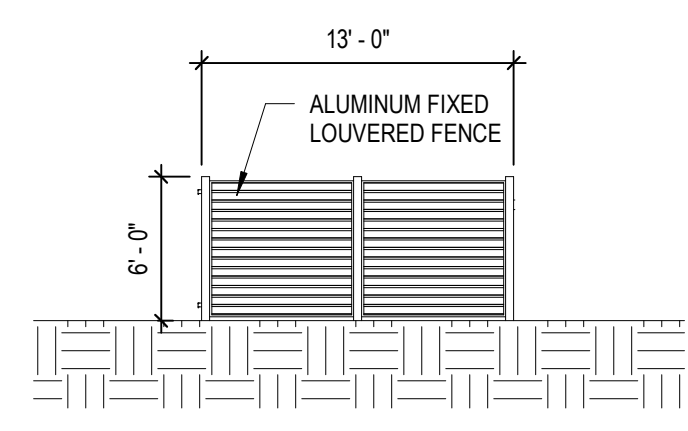
NOTE: MATERIALS LISTED ARE BASIS OF DESIGN. REFER SPEC. FOR APPROVED ALTERNATES



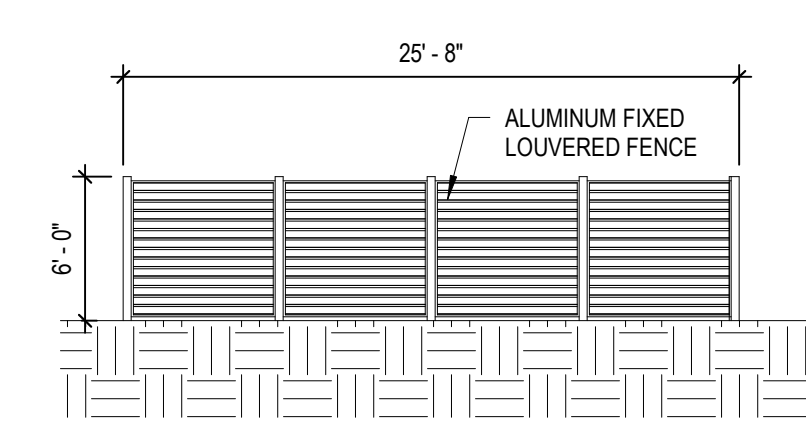
13 SOUTH - LOW PATIO WALL
SCALE: 1/8" = 1'-0"



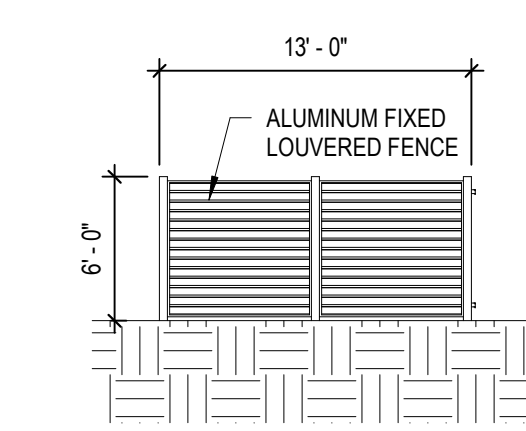
14 WEST - LOW PATIO WALL
SCALE: 1/8" = 1'-0"



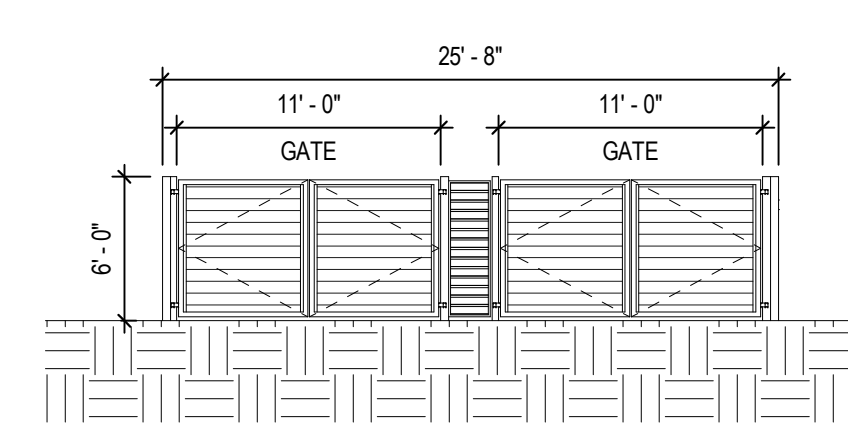
11 WEST - TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



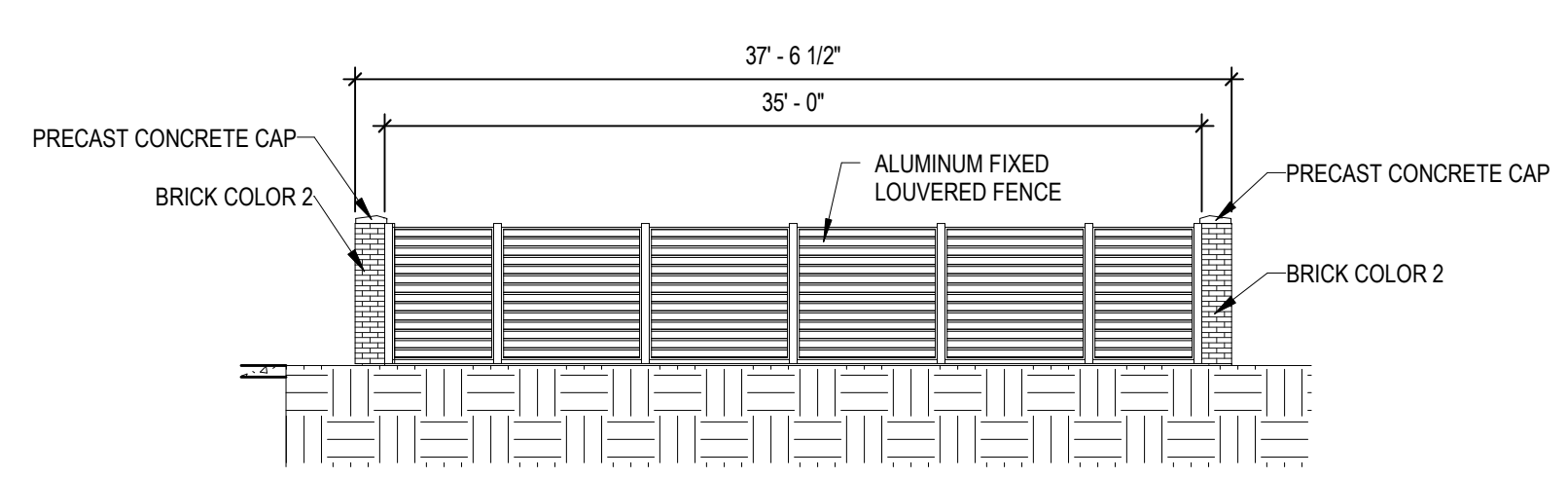
12 SOUTH - TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



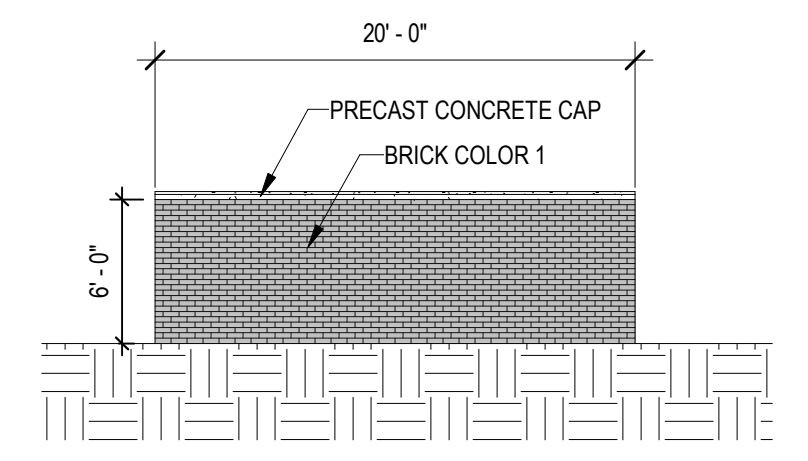
10 EAST - TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



