

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, JULY 1, 2025  
7700 MISSION ROAD  
COUNCIL CHAMBERS  
6:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - June 3, 2025
- III. PUBLIC HEARINGS
- IV. NON-PUBLIC HEARINGS
  - PC-25-7 Building line modification  
8009 Falmouth Street  
Zoning: R-1A  
Applicant: Joe Woods, MOJO Built
  - PC-25-12 Site plan for patio with exception to lot coverage standards  
7052 Cedar Street  
Zoning: R-1B  
Applicant: James Warford/Ryan DeSpain
- V. OTHER BUSINESS
- 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](mailto: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  
JUNE 3, 2025**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 3 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, Dave Herron, Melissa Brown, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Terry O’Toole, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

**Mr. Valentino made a motion to approve the minutes of the April 1 2025, regular planning commission meeting as presented. Mr. Herron seconded the motion, which passed 4-0, with Mr. Birkel in abstention.**

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

None.

**NON-PUBLIC HEARINGS**

PC-25-6	Site plan for installation of temporary lighting 7500 Mission Road Zoning: R-1A Applicant: Kent Glaser
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Mr. Brewster said that the applicant was proposing to use temporary lighting on the northwest field at Shawnee Mission East High School for athletic practices. The need is generated by health and safety concerns for athletes during heat events and is in furtherance of a Kansas State High School Athletic Association (KSHSAA) policy. The applicant anticipates needing to use lighting in August and September when weather conditions would prevent practice during normal after school times (3:00 p.m. to 6:00

p.m.). During these periods, early morning practices are most favorable to the health and safety of the student athletes and would meet the KSHSAA policy.

The limited periods where risk is the highest is based on a combination of heat and humidity (“wet globe” bulb temperature), when readings exceed 87.8 degrees; restrictions on normal practice begin at readings of 84.7 degrees. Mr. Brewster said that the applicant had supplied anticipated utilization based on past years’ records and was requesting to use the lights between 5:40 a.m. and 7:40 a.m. on excessive heat days (noting that sunrise is typically around 6:30 a.m. during this period and lights may not be needed long after the sun rises).

Mr. Brewster noted that the application was a renewal of a similar site plan request for temporary lighting that was approved at the July 2024 planning commission meeting for the 2024 summer and fall practice season. The city received one complaint from an adjacent neighbor during a lighting event and the applicant adjusted the lighting in response to the complaint. There were no further complaints after this adjustment.

Key specifications for the proposed light units are:

- EPA Tier 4 engine - Yamar 2TNV
- Average sound 60dB(A) at 7 meters away
- 4 320W LED bulbs
- 211,200 LM - Luminous flux (power at the light source)
- 9,436 square meter illuminated area (1 lux)
- 27.34 max height (8,834 mm)

These specifications generally produce an effective lighting range of approximately 200’ from the source and direction of the light fixture according to typical industry specifications.

Mr. Brewster said that zoning regulations used performance criteria for all outdoor lighting, which required light levels to not exceed 0.0 footcandles when adjacent to a residential zoned district and 0.2 footcandles with adjacent to a non-residential zoned district, measured five feet above grade at the property line. A variety of standards for specific types of lighting also impact what types of lights may be permitted within this broad performance standard. The standards also have two exceptions which are applicable to this specific circumstance. Outdoor sports facilities and park lighting is independently reviewed by the planning commission, which may approve lights that do not strictly conform to the standards. Additionally, temporary outdoor lighting that does not conform to the standards may be permitted by the planning commission subject to three specific criteria:

1. Public and/or private benefits from the lighting
2. Any annoyance or safety problems that may result
3. Duration of temporary nonconforming lighting

Mr. Brewster stated that the proposal would include four temporary lighting units located at each diagonal corner of the field facing inward. The lightning is supported by a generator unit and the lights extend to approximately 27' high. The closest of the proposed locations is approximately 175' from the property line and approximately 280' from the nearest residence (west across Delmar), and more than 300' from most other residences. Additionally, further to the south on Delmar and north across 75<sup>th</sup> Street is partially screened from this area by grades between the street and the field.

Specific lighting plans, and this particular exception to the lighting standards, require a site plan reviewed by the planning commission. The following are the site plan review criteria, supplemented with the specific lighting standards 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

Mr. Brewster said that the applicant had proposed only using the lights in limited situations when the health and safety of student athletes could be at risk based on KSHSAA policies. The proposed lighting is a significant distance from the perimeter of the property, and light levels and sound levels from the generators appear to be within industry standards and comparable to city ordinances measuring both light and noise. Additionally, the temporary and mobile nature of the proposed plan could allow for adjustments in the use of the equipment, should lighting or noise have any unexpected impacts beyond what the ordinance or limited exceptions would allow. Further, the applicants proposed use of the lights would be limited to the lower field area, between the hours of 5:40 a.m. and 7:40 a.m., and only to facilitate practices on days that exceed heat conditions during normal practice hours according to the KSHAA policy (likely in August and September).

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

No specific changes to access and parking are proposed with this plan. The proposed lighting units are mobile and temporary, powered by their own generator and engines and do not require any utility connections.

### 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

There are no building plans associated with this plan.

### 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 un-built 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 stated that the proposed equipment is mobile and temporary and is not significantly different than other accessory equipment commonly used by the school for operations and co-curricular activities. Therefore, no specific site design, landscape, or screening is required. However, it is anticipated that due to the temporary nature of this proposal lights will be lowered when not in use, and equipment will be stored in a discrete location when not in operation and removed or stored in a structure when not in season.

Mr. Brewster said that staff recommended approval of the site plan for temporary outdoor lighting at 7500 Mission Road subject to the following conditions, which matched those from the prior year:

1. The use of the lights is only to facilitate practices during heat events that limit practice in normal hours according to the KSHSAA policy
2. The anticipated use of the lights is during the following periods (although some use outside of these parameters could be permitted if meeting the overall intent of the exceptions):
  - a. Days where forecasted temperatures (or other combination of conditions) exceed 87.8 degrees or otherwise arise to the "red" or "black" conditions of the KSHSAA policy during the normal practice hours of 3:00 p.m. to 6:00 p.m.
  - b. Hours of operation are limited to morning hours between 5:00 a.m. and 7:40 a.m.

- c. Anticipated months of operation are August 18<sup>th</sup> through the end of September, although use later than that date could occur based on weather
3. The location of the lights shall be on the lower field as shown in the application, or any other locations that are at least 300' from the property lines
4. The applicant shall take all measures to direct light to the fields and away from adjacent property - particularly for any light location that is less than 300' from the property line
5. The applicant shall work with surrounding residents should any unexpected impacts of noise or lighting occur - particularly those that could exceed the light standard of the ordinance at the property lines or noise level according to the noise ordinance, including other reasonable limitations on the location, operation of facilities, or direction and performance of the lighting units.
6. The equipment be stored out of sight from surrounding property or removed from the site in prolonged periods of non-use (i.e., out of season), and lowered and located to minimize visibility from adjacent property in other non-operational periods (i.e., days not needed during season).

Kent Glaser, Director of Athletics and Activities with the Shawnee Mission School District, and Ryan Johnson, Shawnee Mission East High School Athletics Director were present to discuss the application. Mr. Glaser noted that only one complaint about the lighting had been received in 2024 from a resident to the north on 75<sup>th</sup> Street across from the field. Both he and Mr. Johnson spoke to the resident and adjusted the lighting to the resident's satisfaction. He added that the lighting was used a total of six times in 2024 due to heat.

Mr. Wolf asked whether the applicant would need to request approval annually from the planning commission. Mr. Brewster stated that the planning commission could choose to allow staff to approve future applications if conditions remained the same and no complaints were received.

**Mr. Valentino made a motion to approve the application with the conditions listed, as well as adding a seventh condition noting that city staff may authorize the use of the lighting system in future years without requiring additional planning commission approval. The motion was seconded by Mr. Birkel and passed 5-0.**

PC-25-8                      Site plan - exception for exposed foundation  
7900 Canterbury Street  
Zoning: R-1A  
Applicant: Whitney Coulas

Mr. Brewster said that the applicant was requesting an exception to the exposed foundation limits of the neighborhood design standards in Section 19.06.025.(e), and to build an addition that extends the current condition with an exposed foundation over 24" above grade. The proposed plan includes a two-story addition to the rear lower portion of a split-level house. The south elevation of the home has a two-story profile and includes a garage on the lower level and living areas on the upper level. The lower level is a "foundation" in that it extends to the entire portion of the structure including the single-

story living portion of the split-level to the north. The south elevation is exposed CMU block on the lower level and board and batten siding on the upper level. Each is painted in a scheme that matches all other materials on the building, including painted brick on the front elevation. The plan extends this same two-story elevation approximately 10' to the rear of the home.

