

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, AUGUST 5, 2025
7700 MISSION ROAD
COUNCIL CHAMBERS
6:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - July 1, 2025

III. PUBLIC HEARINGS

PC-25-13 Renewal of special use permit for service station, car wash, and convenience store
Station Corinth, LLC
8120 Mission Road
Zoning: C-2
Applicant: Mahmood Akbar

IV. NON-PUBLIC HEARINGS

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

***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
JULY 1, 2025**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, July 1 at 6:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 6:00 p.m. with the following members present: Jonathan Birkel, Dave Herron, James Kersten, 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. Valentino made a motion to approve the minutes of the June 3, 2025, regular planning commission meeting as presented. Mr. Birkel seconded the motion, which passed 5-0, with Mr. Kersten in abstention.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

NON-PUBLIC HEARINGS

PC-25-7	Building line modification 8009 Falmouth Street Zoning: R-1A Applicant: Joe Woods, MOJO Built
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Mr. Brewster said that the applicant was 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' from Somerset Drive and orient directly to Falmouth Street with a 30' front setback line, rather than a 40' 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' on the Somerset Drive frontage and 30' on the Falmouth Street frontage. The existing house orients directly to the intersection of Falmouth Street and Somerset Drive, and has a driveway off Falmouth Street near the Somerset Drive corner. There is a similar pattern for two to three corner lots on either side of this lot on Somerset Drive, with similar platted building lines. This is a result of the irregular street, block and lot pattern in the area as Somerset Drive curves as it moves in a general east-west configuration, and some side streets do not connect.

Mr. Brewster said that 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.
2. Where homes were built prior to the adoption of the zoning regulations (the existing house was built in 1956). The building lines are platted at the time of original development and placed on the lot by the developer and recorded. Under Prairie Village zoning regulations, 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 the 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 Street. The specific proposed modification would change the platted building line on Somerset Drive from 40' to 30', which would still be consistent with the required front zoning setback on Falmouth Street, but would exceed the otherwise applicable side-yard setback on Somerset Drive. Street side yard setbacks in the zoning regulations are the greater of 15' or half the setback of the adjacent house frontage if it faces the side street.

Mr. Brewster said that Section 18.18.D of the zoning regulation provided 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 (two to the east and three 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 the 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 Drive (except the house on a triangular lot at the intersection of Somerset Drive and 81st 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. Further, the pattern is not so prevalent since there are many deviations from in the vicinity and the houses are on larger lots resulting in significant space between buildings. The proposal will still maintain a significant setback from Somerset Drive (at least 30’) and 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 Street.

Mr. Brewster said that if the planning commission found that the project met the three considerations, it should 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.

Mr. Kersten asked whether a 40’ setback was the standard distance on the street. Mr. Brewster said that it was the location of the platted building line, and that the applicant was asking for a 30’ building line on the Somerset Drive side.

Adam Pfeifer with applicant MOJO Built, 12214 West 79th Terrace in Lenexa was present to speak about the project.

Mr. Valentino made a motion to pass a resolution approving the application as presented. The motion was seconded by Ms. Temple and passed 5-1, with Mr. Herron in opposition.

PC-25-12 Site plan for patio with exception to lot coverage standards
7052 Cedar Street
Zoning: R-1B
Applicant: James Warford/Ryan DeSpain

Mr. Brewster said that the applicant was requesting an exception to build a concrete patio/sport court extension to the north of a covered portion of the patio, and 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. Zoning regulations allow the planning commission to approve exceptions to the impervious coverage standard subject to conditions and according to a review by public works of drainage conditions.

The property is on the northwest corner of Cedar Street and 71st Street and is zoned R-1B. The lot is 90' wide by 101' deep 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 with the exception of the corner lot on the opposite north corner of the block which has a similar configuration.

Mr. Brewster said 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. He noted that a drainage permit associated with the application had already been approved by public works. The criteria are:

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.

Mr. Brewster said that the exception for lot impervious coverage primarily impacted criteria #2, and the additional requirement for public works to approve a drainage study. The lot impervious coverage standard exists primarily to address stormwater issues. The existing impervious coverage is approximately 4,102 square feet, or 39.9% (including administratively approved covered patio); the proposed impervious coverage would equal 4,344 square feet, or 42.3%. The building coverage of this lot is below 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 works has reviewed the drainage study associated with this application.