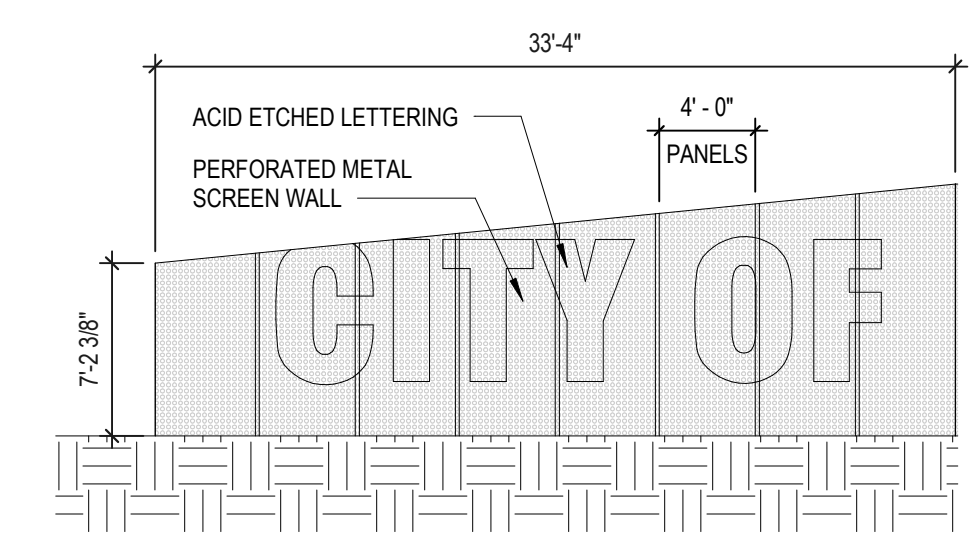
9 NORTH - TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



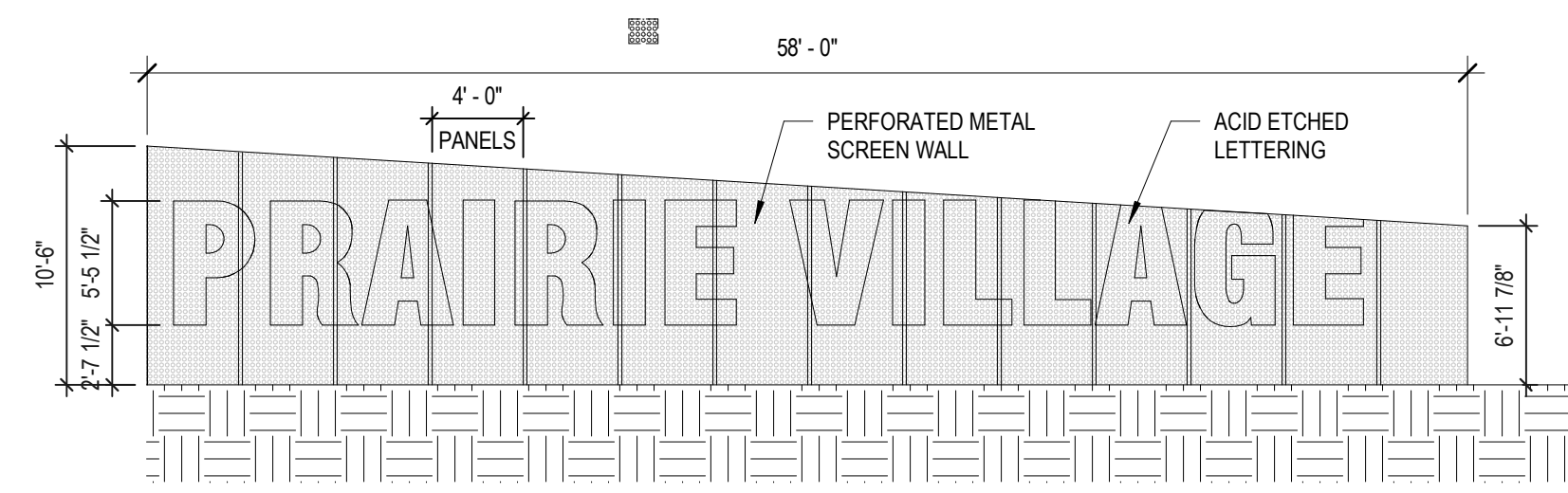
8 NORTH - GENERATOR ENCLOSURE
SCALE: 1/8" = 1'-0"



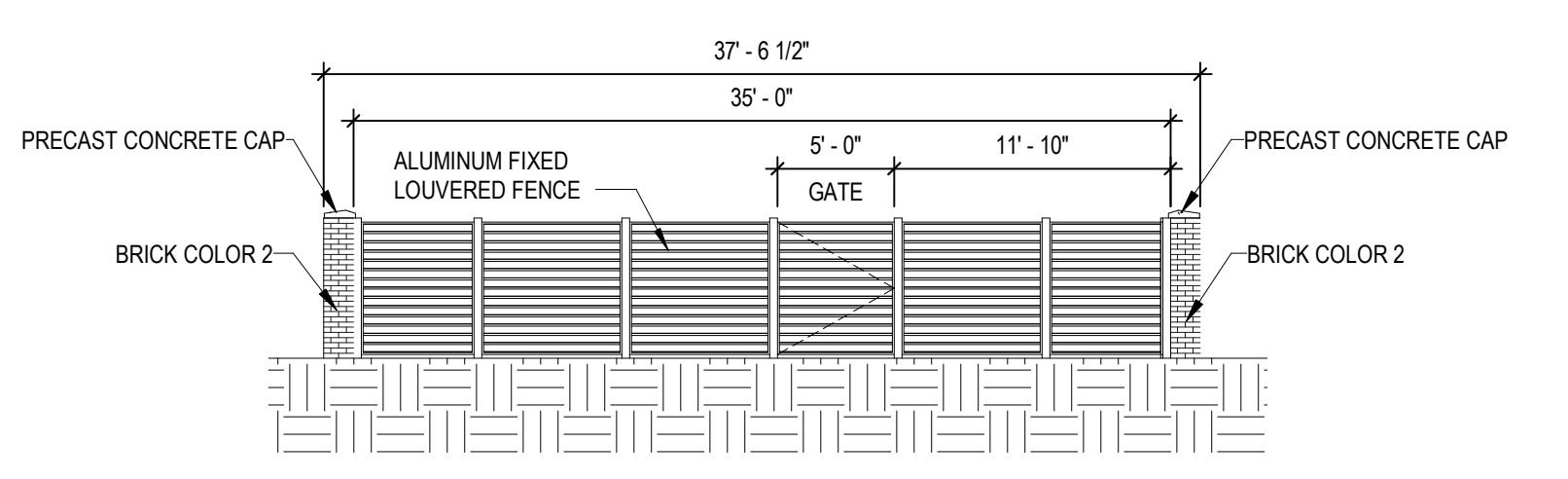
6 EAST - GENERATOR ENCLOSURE
SCALE: 1/8" = 1'-0"



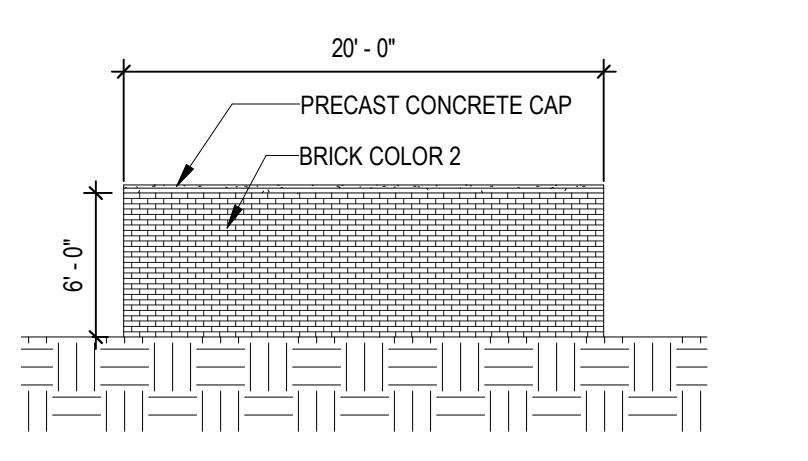
3 EAST METAL SCREEN WALL PT. 1
SCALE: 1/8" = 1'-0"