Mr. Brewster noted that Section 19.06.025.(e) of the neighborhood design standards included the following regarding foundations:

4. Any elevation that has more than 24" of foundation exposed due to grade changes shall cover the foundation by extending the siding to within 24" of finished grade, or by covering the foundation with decorative materials such as stone or brick that compliments the principal materials of the building.

The design objective of this standard is to give a finished look to all visible elevations, and this standard exists within an entire subsection on foundations that has the intent of maintaining the scale and mass of two-story homes by limiting either "grading up" to gain additional habitable space on lower levels or raising the overall profile of homes with greater exposed foundations. Neither is the case in this situation.

Mr. Brewster stated that there was no effort to raise the profile of the home, and that split-level homes do the opposite by blending single-story elements with two-story habitable spaces. Additionally, the portion of the existing house and proposed addition with the exposed foundation material would be painted to coordinate the design with the overall appearance of the house. A final grading plan had not been completed, but will be addressed through permitting; however, the grade and orientation of the house results in a comparable or less extent of foundation being exposed, and this portion of the lot is not prominently visible from the streetscape and adjacent areas.

All other components of the proposed plan meet the development and neighborhood design standards, or will be confirmed to meet those standards through permitting.

The proposed exception is justified based on the following:

- It is a continuation of an existing condition, compatible with the overall design of the existing home
- The plan and exception meet the intent of the design standards
- The application involves a split-level home which presents different design and foundation issues than other typical model homes

Section 19.06.025.(f) provides that the planning commission may grant exceptions to any of the Neighborhood Design Standards, including the foundation standards, subject to the site plan process. It includes the following criteria relevant to this specific application:

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

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

In this case, the design objectives relevant to this exception include:

3. Reinforce the existing scale and patterns of building in neighborhoods for new construction
4. Manage the relationship of adjacent buildings and promote compatible transitions
6. Locate and orient buildings to maintain the existing grade of the street, block and lot frontages and design them in a manner that reduces the perceived massing from the streetscape and abutting lots

Additionally, the building foundation section also has the following criteria for exceptions to the foundation standards:

- 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 considerations of the lot with respect to the existing grades, propose appropriate grades and the drainage patterns in relation to adjacent properties and the proposed structure

Mr. Brewster said that all of the above design objectives and criteria were applicable to this case, and the application demonstrated consistency with the exception criteria. The proposed home will meet all other applicable design standards.

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

1. The exception is limited to the plans included in the application
2. The applicant receives all further necessary permits from public works and the building official demonstrating compliance with all other applicable standards

Applicant and property owner Whitney Coulas was present to discuss the application.

Mr. Herron asked what would be placed in the expanded CMU area under the main floor. Ms. Coulas said that it would be an unfinished area used for storage. She added that she wished to use CMU on the addition to maintain the appearance of the existing home by using the same material.

**Ms. Brown made a motion to approve the application with the conditions listed. The motion was seconded by Mr. Birkel and passed 5-0.**

PC-25-10

Site plan review for a fence/wall with an exception  
8714 Mission Road  
Zoning: R-1A  
Applicant: Matthew Browne

Mr. Brewster said that the applicant was applying for a fence/wall exception to construct a perimeter fence, including around the front yard, which did not meet the front yard fence standards. The property is a large corner lot on the southwest side of Mission Road and Alhambra Street. The lot generally fronts Mission Road but has a slight corner orientation to both streets. In this configuration, the front yard includes all of the Mission Road lot line, a large portion of the Alhambra Street lot line, and a smaller portion of the shared lot line of the abutting lot to the south. He noted that zoning regulations only allowed decorative fences in the front yard that are limited to 10' from the right-of-way line and 2.5' in height.

Mr. Brewster said that the fence standards in Section 19.44.025 applied to this property, and the following specific section is the subject of this application:

b. Design.

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

c. Location.

1. Fences located in the front yard are limited to decorative fences no closer than ten feet from the street right-of-way line
2. Fences located on the side street of a corner lot shall be on private property and at least 18" 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' or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback

The proposal is for an exception to authorize a fence that would be 5' in height and 18" from the public sidewalk on Mission Road. This requires exceptions to two standards: the requirement that front fences be "decorative" and only 2.5' high and the requirement that front fences be 10' from the front property line. The fence is proposed to be 10' from the curb on Alhambra Street, which requires exceptions to the same two standards for the portion that is considered in the front yard (in front of the extended front building line) and requires an exception to the street-side fence standards for the remainder portion along Alhambra Street (15' from right-of-way or at least 50% of the adjacent houses' front setback, whichever is greater).

Mr. Brewster said that the intent of the applicable fence standards was 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. The street-side standards anticipate fences that are "privacy fences", typical of rear yards and guarding against a situation in which a rear yard fence could impact the front yard and/or streetscape view when abutting lots face the side street.

The following factors affect this situation:

- The lot is a unique circumstance due to (a) a corner situation; (b) large lot and corner orientation with an extensive “front yard” limiting allowed perimeter fence designs; and (c) fronting on a busy street
- The fence maintains an ornamental design and is highly transparent despite the location and height exceptions
- The ornamental design and open profile does not negatively impact any streetscape views or the views of public streetscapes from adjacent property
- There are instances of similar fence arrangements on nearby property, including the two opposite this house on Alhambra Street

In addition to the site plan review criteria, the following are the specific criteria the planning commission shall consider for exceptions to the fence standards:

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

The proposal impacts all of these except the stormwater criteria. The proposed fence location will allow better utilization of the site based on the corner location, orientation of the house, and preserve views of the streetscape. The ornamental and open nature of the proposed fence meets the intent of the standards.

Mr. Brewster said that staff recommended approval of the site plan with the exception to the fence/wall height based on the above factors affecting this proposed application, subject to the following:

1. The fence along Mission Road be located on private property and at least 18” from the public sidewalk
2. The fence along Alhambra be located the greater of 1’ on private property or 10’ from the curblin
3. That Prairie Village code officials stake these permitted locations in accordance with the fence permit and prior to construction

Mr. Herron stated that he felt the proposed location of the fence on Mission Road was too close to the existing sidewalk. He noted the property to the north had a similar fence that was several feet away from the sidewalk. Mr. Valentino and Ms. Brown agreed that the fence should be pushed back on the property to provide more space for pedestrian safety. Mr. Birkel added that there should be a proportional distance between the height of the fence and the distance from the sidewalk.

Applicant and property owner Matthew Browne was present to discuss the application. He noted that he was requesting the fence for the safety of his children and pets in the

yard, due to its proximity to Mission Road. He added that he was comfortable with the fence being located farther from the sidewalk.

Ms. Brown suggested that condition #1 be modified to place the fence at least 5' from the sidewalk rather than 18". All commissioners and the applicant agreed to the change.

**Ms. Brown made a motion to approve the application with the conditions listed, but with the amended first condition requiring a distance of at least 5' from the public sidewalk. The motion was seconded by Mr. Herron and passed 5-0.**

## OTHER BUSINESS

Amendments to planning commission bylaws regarding meeting times and remote participation

Ms. Lee said that the agenda item was a follow-up to the discussion that took place at the April 1 planning commission meeting, at which time staff recommended moving the start time of planning commission meetings from 7:00 p.m. to 6:00 p.m. on the first Tuesday of every month. She noted that if applications to the board of zoning appeals are to be considered, the board meeting will begin at 6:00 p.m., and the planning commission meeting will begin immediately after its conclusion.

Additionally, text was added to the following two sections of the bylaws regarding remote participation by both commission members and applicants:

### Article 4, Section 1:

*"In-person meeting participation is preferred and encouraged. However, in certain circumstances, such as illness or travel, commission members may attend meetings via remote participation. If situations arise in which inclement weather may impact the ability for commission members to travel to the municipal building safely, the Chair, at their discretion, may call for a meeting to be held entirely remotely. In such cases, city staff will provide a space in the municipal building for the public to watch the meeting via livestream."*

### Article 5, Section 11:

*"Applicants may attend the meeting via remote participation if they reside outside of the Kansas City metropolitan area, and/or if travel would be burdensome."*

Ms. Lee noted that if the commission approved the changes, Council Policy 001, which listed the meeting start time would also need to be amended and approved by the city council.