Mr. Brewster said that the following conditions from Section 19.32.030 are the site plan review criteria, and 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 includes 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 the application, other than the stormwater issues analyzed in Section B (below) and the landscape/adjacent property relationships analyzed in Section 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 satisfied 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 71st 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.

The application does not include any building designs. All building elements related to the 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 Street, but different from other houses west on 71st 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 Street and 71st 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.

The proposed design is appropriate for the lot since it contributes compatible relationships to the streetscape (setback, building orientation, and landscape/streetscape) on both Cedar Street and 71st 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 the 9' to 10' setback and existing tree line, landscape, and fence at these locations to provide appropriate relationships to adjacent property. The 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.

Mr. Brewster said that staff recommended approval of the site plan with the lot coverage exception based on the following considerations:

- The limited nature of the exception (approximately 2.3% or 237 square feet 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.

Mr. Birkel noted that drainage was being directed to the north of the property, and suggested that some of it could be sent to the south as well. Mr. Brewster said runoff from the covered patio did drain to the south, and that the proposed patio would drain to a swale to the north that takes water out to Cedar Street. He added that public works had approved the drainage plan.

Mr. Birkel said that the neighborhood meeting notes referenced an alternative drainage solution utilizing a French drain and underground reservoir tanks, and asked if they were part of the proposal.

Architect Jim Warford with ICON Architecture, 3107 Roanoke Road, Kansas City, MO, and property owner Ryan DeSpain were present to discuss the project. Mr. Warford noted that neither a French drain nor reservoir tanks would be used in the project.

Mr. Valentino expressed concern that water draining to the north might build up due to a lack of sunlight on the north side of the home. Mr. DeSpain stated that there was an

existing drainage box on the north side of the home that collected water and delivered it to a pop-up drain in the front yard on Cedar Street.

Mr. Birkel made a motion to approve the application with the condition that no French drain and/or reservoir tank shall be used to address drainage on the property. The motion was seconded by Mr. Valentino and passed 6-0.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 6:47 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: August 5, 2025, Planning Commission Meeting

Application: PC 25-13

Request: Renewal of Special Use Permit – Service Station

Action: *A Special Use Permit requires the Planning Commission to evaluate facts and weigh evidence and based on balancing the factors and criteria in the zoning ordinance, make a recommendation to the City Council.*

Property Address: 8120 Mission Road, Prairie Village, KS

Applicant / Property Owner: Mahmood Akbar, Owner / Station Corinth, LLC

Current Zoning & Use: C-2 General Business District – Service Station

Surrounding Zoning& Use:
North: R-1A, Single-family Residential – Library
East: C-2, General Business - Residential Care Community
South: C-2, General Business - Retail, Restaurant, Services
West: C-1 Restricted Business– Office

Legal Description: 28-12-25 PT SE1/4 NE1/4 BG 192' N & 42' W C/L SOMERSET DR& MISSION RD W 250' S 148.30' E 229.89' ELY NELY & NLY ALG CUR 31.53' N 129.64' TO POB EX MINERAL RIGHTS .8503 ACS M/L PVC 631 4A 1

Property Area: 0.85 acres (37,142.24 s.f.)