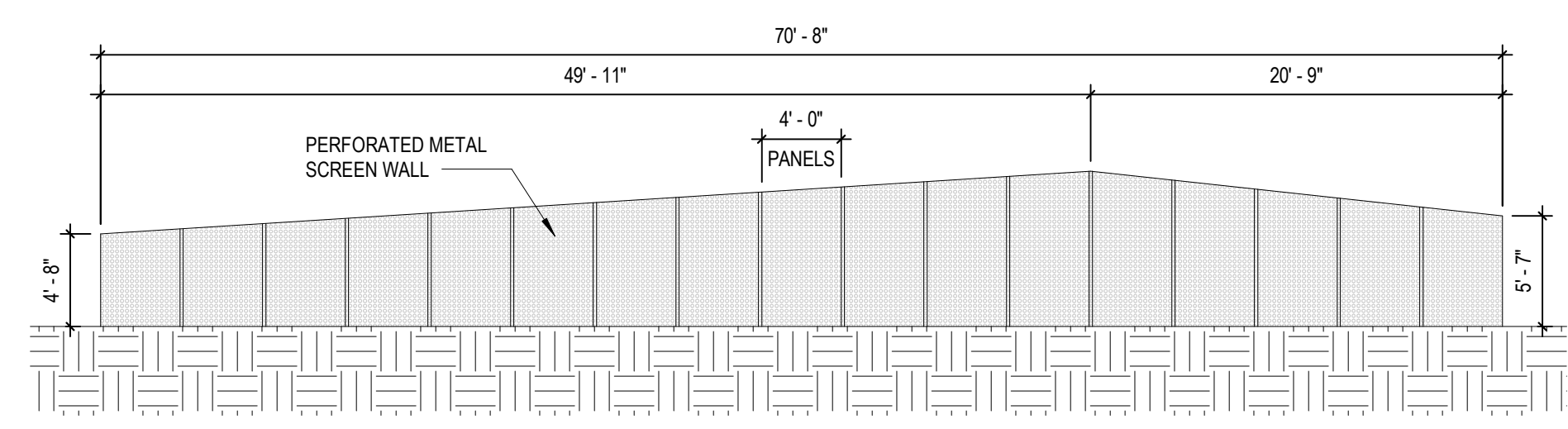
4 EAST METAL SCREEN WALL PT. 2
SCALE: 1/8" = 1'-0"



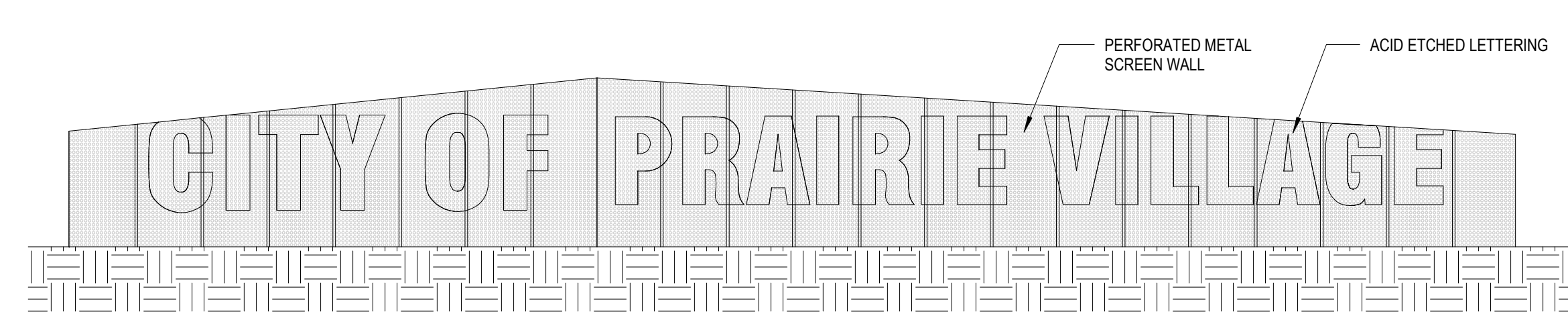
7 SOUTH - GENERATOR ENCLOSURE
SCALE: 1/8" = 1'-0"



5 WEST - GENERATOR ENCLOSURE
SCALE: 1/8" = 1'-0"



2 NORTH METAL SCREEN WALL
SCALE: 1/8" = 1'-0"



1 EAST METAL SCREEN WALL OVERALL
SCALE: 1/8" = 1'-0"

PLANNING COMMISSION SUBMITTAL

Prairie Village City Hall
7820 Mission Road
Prairie Village, KS 66208

CE No.: 185-008-22
02/13/25

DRAFT
PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY -- NOT FOR CONSTRUCTION.

Site Elevations

Plot Time Stamp: 2/14/2025 8:55:36 AM
File Location/Name: Autodesk Docs://185-008-22_PV_City_Hall_Remodel/185008-PVCH-NEW-A23.rvt

Planning Commission Training & Review Prairie Village, Kansas



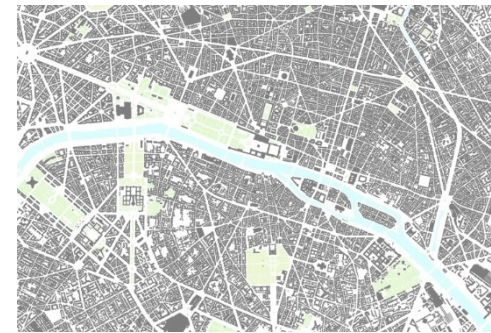
- Planning Statutes Overview
- Comprehensive Plan & Implementation
- Types of Decisions & Criteria

OUTLINE



What is a comprehensive plan?

- general location, extent, & relationship of uses of land
- population & building intensity standards
- public facilities including transportation
- public improvement programming
- major sources & expenditures of revenue
- utilization and conservation of natural resources
- *other elements deemed necessary* (KSA 12-747)



PLAN CONTENT

Why is it important?

- guide zoning and development decisions (12-753)
- coordinate development – public and private (12-748, 749, 756)
- prioritize public investments (12-749)

PLAN PURPOSES



regulatory



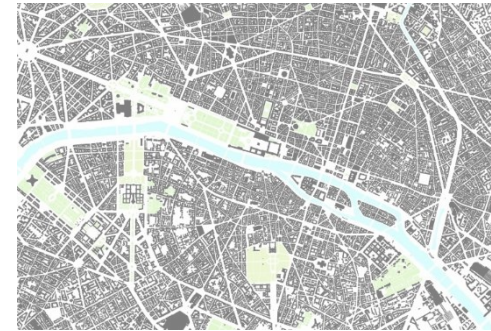
policy



fiscal

What is a “good” plan?

- Long Range
 - how actions of today impact issues of the future
- General
 - known, anticipated issues + framework to react to unanticipated
 - guide decisions, NOT make decisions
- Comprehensive
 - the city as a whole;
 - integrated, NOT issues in isolation or in reaction to “hot topics”
- City Building
 - good civic design
 - efficient municipal / public services
 - strong fiscal strategies
 - places people value



What is the role of the Planning Commission?