Mr. Wolf suggested that applicants should be required to let staff know in writing prior to the meeting if they would be joining remotely. Ms. Lee stated that she and Mr. Geffert would discuss methods to ensure that communication with applicants included this requirement.

Mr. Valentino made a motion to approve the amendments to the bylaws as presented. The motion was seconded by Mr. Birkel and passed 5-0.

## ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 8:01 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** July 1, 2025, Planning Commission Meeting

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**Application:** PC 25-07

**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:** 8009 Falmouth Street

**Applicant:** Joe Woods, MoJo Built, applicant; Thomas Schreiber, 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 - Single-Family Dwellings

**Legal Description:** THE PALISADES LT 1 BLK 3 PVC 616 41

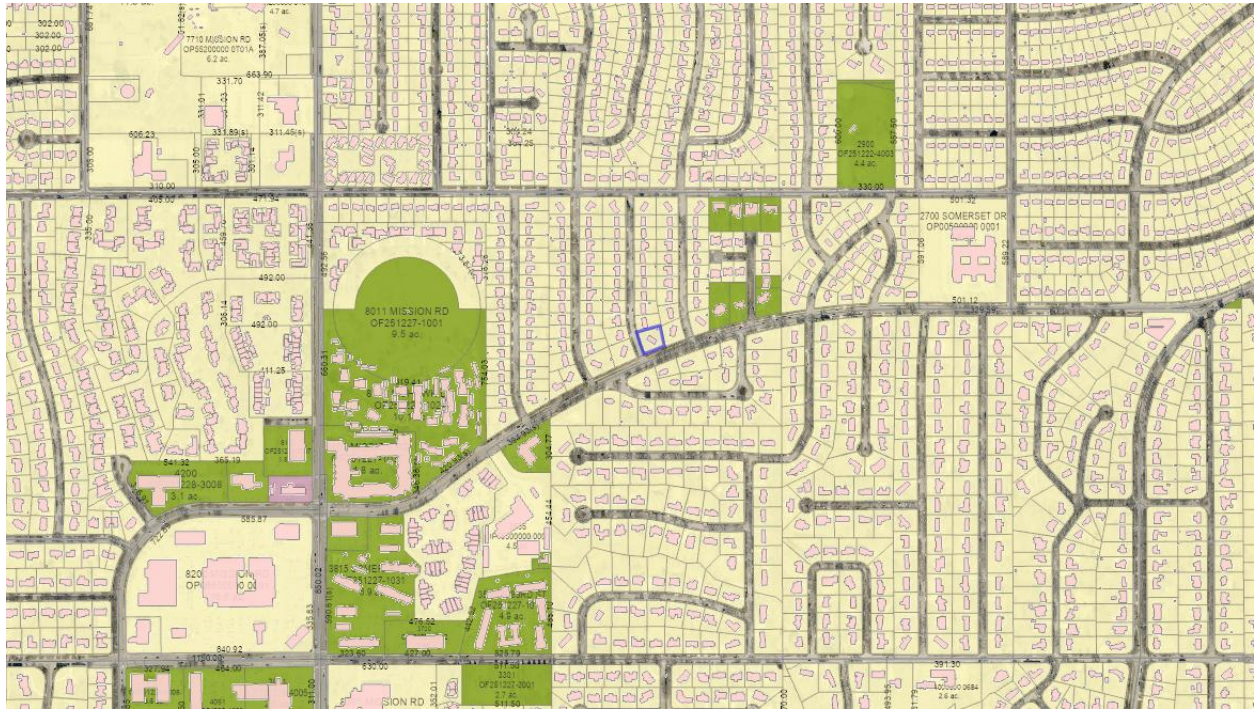
**Property Area:** 0.38 acres (16,422.03 s.f.)

**Related Case Files:** n/a

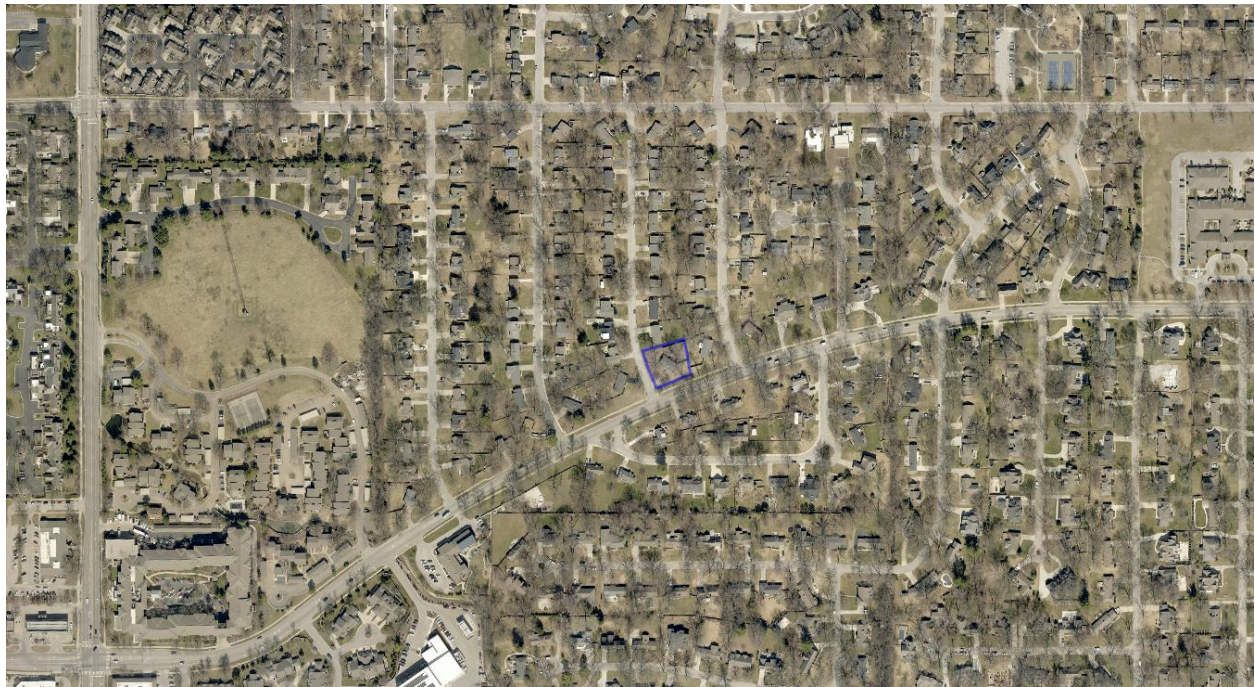
**Attachments:** Application, Survey & Plot Plan