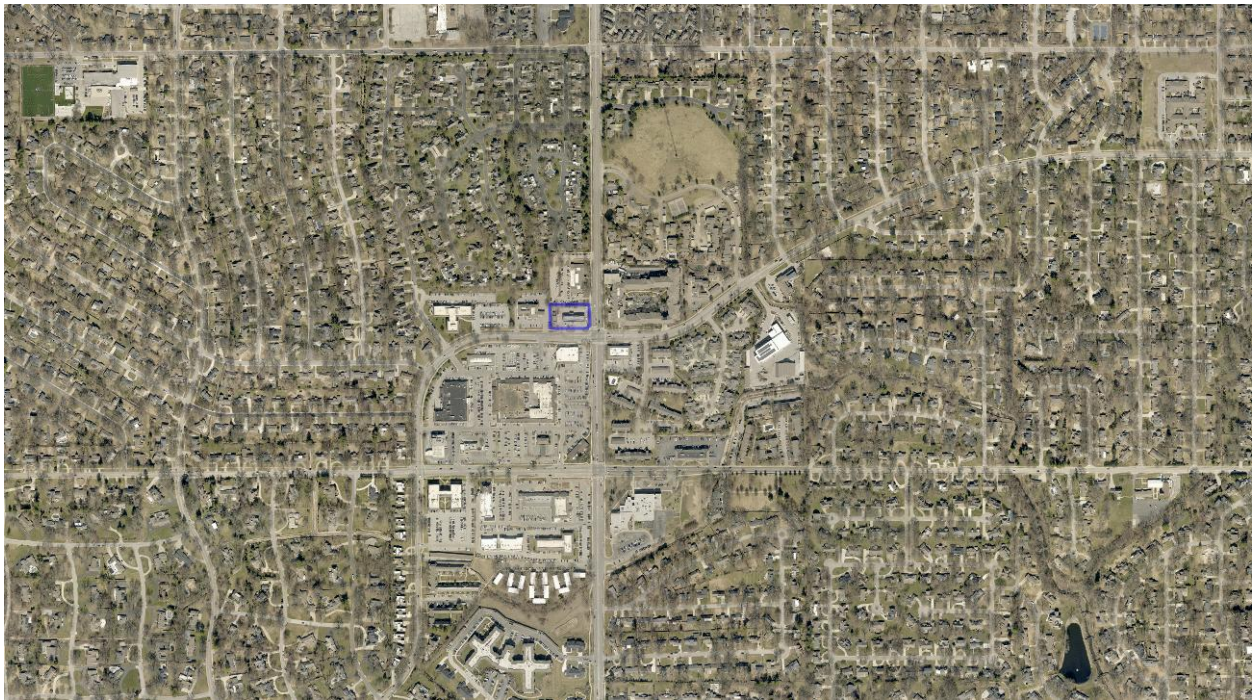
Related Case Files: PC 2015-02 Special Use Permit - Renewal
PC 2002-12 Special Use Permit Renewal
PC 1992-02 Special Use Permit Environmental Remediation
PC 1991-02 Special Use Permit Renewal
PC 1983-108 Special Use Permit for Service Station