- make and adopt a comprehensive plan (12-747(a) & (b))
- approve “location, extent and character” of all public improvements (12-748(a))
- review and recommend capital improvement program (12-748(b))
- adopt subdivision regulations (12-749)
- approve plats (12-745, 12-752)
- review and recommend zoning changes (12-745, 12-756, 12-757)
- other decisions referred to it by the zoning ordinance (12-756, 12-757)
- annual review of the plan (12-747(d))

ROLE OF PLANNING COMMISSION

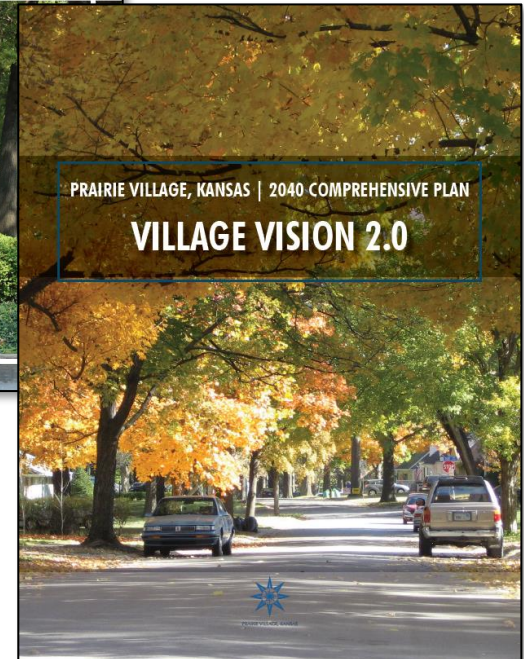
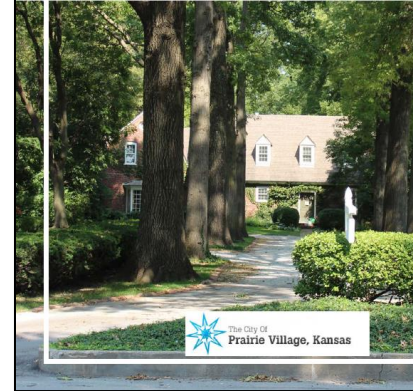
Comprehensive Plan – Village Vision 2.0

■ Community Profile

- *Demographics*
- *Environs*
- *Housing*
- *Destinations*
- *Key Findings*

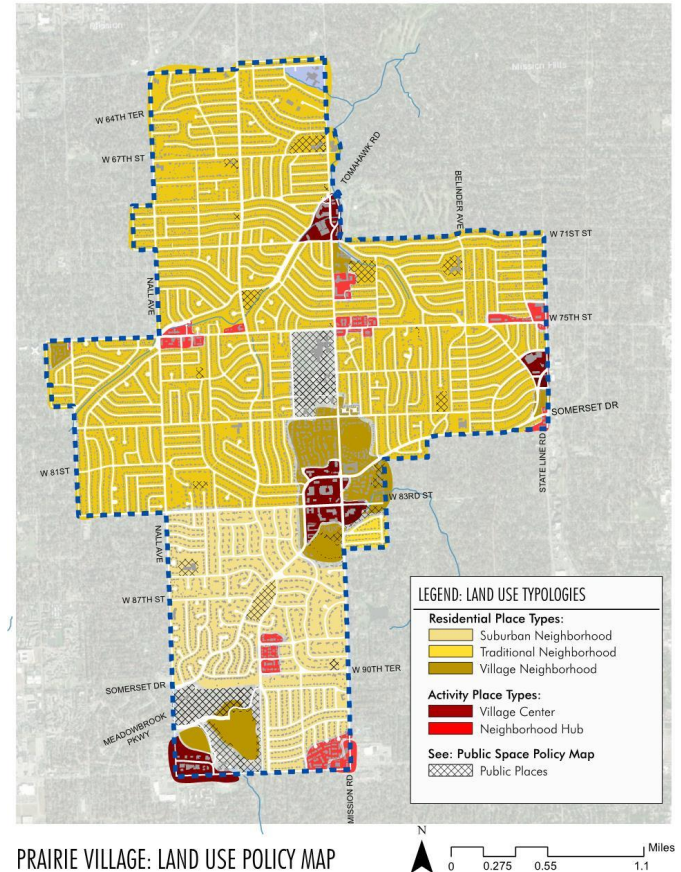
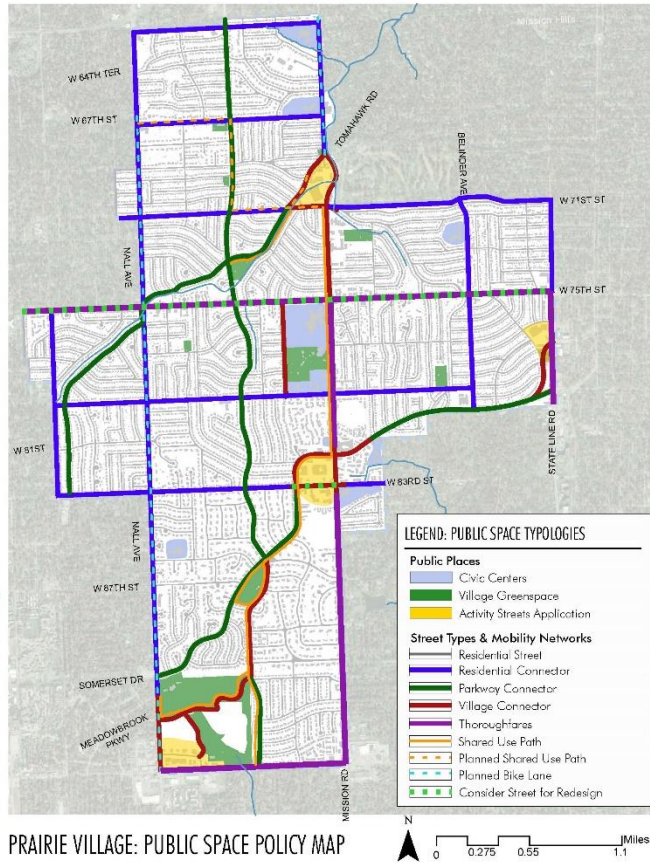
■ Village Vision 2.0

- *Vision Statement & Goals*
- *Development Principles*
- *Policy Plans – Public Space & Land Use*
- *Implementation – Strategies, Opportunities, & Action Plan*

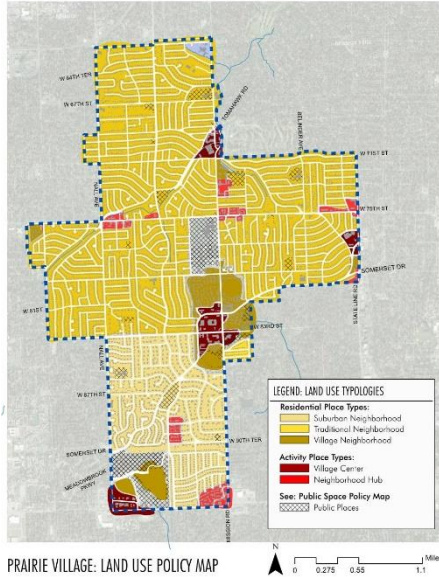


Comprehensive Plan – Village Vision 2.0

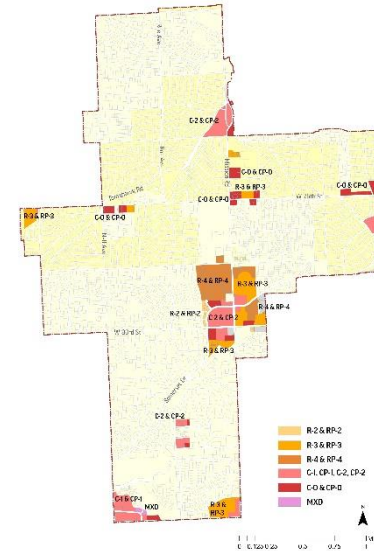
Policy Plans



Comprehensive Plan – Relation to Zoning



Comprehensive Plan



Zoning

Zoning Districts

Residential Place Types

- Suburban Neighborhood
- Traditional Neighborhood
- Village Neighborhood

Activity Place Types

- Village Center
- Neighborhood Hub
- Public Places

- R-1a Single-family Residential
- R-1b Single-family Residential
- R-2 Two Family Residential
- R-3 Garden Apartment
- R-4 Condominium / Common Wall Dwelling