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### General Location - Map



### Aerial - Context



**Aerial - Block & Lot**



**Aerial - Site**



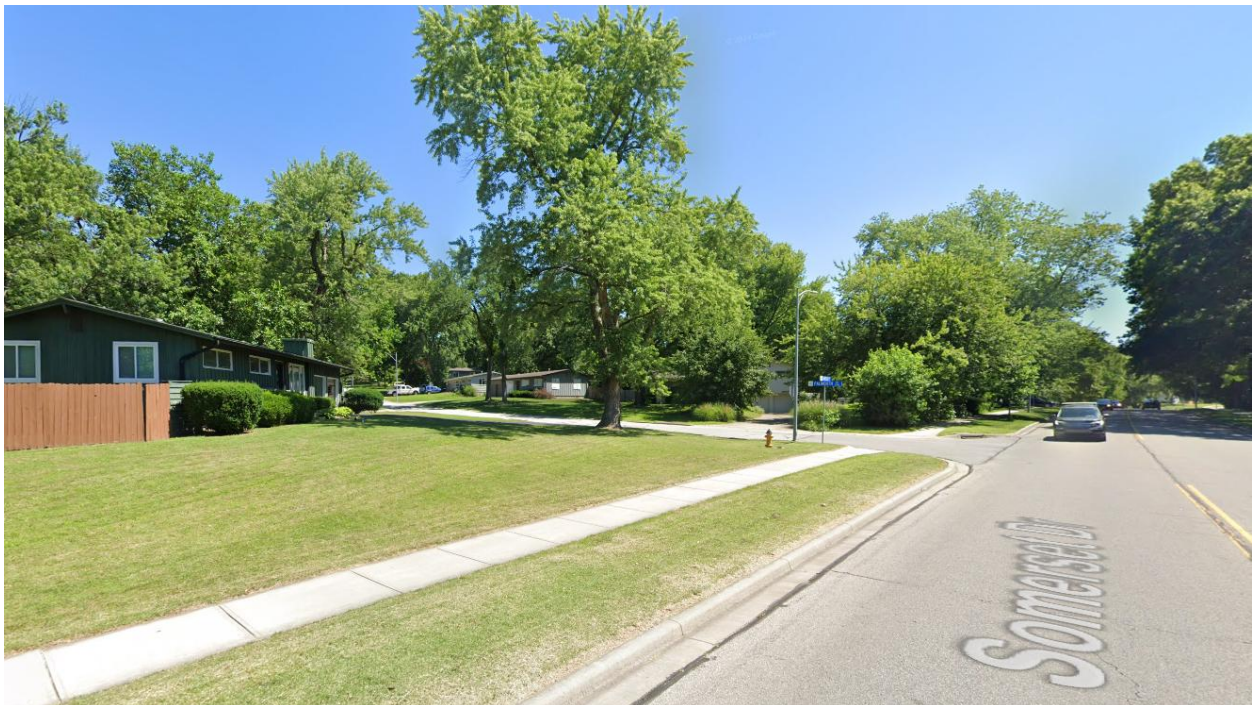
**Birdseye**



**Street View** (looking northeast from Falmouth & Somerset)



**Street View** (looking north on Somerset)



**Street View** (looking east on Somerset, subject property background left)

**COMMENTS:**

The applicant is requesting a building line modification as provided in [Chapter 18.18](#) of the subdivision regulations, to build a new house in place of an existing home. The proposed house would be built approximately 36.5 feet from Somerset Drive and orient directly to Falmouth Street with a 30 feet front setback line, rather than a 40-foot platted building line.

The lot is located on the northeast corner of Somerset Drive and Falmouth Street, and has a platted building line of 40 feet on the Somerset Drive frontage and 30 feet on the Falmouth Street frontage. The existing house orients directly to the intersection of Falmouth and Somerset, and has a driveway off Falmouth near the Somerset corner. There is a similar pattern for 2 to 3 corner lot on either side of this lot on Somerset, with similar platted building lines. This is a result of the irregular street, block and lot pattern in this area as Somerset curves as it moves in a general east / west configuration, and some side streets do not connect.

Platted building lines exist in either one or both of the following circumstances - (1) where there is an irregular block and lot pattern that warrants setbacks different from what the zoning requires; and/or (2) where homes were built prior to the adoption of the zoning ordinance (this existing house was built in 1956). The building lines are platted at the time of original developer and placed on the lot by the developer and recorded. Under the Prairie Village zoning ordinances, the more strict of the platted building line or zoning setbacks apply, and the Planning Commission can modify platted building lines (but not zoning setbacks).

The proposal would change this house from an "intersection orientation" - having two front setbacks on both corner streets and having two side yard orientations on the interior lot lines (with no rear yard) to a more standard orientation fronting on Falmouth. The specific proposed modification is to change the platted building line on Somerset Drive from 40 feet to 30 feet. This would still be consistent with the required front zoning setback on Falmouth, but would exceed the otherwise applicable side-yard setback on Somerset. (Street side yard setbacks in the zoning ordinance are the greater of 15 feet or ½ the setback of the adjacent house frontage if it faces the side street.)

The applicant held a neighborhood meeting on June 19, 2025, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

[Section 18.18.D](#) provides 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 corner lot with a corner orientation. There are similar arrangements of corner lots in the area (2 to the east and 3 to the west). However, there are also several different orientations of lots and buildings in the area due to the irregular street, block and lot patterns. All houses on this block to the north face directly on Falmouth Street (except the corner orientation house immediately to the west) and houses to the south front directly on Somerset (except the house on a triangular lot at the intersection of Somerset and 81<sup>st</sup> Street).

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

The proposed modification will allow a more conventional rear yard to the east of the proposed home. This addresses the “yard inefficiency” that results from corner-oriented homes where the building footprint is simply skewed differently than the lot pattern.

**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;**

Although the platted building lines are similar on adjacent corner lots, and the corner orientation pattern is common to several corner lots on either side, the proposed orientation is not a significant departure. Even with the platted building lines as established, all similarly situated corner lots are not mandated to have a corner orientation, and other configurations are possible within the platted building lines. Also the pattern is not so prevalent since there are many deviations from this pattern in the vicinity and the houses are on larger lots resulting in significant space between buildings. Additionally, the proposal will still maintain a significant setback from Somerset Drive (at least 30 feet) and the proposal shifts the driveway and garages in from Somerset Drive (on the north side of the lot rather than the existing on the south) which would be consistent with patterns related to other houses north along Falmouth.

**EFFECT OF APPROVAL:**

If the Planning Commission finds favorably on the three considerations, it shall adopt a resolution based on the proposed survey and plot plan that must be recorded with the register of deeds prior to obtaining a building permit.

## **Project Description**

Requested Action\*

Residential Building Line Modification/Elevation Change

Legal Description\*

THE PALISADES LT 1 BLK 3 PVC 616 41

## **Applicant Information**

What are you applying for?

PC

Applicant Name\*

Joe Woods-MOJO Built

Address\*

5300 College Blvd. Overland Park KS66211

Owner Name\*

Thomas Schreiber

Location of Property\*

8009 Falmouth Prairie Village KS 66208

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

MOJO Built is a potential buyer of this property and the current setbacks are very unusual and should be changed. MOJO Built is asking for a minimum side yard setback on Somerset of 30' and a front yard setback of 30'

## **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\*

Joe Woods

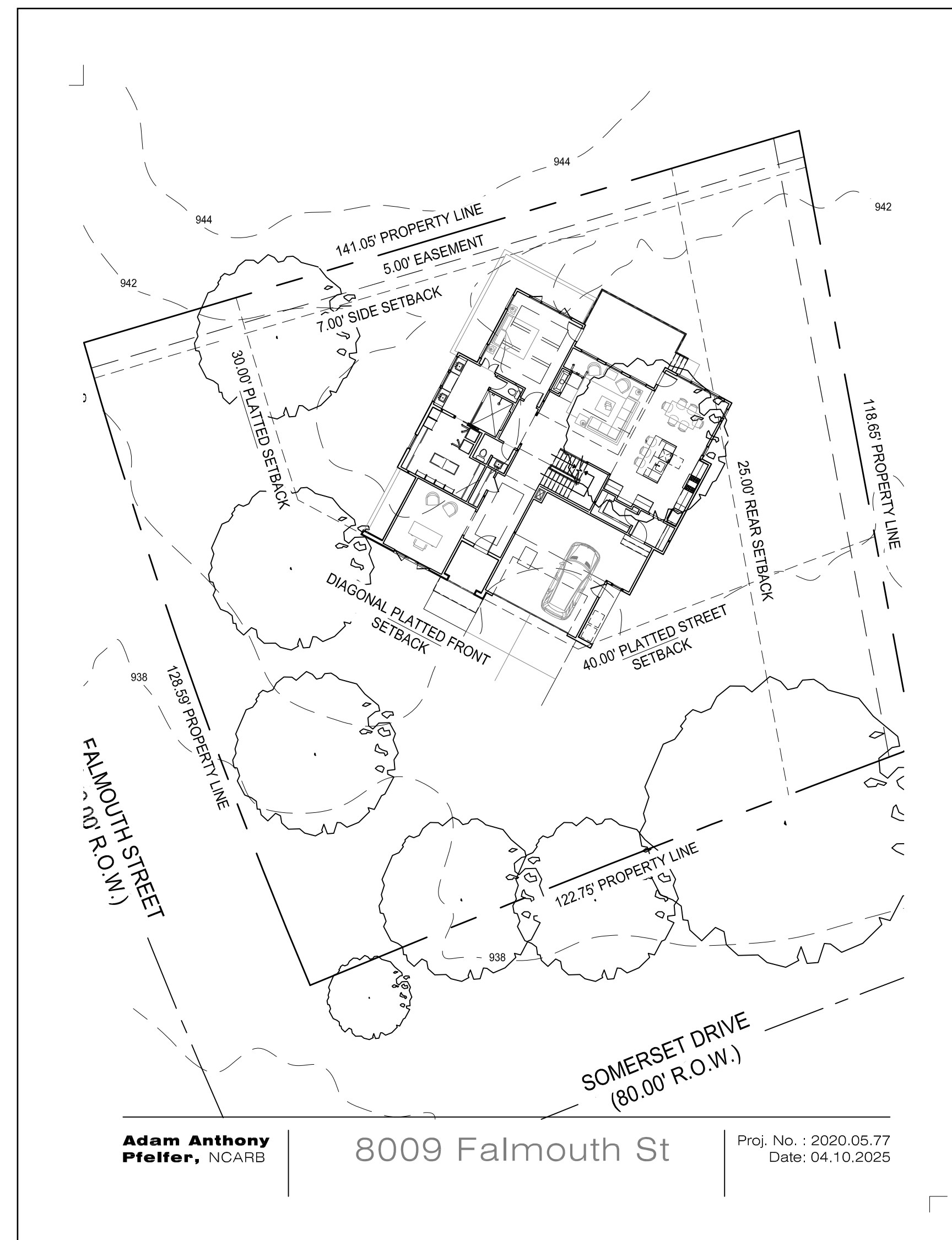
Apr 30, 2025

Date\*

04/30/2025

This configuration is allowed per 19.44.020. - YARD EXCEPTIONS. (e)In R-1a and R-1b, when applying the development and design standards, the building official may determine corner lots be oriented as follows, based on any prevailing patterns of the adjacent lots and blocks:(1)Standard corner. The building orients to the same front as all other buildings along the same street and the front setback and design standards apply to this street. The expanded street side setback applies to the other street, the side and rear setbacks apply to the remaining sides.(2)Reverse corner. The building orients to the short side of the block, different from other lots on the interior of the block, and the front setback and design standards apply to this street. The expanded side setback applies to the other street and the side and rear setbacks apply to the remaining sides.(3)Intersection orientation. The building orients to both streets and the front setback and design standards apply to each street. The interior side setbacks apply to both abutting lot sides, and no rear yard setback applies.

Reviewed by: Mitch Dringman BOPV  
5-1-2025



(3)Intersection orientation. The building orients to both streets and the front setback and design standards apply to each street. The interior side setbacks apply to both abutting lot sides, and no rear yard setback applies. This configuration does not require Planning commission approval it is already allowed per the Prairie Village Zoning code



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# MEETING MINUTES

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DATE: 06.19.2025

TIME: 5 - 6:12PM

LOCATION: TALIAFERRO PARK

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## ATTENDEES:

1. TOM SCHREIBER (8009 FALMOUTH) \_\_\_\_\_
2. HEATHER MOFFITT (MOJO BUILT) \_\_\_\_\_
3. JOE WOODS (MOJO BUILT) \_\_\_\_\_
4. MIKE BREWER (7956 CANTERBURY) \_\_\_\_\_
5. \_\_\_\_\_

## NOTES:

1. DISCUSSED REASON FOR MEETING WHICH IS TO CHANGE THE SETBACK OF THE HOME ON THE LOT AT 8009 FALMOUTH ST., PRAIRIE VILLAGE, KS. BOTH THE OWNER AND MIKE BREWER AGREED FOR THE NEED TO CHANGE THE SETBACK AND APPROVED IT.
  2. DISCUSSED WHEN THE PROJECT WOULD START (FALL/WINTER 2025). NOTED THAT PROJECT WOULD TAKE APPROXIMATELY 12 MONTHS TO COMPLETE WITH AN IDEAL COMPLETION DATE OF AUG/SEPT 2026.
-



Dear neighbor,

We are currently building at 8009 Falmouth Street and are at the foundation phase. Upon completion of our foundation inspection, we were informed that the setbacks require a 30' building setback line along Falmouth St, a 40' building setback line along Somerset, and a 45 degree setback facing the corner. This would require any new house to sit at an angle to the corner, as was typical in Prairie Village previously.

We are asking for a variance to change the setbacks to be 30' building setback line along Falmouth St. and a 30' building setback line along Somerset, thereby eliminating the angled setback facing the corner. This will allow the house to squarely face Falmouth in lieu of facing the corner at an angle.

The Prairie Village Planning Commission require us to provide an opportunity for our neighbors (you) to review our request and pose any questions or concerns. We want to stress there is absolutely no obligation for you to do anything if you do not want to. However, if you do want to chat about it, we are planning to have a meeting on June 19, 2025 from 5-6:30pm at Taliaferro Park 2900 W 79<sup>th</sup> St.

You are invited to attend and express any concerns then; we will submit a summary of the meeting to the Prairie Village Planning Commission which will identify who showed up, their address, and what concerns (if any) were brought forward.

If you plan to attend, please let us know by sending a text to 913.413.7202.

Thank you,

Joe Woods  
MOJO Built  
913.980.4797

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** July 1, 2025 Planning Commission Meeting

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**Application:** PC-25-12

**Request:** Site Plan for patio with exception to the lot coverage standards.

**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. Lot coverage standards have specific criteria to evaluate for granting exceptions.*

**Property Address:** 7052 Cedar

**Applicant:** Ryan and Megan Despain, Owner

**Current Zoning & Use:** R1-B Single-Family Residential – Single-family house

**Surrounding Zoning & Use:** **North:** R-1B Single-Family Residential – Single-family house  
**East:** R-1B Single-Family Residential –Single-family house)  
**South:**R-1B Single-Family Residential – Single-family house  
**West:** R-1B Single-Family Residential – Single-family house

**Legal Description:** PRAIRIE VILLAGE LOT 4 BLK 53 PVC-1940

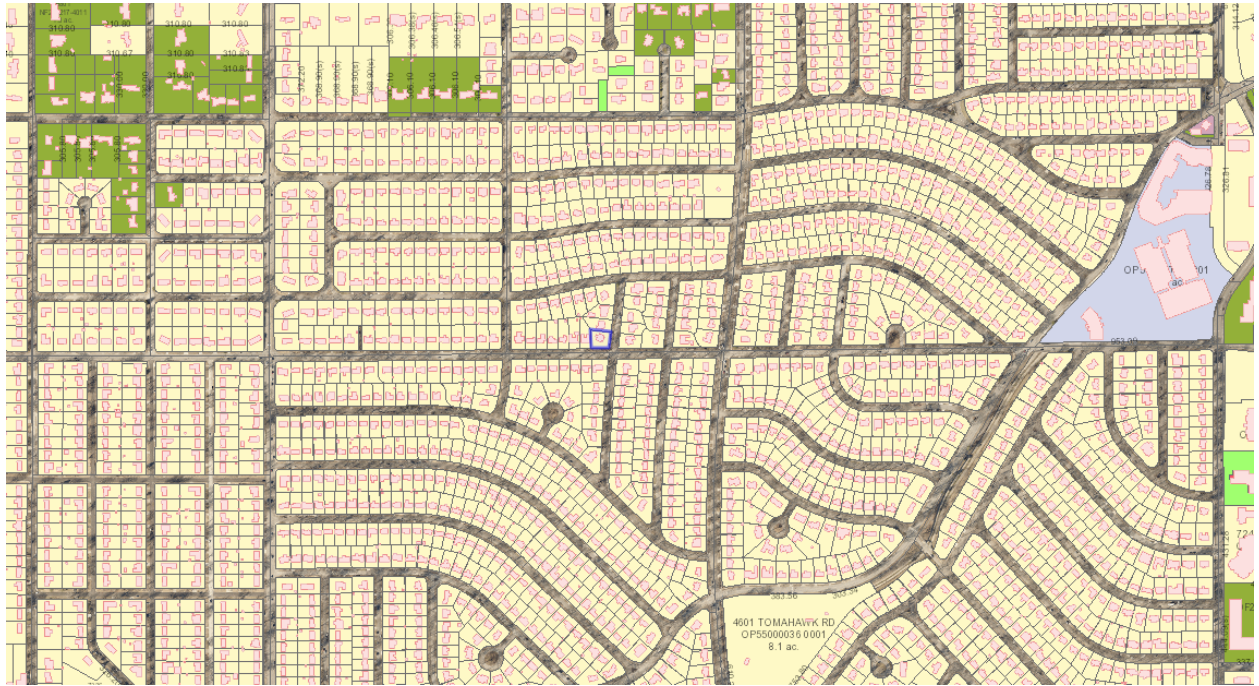
**Property Area:** 0.24 acres (10,267.70 s.f.)