- C-O Office Building
- C-1 Restricted Business
- C-2 General Business
- C-3 Special Business
- P Planned Districts

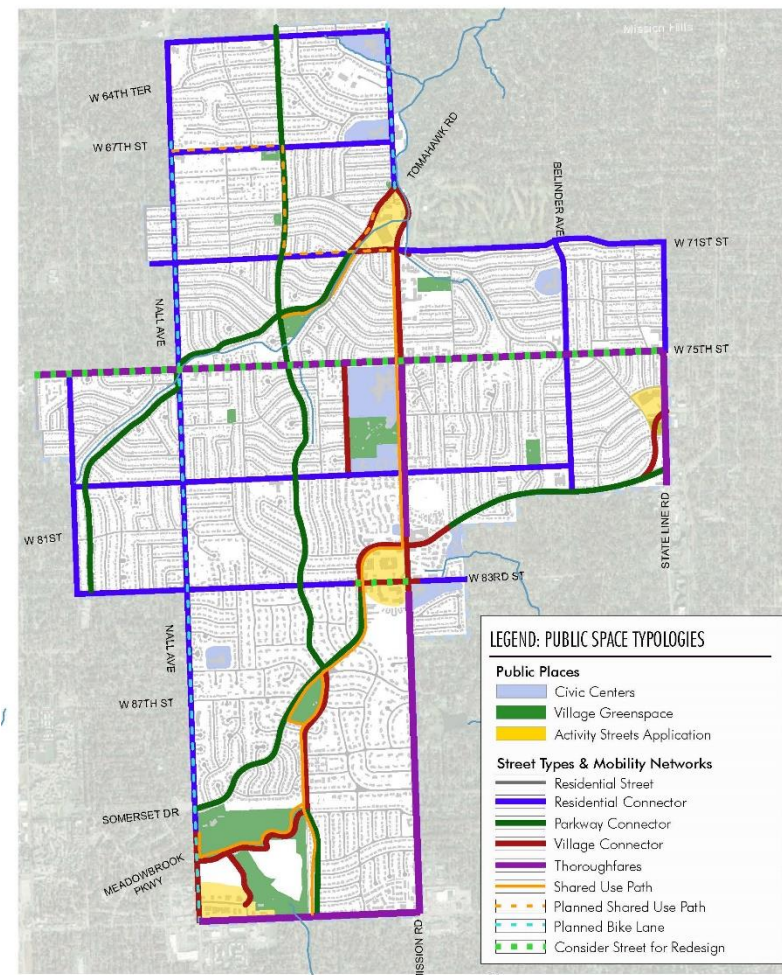
Comprehensive Plan – Village Vision 2.0

Development Principles: Quality Public Space

- Invest in multi-modal streets
- Reinforce walkable development patterns
- Define & invest in street typologies
- Emphasize a network of gathering places and recreational destinations

Policy Plans: Public Space & Land Use + Design

- Public Places
 - Civic Centers
 - Village Greenspaces
- Street Types
 - Neighborhood & Residential Connector
 - Parkway Connector
 - Throughfares, Village Connector, & Activity Streets



PRAIRIE VILLAGE: PUBLIC SPACE POLICY MAP

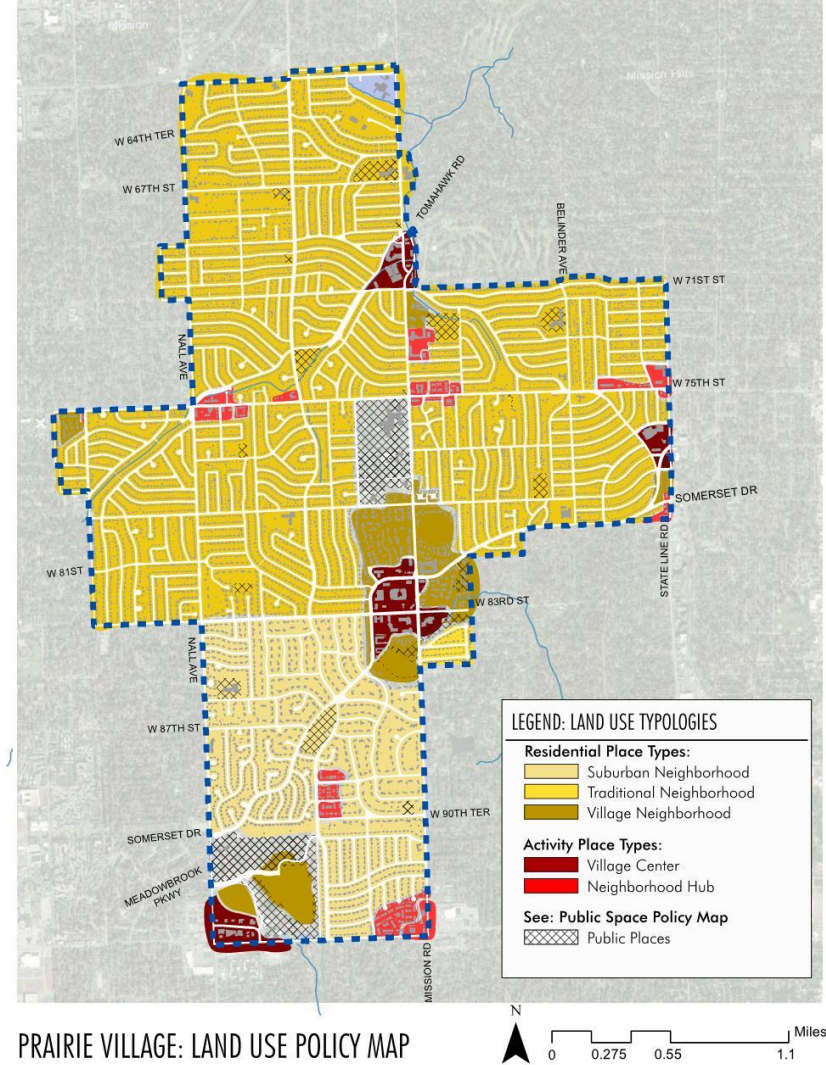
Comprehensive Plan – Village Vision 2.0

Development Principles: Activity Centers

- Strengthen and diversify village centers
- Enable small-scale neighborhood hubs
- Support centers and hubs with appropriate street types

Policy Plans: Public Space & Land Use + Design

- Build to the street
- Create permeable facades
- Hide / minimize parking
- Create capacity for walkability
- Concentrate investment to centers & hubs
- Make the small easy (diversity / adaptability)
- Create many reasons to be there