**Related Case Files:** None;

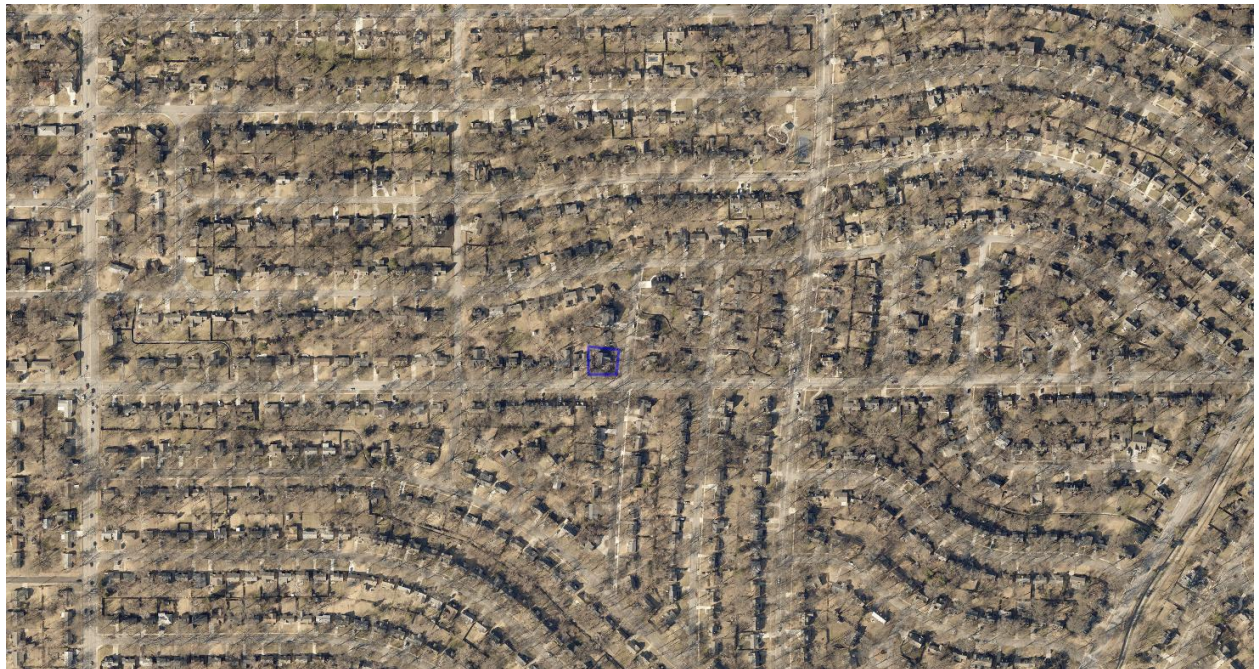
**Attachments:** Application, site plan

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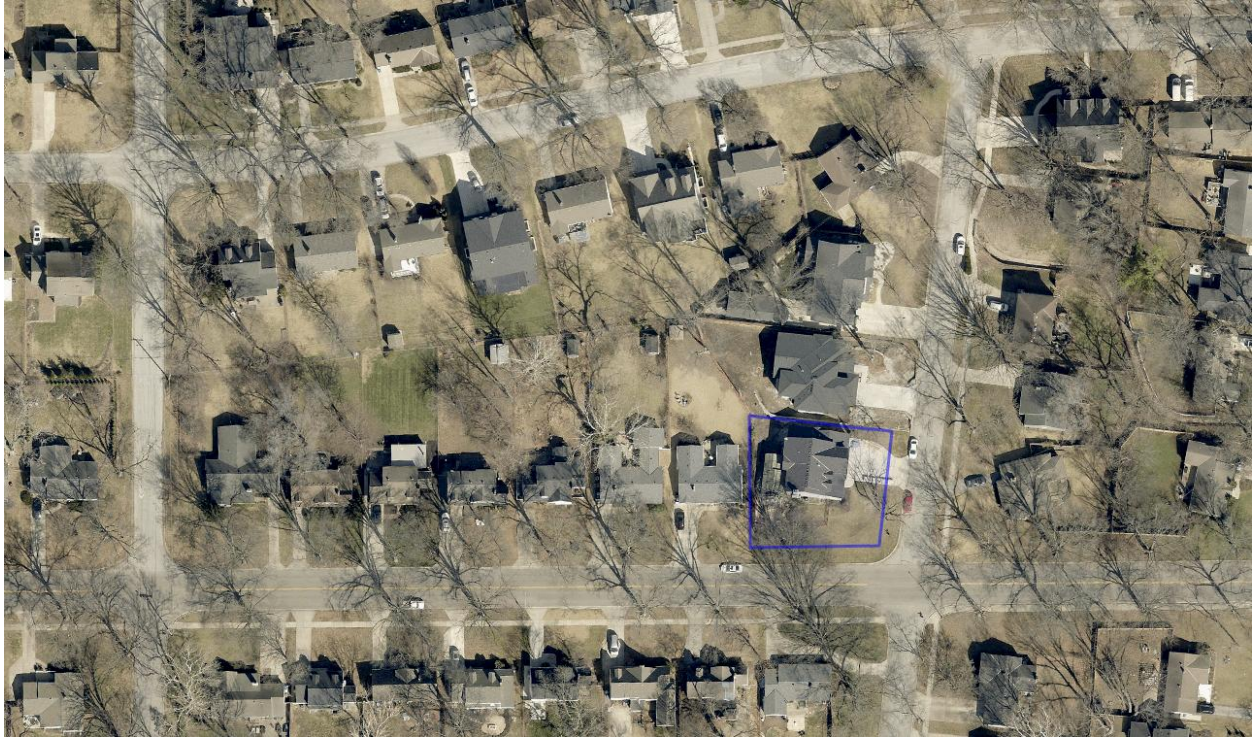
**General Location – Map**



**Aerial - Context**



**Aerial - Block & Lot**



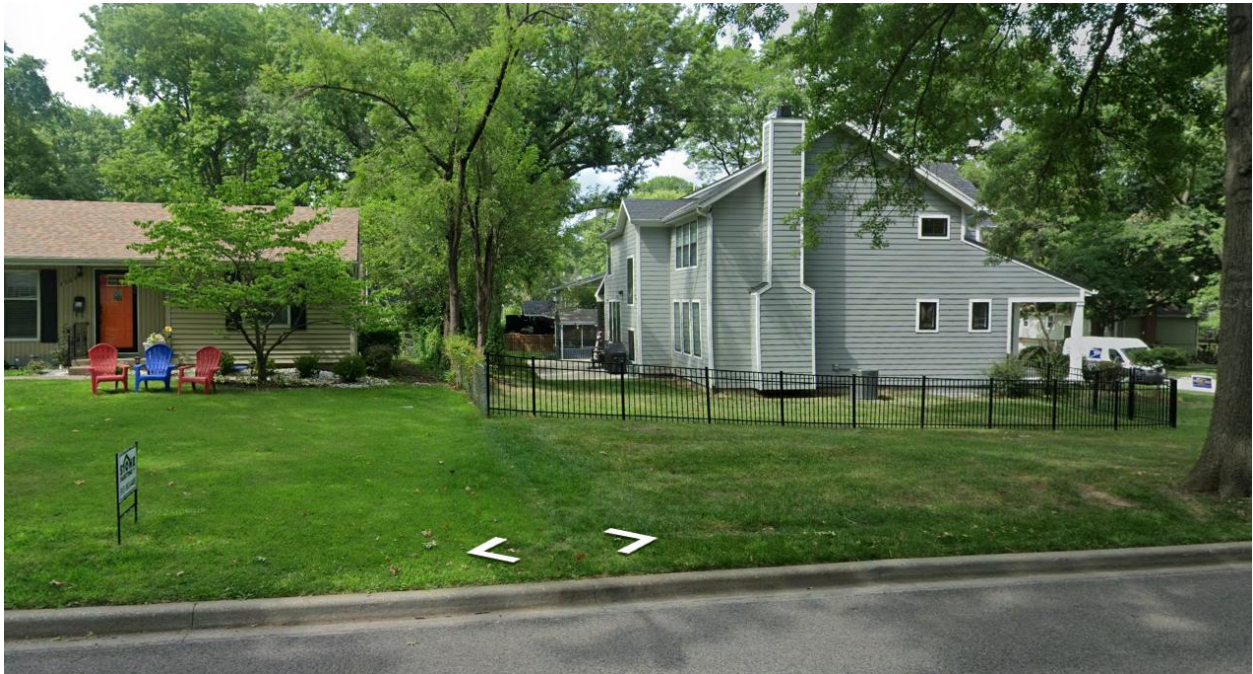
**Aerial - Site**



**Birdseye View**



**Street View**



*Looking north from 71<sup>st</sup> Street – proposed patio expansion in rear yar.*