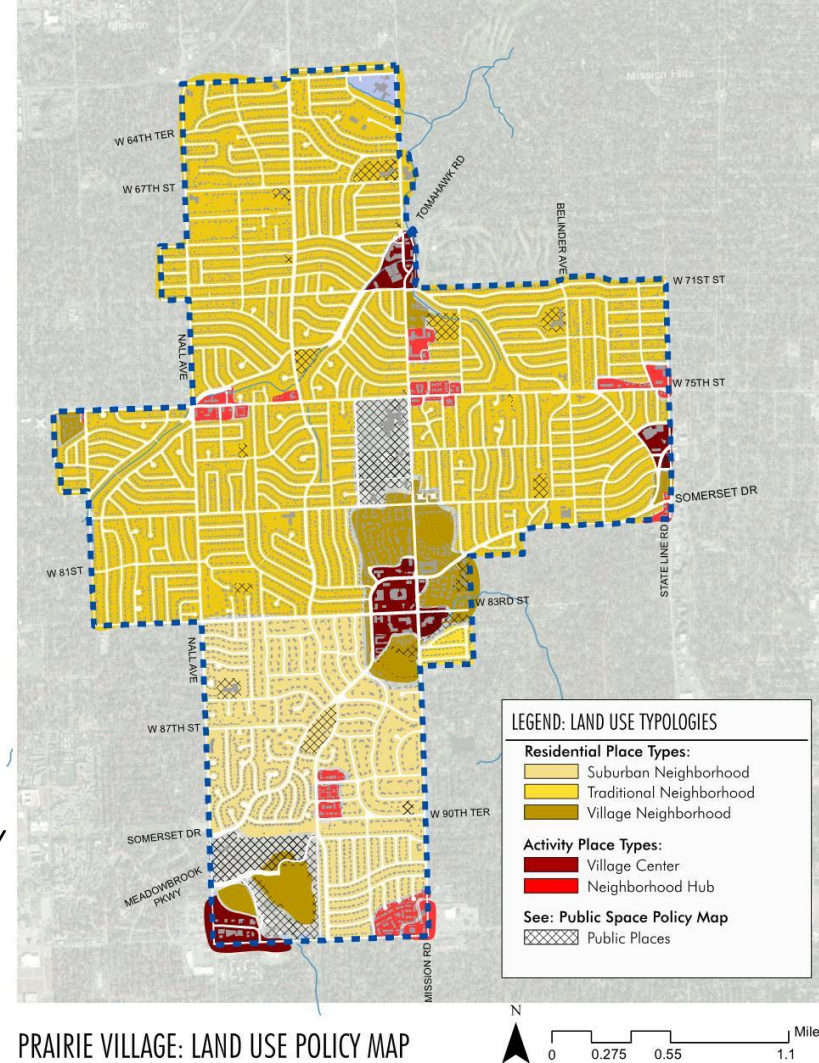
Comprehensive Plan – Village Vision 2.0

Development Principles: Neighborhoods

- Diversify housing options
- Maintain integrity of PV neighborhoods

Policy Plans: Public Space & Land Use + Design

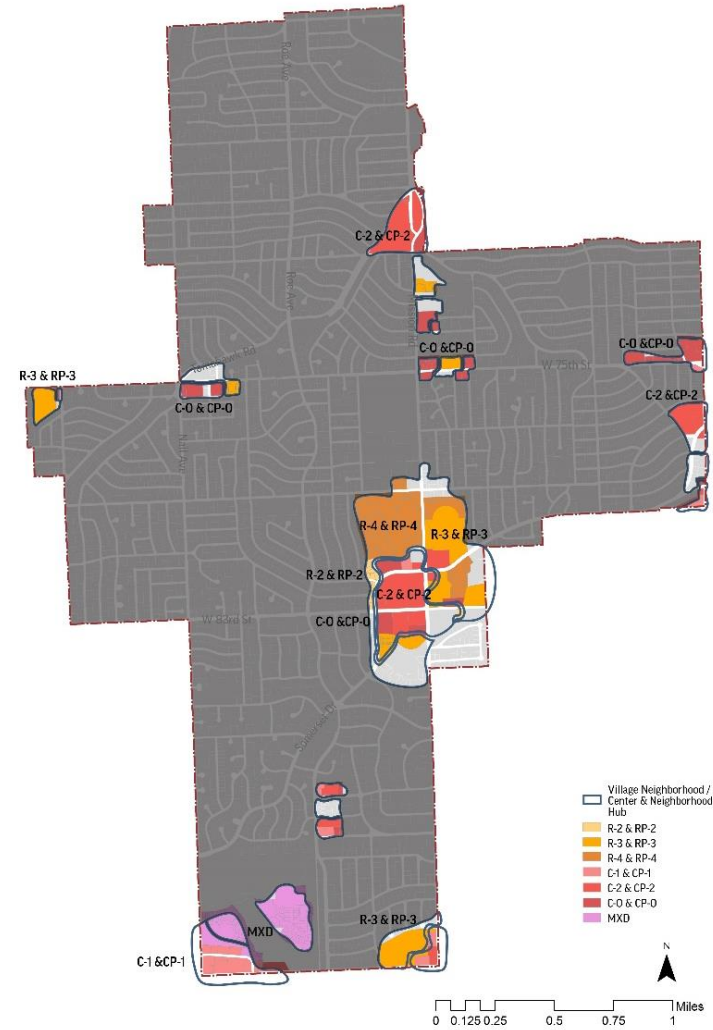
- Reinforce existing neighborhood patterns
 - *Suburban neighborhoods (primarily large lot SF)*
 - *Traditional neighborhoods (primarily narrow-lot SF)*
 - *Village Neighborhoods (broad range of housing types)*
 - *Activity centers (accessory office & residential)*
- Strengthen neighborhood design
 - *Prioritize well-designed streetscapes*
 - *Compatible range of small- and moderate-scaled building types*
 - *Relationships of housing to streetscape and surrounding property*



2024 Zoning Updates

Summary of Changes:

- No map changes; no R-1A or R-1B changes
- R-2, R-3, R-4
 - Added impervious surface standards (40% R-2; 50% R-3 and R-4)
 - Changed per unit lot area in R-3 from 2,250 s.f. to 1,750 s.f. to reflect existing property conditions
 - Cleared up conflict between building coverage limit in R-3 (30%)
- C-O, C-1, C-2
 - Allow residential uses in buildings subject to existing commercial building development standards.
 - Limited to “mixed-use” applications in C-1 and C-2
- MXD and P- :
 - New specifications for plans (community plan and project plan)
 - Improved criteria – approval of plans and/or deviation from base or default standards
 - New Mixed-use and Mixed-density Neighborhood Design Guidelines
 - Added “default” building type standards for MXD district
 - Apply appropriate and comparable building types to applications for other planned zoning districts (i.e RP-2 or CP-1, etc.)