**BACKGROUND:**

The applicant is applying to build a concrete patio / sport court extension to the north of a covered portion of the patio, and is requesting an exception to the 40% impervious surface limit. The home was constructed in 2018 and the outside patio structure (approximately 16' x 30') was built in 2023, and each meets all applicable standards. The proposed patio / sport court extension is approximately 200 square feet (18' x 25'), a portion of which is replacing an existing concrete patio (approximately 8.5' x 10'), but combined with other lot coverage exceeds the permitted impervious surface standard of 40% maximum lot coverage. The Prairie Village Zoning Ordinance allows the Planning Commission to approve exceptions to the impervious coverage standard subject to conditions and according to Public Works' review of drainage conditions.

The property is on the northwest corner of Cedar Street and 71<sup>st</sup> Street and is zoned R-1B. The lot is 90 feet wide (Cedar) by 101 feet deep (71<sup>st</sup> Street) and slightly skewed to longer dimensions on the rear and side due to coordination of other lots and the block. The block features other similar-sized R-1B lots, but all are deeper and narrower except the corner lot on the opposite north corner of the block which has a similar configuration.

The applicant held a neighborhood meeting on June 10, 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 development standards in Section [19.08.015](#) apply to this property, and specifically:

- Lot Width: 60' minimum
- Lot Depth: 100' minimum
- Building Coverage: 30% maximum
- Impervious Surface Coverage: 40% maximum

Section [19.08.015\(b\)\(2\)b.](#) provides that the Planning Commission may grant exceptions to the total lot impervious surface standards based on the neighborhood design exception criteria, and provided that Public Works approves a drainage study. A drainage permit associated with this application has been approved by Public Works. The criteria area:

- (1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations;
- (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
- (3) The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
- (4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.

- (5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.
- (6) The exception will equally or better serve the design objectives stated in Section [19.08.025\(a\)](#) and the intent stated for the particular standard being altered.

The exception for lot impervious coverage primarily impact criteria (2) of this list and the additional requirement for Public Works to approve a drainage study [Section [19.08.015\(b\)\(2\)b.](#)] The lot impervious coverage standard is primarily to address stormwater issues. The existing imperious coverage is approximately 4,102 s.f. – 39.9% (including administratively approved covered patio); the proposed impervious coverage = 4,344 s.f – 42.3%. The building coverage of this lot is below the 30% even with the addition of the covered patio. Therefore, the approval of the drainage study is the more critical criteria for impervious coverage exceptions, and in this case Public Woks has reviewed the drainage study associated with this application.

#### **CRITERIA:**

The following are the Site Plan review criteria: [[Section 19.32.030.](#)] They are generally reviewed in conjunction with the specific neighborhood design exception criteria as indicated above.

#### **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 application meets all standards other than the 40% impervious coverage standard. The impervious coverage standards anticipated circumstances similar to this application and include a specific process and criteria for the Planning Commission to consider exceptions. There are no other planning, design or public health, safety, or welfare issues impacted by this application, other than the stormwater issues analyzed in B. below and the landscape / adjacent property relationships analyzed in D. below.*

#### **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.**

*This site is currently served by streets and utilities, and this plan does not affect any access or utility issues. The applicant submitted a drainage study to support the updated application and exception request. Public Works has reviewed the study and is okay with the impervious area. The layout conforms to the original drainage study intent and does not impact adjacent properties. Runoff flows to Cedar Street via a side yard swale on the north side and flows south to 71<sup>st</sup> Street on the south side.*

**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.**

*This application does not involve any building designs. All building elements related to this project were approved through prior permits and meet all applicable standards.*

**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 un-built portions of the site.**
- 3. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.**

*The lot is a corner lot with the building situated as a “reverse corner” lot - meaning that it faces the end-grain or short side of the block (Cedar Street), similar to other houses to the north on Cedar, but different from other houses west on 71<sup>st</sup> Street. As a result, the building is located in the northwest portion of the lot, and although it meets all conventional front and side setbacks it has two larger front yards on Cedar and 71<sup>st</sup> Street, but has a very limited rear yard to the west (rear) of the house. This is unlike all other lots on this block except the opposite corner lot to the north. This is an appropriate design for this lot since it contributes compatible relationships to the streetscape (setback, building orientation, and landscape / streetscape) on both Cedar Street and 71<sup>st</sup> Street. Considering this, use of the rear yard as more structured and formal outside living space results in better utilization of the space for the applicant. The applicant is preserving a 9-foot to 10-foot setback and existing tree line, landscape, and fence at these locations to provide appropriate relationships to adjacent property. Essentially, this design and the*

*situation of each property to the west and the north results in relationships comparable to other side-yard-to-side-yard relationships of other lots on the block.*

**RECOMMENDATION:**

Staff recommends approval of this site plan with the lot coverage exception based on the following considerations:

- The limited nature of the exception (approximately 2.3% or 237 s.f. from the standard) and the negligible impact it will have on overall stormwater policies for the City.
- Public Works has reviewed a drainage permit for the project and does not believe the proposed plan will cause drainage issues on adjacent property and will not negatively impact public stormwater management.
- The property is a corner lot with large frontages on both the east and south sides, leaving a smaller back yard with little utility; a constructed formal patio and outdoor gathering space allows for better utilization of this area. The design is proposed in a way that has little impact on adjacent properties.

## **Project Description**

Requested Action\*

Variance

Legal Description\*

PRAIRIE VILLAGE LOT 4 BLK 53 PVC-1940

## **Applicant Information**

What are you applying for?

Planning Commission

Applicant Name\*

James Warford

Address\*

3107 Roanoke Rd

Owner Name\*

Ryan DeSpain

Location of Property\*

7052 Cedar St

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

Variance request for a outdoor concrete patio to be installed, that would increase the impervious surface area for the entire property above the maximum allowable of 40%, or 4,106.8sf. The new proposed impervious surface calculation increases the total impervious surface area to 4,344sf, or 42.3% respectively.

The location of the proposed concrete patio at the northwest corner of the property takes advantage of an existing drainage flow that runs along the north property line to the east, collecting at an existing stormwater catch basin.

The resident is requesting a variance to allow an increase of the maximum allowable impervious surface requirement from 40% to 42.5%.

## **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\*

James W Warford

May 9, 2025

Date\*

05/09/2025



**SITE INFORMATION**

Address: 7052 Cedar St, Prairie Village, KS 66208  
 Legal Description: PRAIRIE VILLAGE LOT 4 BLK 53 PVC-1940  
 Zone: R-1B

Total Lot SF: 10267 SF

**IMPERVIOUS SURFACES**

**Total Allowed Impervious Surfaces (40%): 4106.8 SF**  
 Ref. Table 19.08.A

Building Footprint: 2216 SF  
 Driveway: 1276 SF  
 Back patio: 338 SF  
 Covered Porch: 21 SF  
 Front Walk: 41 SF  
 Window Well: 15 SF

Total Existing Impervious surface: 3907 SF

Note: Covered porch is overhanging, not impervious. Therefore, First 4' of overhang doesn't count towards impervious surface SF.

**Proposed Impervious surface for new structure: 1028 SF**

Reduced Back Patio: 85 SF  
 Removed Impervious Surface from Back Patio: 253 SF

**New Impervious Surfaces total: 4344 SF**

NOTE: The proposed impervious surface area has been increased to accommodate a slightly larger patio space. The new area exceeds the allowable area by 2.3%....for a total of 42.3%.