2024 Zoning Updates

MXD Building Types



Detached House

- Large-Lot
- Standard Lot
- Small-Lot



Attached Houses

- Duplex
- 3- and 4-plex
- Townhouse



Apartments

- Large
- Medium
- Small



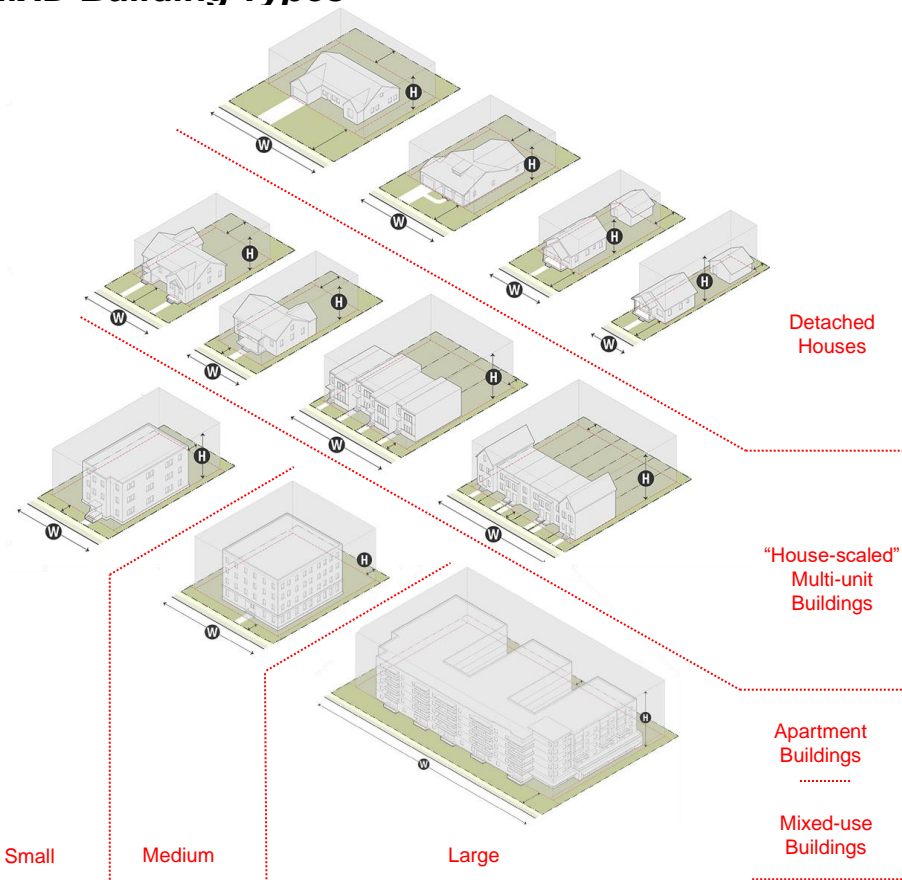
Mixed Use

- Large
- Medium
- Small



2024 Zoning Updates

MXD Building Types

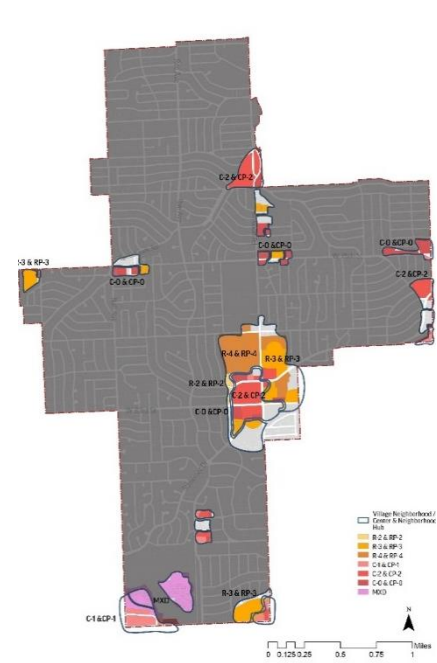


2024 Zoning Updates

MXD Building Types and –P District Applications:

Table 19.23.A: MXD Building Type Standards

Building Types	# of Units	Lot Standards [1]				Building Standards				MXD	RP-2	RP-3	RP-4	CP-O	CP-1 / CP-2
		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	15' – 30'	5'	25'	■	■	■			
Attached House	2 - 4	6K – 15K 3K / unit	60' - 125'	40%	40%	35' 2.5 story	15' – 30'	7'	25'	■	■	■	■	■	
Townhouse	3-8	1.2K / unit 15K total max	14' / unit min.; 125' total max	65%	30%	40' 3 story	15' – 30'	10' [2]	15'	■	■	■	■	■	
Live - Work	1-6	2K / unit 15K total max	20' / unit min. 125' total mx	65%	30%	40' 3 story	15' – 30' [3]	6' [2]	15'	■			■	■	
Apartment / Mixed-use – Small	3-12	6K – 0.5 ac.	60' – 125'	65%	30%	40' 3 story	15' – 30' [3]	10'	15'	■	■	■	■	■	
Apartment / Mixed-use – Medium	< 40	0.5 – 1.5 ac.	125' – 250'	65%	30%	40' 3 story	15' – 30' [3]	15' [1]	15'	■	■			■	
Apartment / Mixed-use – Large	40 +	1.5 – 3 ac.	250' +	65%	30%	40' 3 story	15' – 30' [3]	20' [1]	15'	■	■			■	



- * Where standards are expressed as a range (i.e. 10' to 30') it shall be interpreted as a minimum and a maximum, and the requirement shall fall within that range.
- [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] Townhouses and live/work 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 where specified in the Community Design Plan.

Note: Application of any MXD building types requires rezoning based on a plan & subject to MXD design standards.

Development Review

Governing Body

Planning Commission

Board of Zoning Appeals

Preliminary Plat			D	
Final Plat	Acceptance		D	
Lot Split	A		D	
Text Amendment	D	RR	PH	
Rezoning / Map Change	D *	RR	PH	
Special Use Permit	D *	RR	PH	
Conditional Use Permit	A	D	PH	
Site Plan	A	D		
Exceptions		D		D
Variance				D PH
Appeal				D
Comprehensive Plan	Approval	D	PH	

* Rezoning and Special Use Permit allow protest petitions



Review/
Recommendation



Decision



Appeal



Public
Hearing

Governing Body

- Elected
- Legislative
- Immediate
- Execute the Plan
- Make Laws

Planning Commission

- Appointed
- Policy / Administrative
- Long-range / Vision
- Make the Plan
- Recommend / Guide / Apply Laws

Board of Zoning Appeals

- Appointed
- Quasi-judicial
- Adjudicate Specific Questions
 - Variances
 - Appeals
 - Other Items

ROLES & RESPONSIBILITIES

Governing Body

Planning Commission

Board of Zoning Appeals

-
- | | | |
|----------------------|----------------------------------|---|
| ■ Elected | ■ Appointed | ■ Appointed |
| ■ Legislative | ■ Policy / Administrative | ■ Quasi-judicial |
| ■ Immediate | ■ Long-range / Vision | |
| ■ Execute the Plan | ■ Make the Plan | |
| ■ Make Laws | ■ Recommend / Guide / Apply Laws | ■ Adjudicate Specific Questions <ul style="list-style-type: none">• Variances• Appeals• Other Items |

ROLES & RESPONSIBILITIES

Legislative

Changing the Law

- Weigh or Make Policy
- Full Discretion
- Open to Wide Considerations

Public Hearing / Testimony

Administrative

Apply the Law

- No Policy
- Limited Discretion
- Record Only Applies Facts to Standards

*Public Meeting / Comment
(optional)*

Quasi-Judicial

Evaluate How the Law Applies

- Weigh Evidence Against Policy
- Targeted Discretion
- Limited to Record

Public Hearing / Testimony

TYPES OF DECISIONS

Legislative

Changing the Law

Comprehensive Plan

Rezoning

Zoning Text Amendments

- Full Discretion

What should we do?

What does our plan say?

Administrative

Apply the Law

Site Plans & Exceptions

Plats

Conditional Use Permits

- Limited Discretion

How do the facts meet the standards?

Quasi-Judicial

Evaluate How the Law Applies

Variances & Appeals

Special Use Permits

- Targeted Discretion

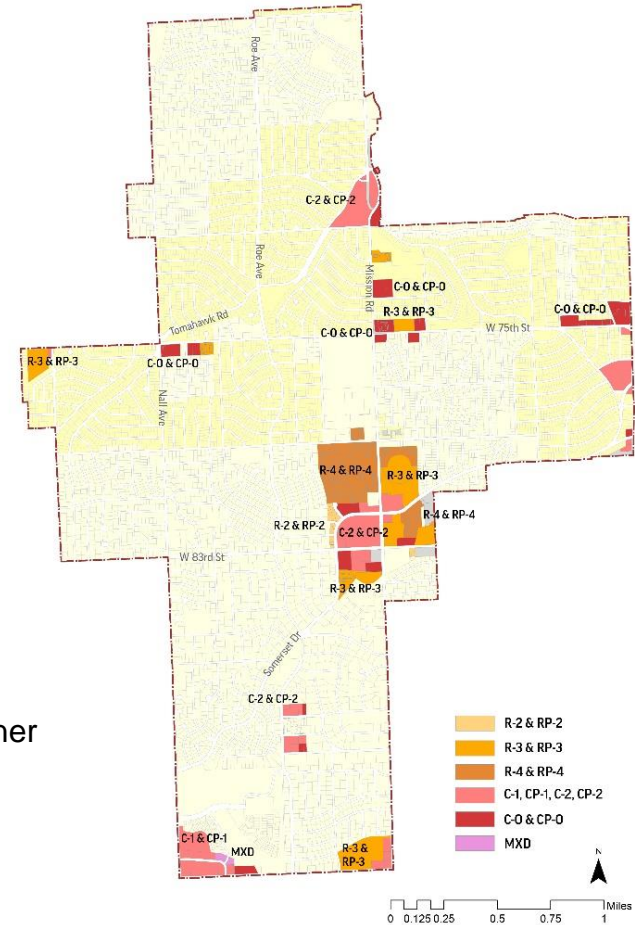
How should the law apply to these facts?

TYPES OF DECISIONS

Zoning – Rezoning (Map Change)

(Legislative)

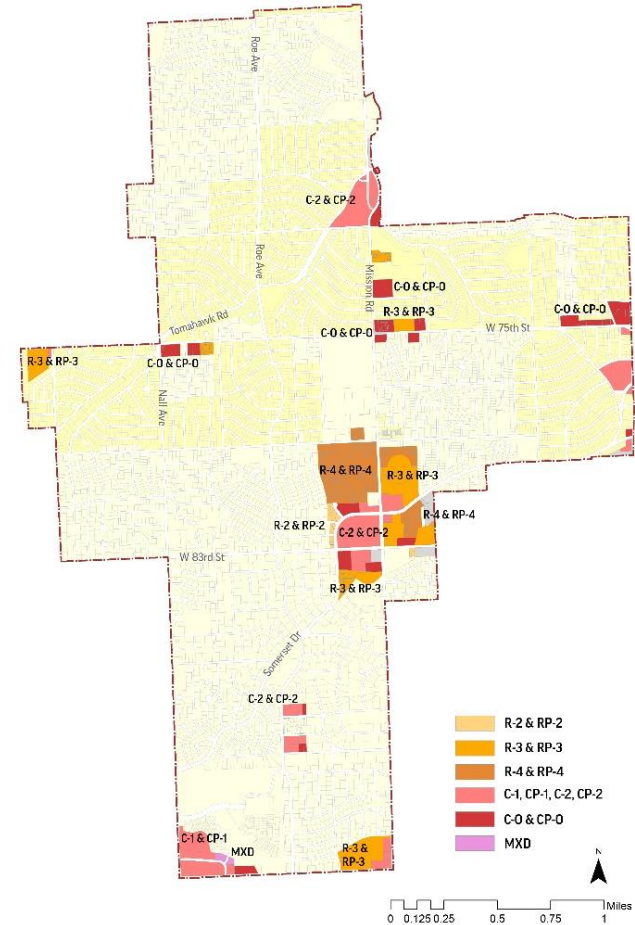
- Rational basis test
 - reasonable; fairly debatable; not arbitrary
- Consistent with land use element of comprehensive plan
 - presumed reasonable (KSA 12-757(a))
- “Golden Factors” (PV Zoning Ordinance 19.52.030)
 - character of the neighborhood
 - zoning and uses of properties nearby
 - suitability of property to zoned uses
 - extent removal of restrictions will detrimentally affect nearby property
 - length of time the property has remained vacant as zoned
 - gain to public welfare due to restrictions vs. hardship imposed on landowner
 - staff recommendation
 - conformance to master plan



Special Use Permit (Specifically Listed Uses)

(Quasi-judicial)

- All of the zoning requirements met
- Additional Specific Factors (PV Zoning Ordinance 19.28.035)
 - comply with all regulations + any use-specific standards
 - no adverse affects at the specified locations
 - no injury to value of other property in neighborhood
 - will not hinder development of neighborhood property
 - off street parking provisions and impacts addressed
 - adequate utilities, drainage and other facilities
 - adequate transportation including access
 - property protected from any hazardous or toxic impacts or odors/noise
 - architectural style compatibly with the neighborhood



Site Plan

(Administrative)

(PV Zoning Ordinance 19.32.030)

■ Generally

- meet standards
- implement comprehensive plan
- no public health, safety and welfare risks

■ Building Design

- massing and scale - relationships to the streetscape and to adjacent properties
- arterials - proper maintenance and quality appearances over time
- architectural design - consistent theme, design approach, and coordinated, unified whole
- character of the area - context informs choices on the proposed building

■ Site Design & Engineering

- safe access & circulation (pedestrian and vehicle)
- utility capacity
- stormwater management
- proper grading

■ Landscape Design

- attractive - improve relationships to the streetscape and adjacent properties
- enhances the environmental and ecological functions
- reduce adverse impacts



Conditional Use Permit (Specifically Listed Uses)

(Administrative)

(PV Zoning Ordinance 19.30.030)

- All the site plan criteria are met, plus...
- Any specific standards or limitations for the particular use
- Use at the specified location will not cause any impacts on character of area, public streetscape or adjacent property different from other permitted uses
- Any other conditions necessary to ensure criteria are met



Variance

(Quasi-judicial)

(KSA 12-759(e); PV Zoning Ordinance 19.54.030)

- Condition unique to property; not ordinarily found in district; not created by owner
- Not adversely affect adjacent property
- Strict application of regulation is an unnecessary hardship
- Not adversely affect public
- Not opposed to the general spirit and intent of regulation



Common Problems

- Basing decisions on “opinions” rather than “facts” (grey area...)
- Standards that are vague or tough to evaluate objectively and apply facts.
- Too many “routine” things requiring process/review.

ADMINISTRATIVE DECISIONS

Roles of Commission & “Limited Discretion”

- Ensure that the standards are met
- Recommendations and constructive advice based on broad perspectives and expertise
- Evaluate “bigger picture” of how project fits in / off-site impacts
(May or may not be grounds for denial, and may or may not be things applicant is responsible, but are still important items to work on...Monitoring change with a broader perspective.)

ADMINISTRATIVE DECISIONS

Roles of Commission & “Limited Discretion”

- Ensure that the standards are met
 - Evaluate staff report and facts.
 - Consider if any other facts are important to your application of the standards.
 - Apply facts to the standards using your particular expertise / perspective.

ADMINISTRATIVE DECISIONS

Roles of Commission & “Limited Discretion”

- Otherwise, projects that meet all standards should expect approval.
 - Commission may offer only friendly recommendations or constructive advice.
 - Review of applications may still give insight into cumulative impacts or changes occurring or for recommended future changes.

ADMINISTRATIVE DECISIONS

What to do when there is not a specific standard?

- Is there a performance standard (desired outcome) expressed in the ordinance?
- Are there decision-making criteria that are impacted by facts?
- Is there a professional practice or industry standard that relate to either of the above?

Personal opinion / preference

vs.

Objective observation

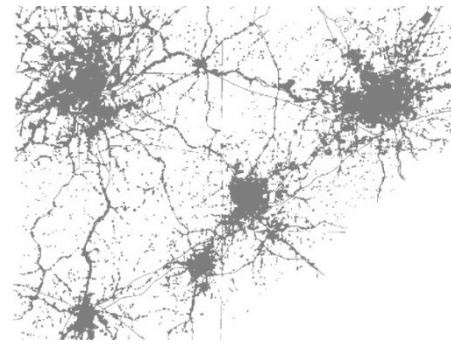
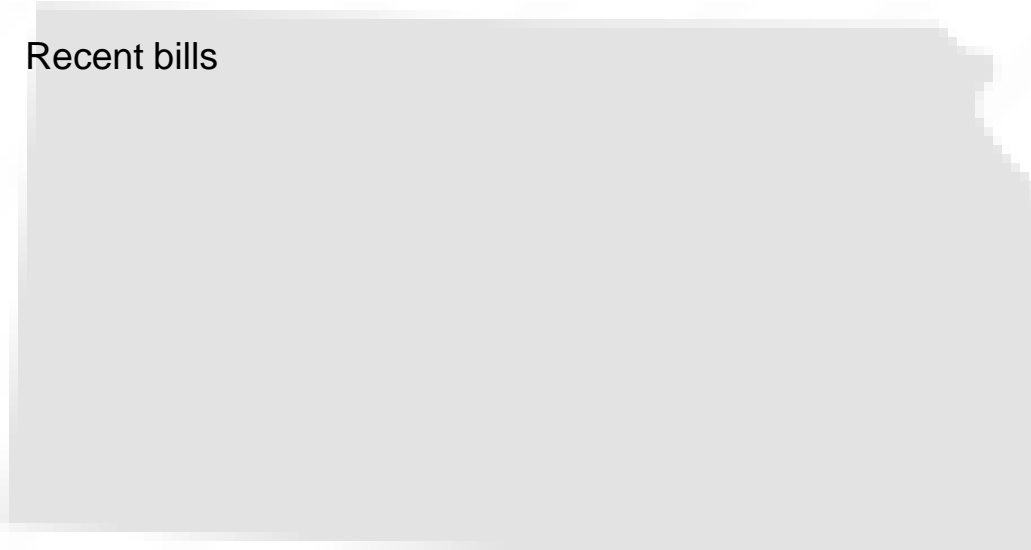
Design choice

vs.

Public interest

Kansas Planning & Zoning Act (Chapter 12, Article 7)

- Recent bills



LEGISLATIVE UPDATE