**BUILDING COVERAGE**

**Total Allowed Building Coverage (30%): 3080 SF**

Existing Building Footprint: 2216 SF  
 Covered Porch: 21 SF  
 New structure: 448 SF

**New Building Coverage total: 2685 SF**

**SETBACKS**

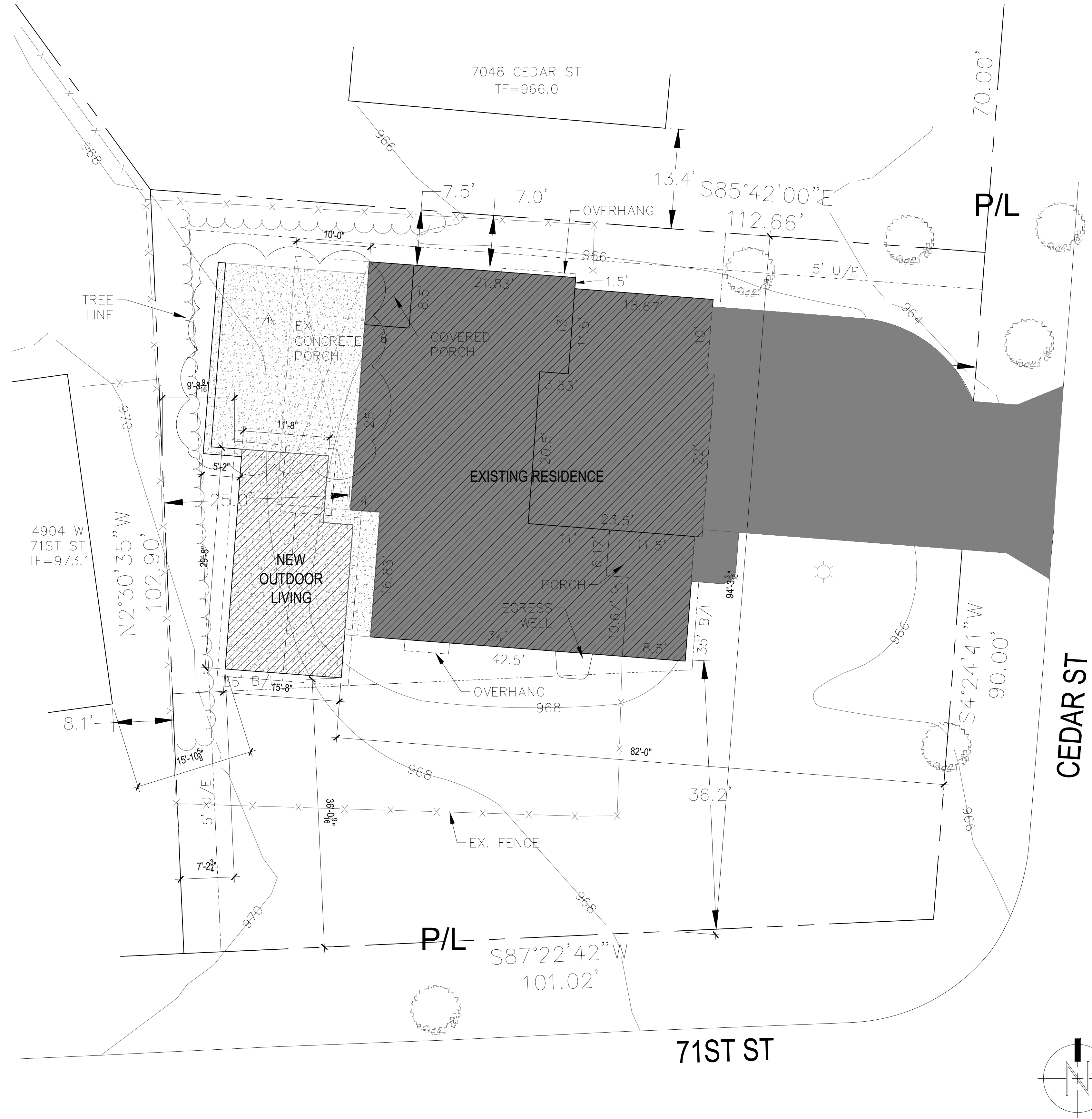
Lot width at front B/L: 94'-3 3/16"

Building separation: 14'-11 1/4"  
 Minimum building separation: 12'

Rear building setback: 6'-2 1/2"  
 Required Rear Building Setback: 3'  
 or 1/3 structure height (ref. 19.08.2020)

Side Street Building Setback: 36'-2"  
 Required Side Street Building Setback: 3'  
 or 1/3 structure height (ref. 19.08.2020)

Front Setback: 82'-8"  
 Required Setback: 60'



**DeSpain Residence - Outdoor Living**  
 7052 CEDAR STREET  
 PRAIRIE VILLAGE, KS 66208

**ICON**  
 architecture + fabrication  
 3107 Roanoke Dr. Kansas City, MO 64111  
 816.221.0250 www.icon-architecture.com

REVISIONS	SHEET NUMBER	SP1	SITE PLAN
REVISION 5/5/2025			
ISSUE DATE			
04.26.24			

# Summary of Neighborhood Meeting on Variance Application

Prairie Village Planning Commission

## Meeting Overview

A neighborhood meeting was held Tuesday, June 10, 2025, at 7052 Cedar St. to discuss a variance application submitted to the Prairie Village Planning Commission. The purpose of the meeting was to allow residents to voice their opinions, concerns, and suggestions regarding the proposed variance.

As the attached attendance sheet shows, there were three neighbors in attendance. A detailed description of the current project was given to everyone, and the discussion was then opened for feedback and questions.

## Key Discussion Points

- Overall Summary: We showed the new addition to the attendees and then explained our vision of what the final product was intended to be. Our vision is to add a concrete slab adjacent to the north side of the new structure that would allow us to use as a basketball/multi-purpose court area.

It was explained to the neighbors that the stop work order was issued because the proposed concrete slab would cause too much impervious building material on the property. The reason for this is a concern of excess drainage/runoff onto other properties.

- Resident Concerns: Attendees raised questions about the drainage and runoff and were interested in how we planned to address the potential drainage issue.
- Suggestions and Alternative Solutions: Our contractor, in cooperation with the original engineer's drainage report, would address the issue by installing a large trench drain with reservoir tanks underground that would be sufficient to catch any/all water drainage.

## Outcome of the Meeting

The attendees of the meeting supported our proposal to address any potential drainage issues and agreed that the result of the final project was going to be great. The meeting concluded with a commitment for us to relay the neighborhood's feedback to the Prairie Village Planning Commission for review before their July 1<sup>st</sup> meeting.

# Sign-In Sheet

Prairie Village Planning Commission Variance Neighborhood Meeting

## Meeting Details

Date: 6/10/25

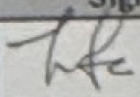

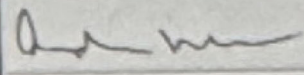
Time: 6:00pm

Location: 7052 CEDAR ST.

## Purpose of Meeting

To discuss and gather feedback from neighbors on the proposed variance request.

## Participant Information

#	Full Name	Address	Email	Signature
1	Terrance Stone	4904 W. 71 <sup>st</sup> St	Kstwindel@ gmail.com	
2	Doug Klein	4901 W 71 <sup>st</sup> St	doug.klein1901 @Gmail.com	
3	Andrea Warren	4908 W. 71 <sup>st</sup> St.	awkansas@ gmail.com	
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June 4, 2025

Property location: 7052 Cedar St  
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 recent backyard addition. The variance requests the pouring of a large concrete pad (approximately 25' x 20') on the north side of the structure that has been recently added to the property.

The key point of the variance request is that the proposed slab would cause us to exceed the property's allotted square footage of impervious materials.

Our request for the variance is to address any/all concerns of potential future runoff/drainage issues. We will be sure to address any/all concerns regarding proper drainage from the drainage report conducted by an engineer.

Prairie Village Planning Commission requires an opportunity for nearby residents to ask questions or address concerns regarding our plans. We are hosting this opportunity at our home on Tuesday, June 10th 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 concrete pad construction will be scheduled and completed as soon as possible.

If you plan to attend this meeting, please email Ryan at [ryancdespain@gmail.com](mailto:ryancdespain@gmail.com) or call/text at (816) 518-8533.

Thank you.

Ryan and Megan DeSpain