Attachments: Application, site plan

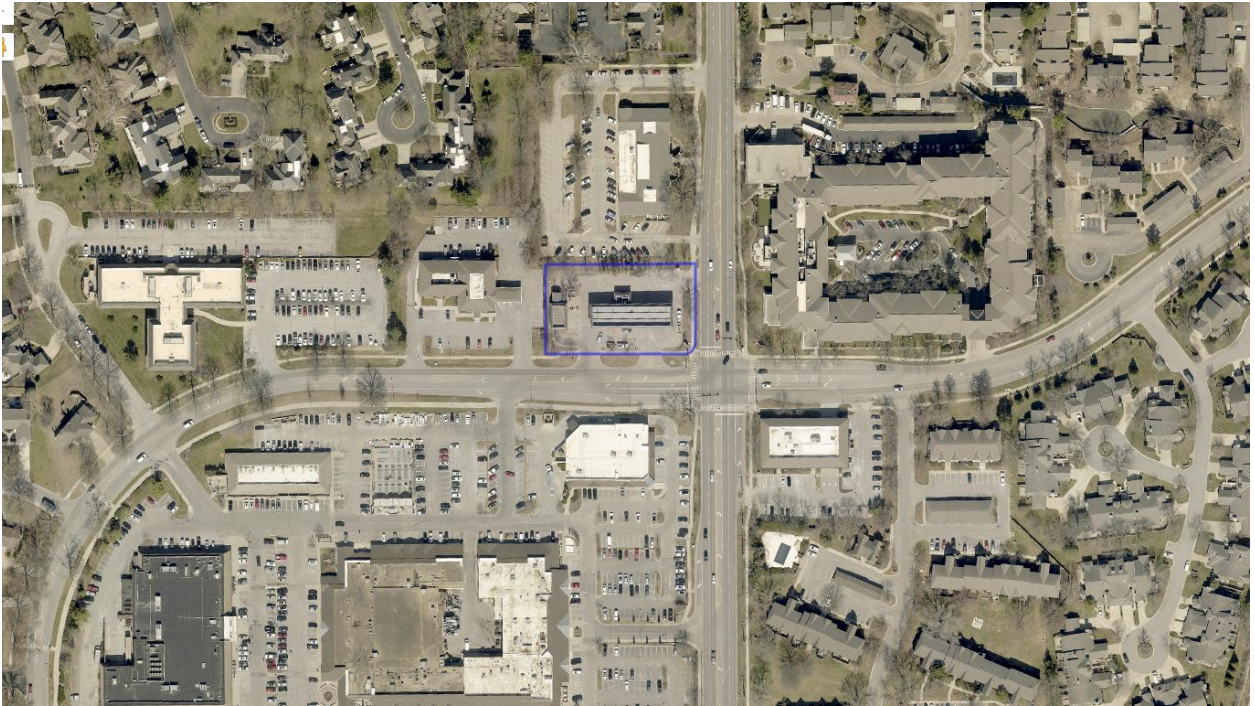
General Location - Map



Aerial - Context



Aerial - Block & Lot



Aerial - Site



Birdseye



Street Views



Looking east on Somerset Drive



Looking southwest on Mission Road & Somerset Drive

Background:

The applicant requests to renew a special use permit for a service station. The original permit was granted in 1991 and revised in 1992 to include a temporary groundwater remediation system. This permit was renewed in 2002 and again in 2015 where it specifically noted that KDHE had closed the groundwater remediation and monitoring in 2005. The 2015 renewal included the following conditions from the original 1991-92 special use permit:

1. That canopy lighting be directed as closely as possible toward the work surface and that all outdoor lighting be in conformance with Section 19.34.50 Outdoor Lighting in the zoning ordinance.
2. That if it is determined by KDHE that a remediation or monitoring system needs to be installed, the applicant shall apply for an amendment to the site plan through the Planning Commission.
3. That since no changes are proposed to the service station, the site plan illustrating the existing development be approved as the site plan.
4. That future changes and improvements to this site be handled as a site plan approval rather than an amendment to the special use permit.
5. That the special use permit be valid for a period of ten years.
6. If the permit is found not to be in compliance with the terms of the approval of the special use permit, it will become null and void within 90 days of notification of noncompliance, unless the noncompliance is corrected.
7. That the applicant shall maintain the landscaping and replace any plant materials as needed so that the integrity of the landscape screen is maintained throughout the life of the project.

The 10-year period from the 2015 renewal has expired and the applicant is requesting renewal of the special use permit. There are no physical or operational changes proposed with the application.

The applicant held a neighborhood meeting on July 27th, 2025, in accordance with the city's Resident Participation Policy, and has provided background on the meeting to supplement the application.

Zoning Requirements:

The property is zoned C-2 General District, and the building and site meet all C-2 standards. Service stations with accessory car washes and retail stores are permitted uses in C-2, subject to review and approval of a special use permit. The permit application is accompanied by site plan demonstrating all facilities unchanged from the most recent site plan approved by the city.

Special Use Permit Factors:

The Planning Commission shall make findings of fact to support its recommendation to approve, conditionally approve, or disapprove this special use permit. It is not necessary that a finding of fact be made for each factor. However, there should be a conclusion that

the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a special use permit are as follow: [[19.28.035](#)]

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

The building and site meet all standards of the C-2 zoning district.

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

The proposal is the renewal for an existing building and use, that was originally approved in 1991, and the most recent site construction was an approved site plan in 2015. No changes have occurred to the use, intensity, or physical nature of the site since that time, and none are proposed. The site is at the intersection of two major streets, opposite a commercial activity center. The property is zoned and used in a similar way to nearby property, with compatible design and intensity of uses. The residentially zoned property to the north is used as an institutional use (Johnson County Library). The site complies with all standards and will not adversely affect the welfare or convenience of the public.

C. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

Similar to the analysis in B. above, there will not be any substantial injury to the value of other property and there are no changes proposed to how the use has been situated and operated in the past.

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

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

There are no changes to the proposed site. It is situated on a corner and has access from both Mission Road and Somerset Drive. The property includes landscape buffers on the north and west (between parking) and streetscape buffers with street trees and sidewalks on the public frontages on the south and east. This is an appropriate design and street treatment for a busy commercial frontage.

E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas will be screened

from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

This is a renewal for an existing building and use, and does not necessarily trigger the parking standards. However, the ordinance would require the following:

- 1 space per employee and two spaces for each service bay (service station)
- 3 holding spaces for each washing stall (automobile wash)
- 1 space per 250 square feet of gross floor area (retail)

This results in approximately 35 parking spaces, queuing areas, or service stops required for this site. Between the service areas, queuing areas, 8 designated parking spaces with accessible parking stalls, and informal parking areas this site appears to comply with the ordinance requirement (despite no development or operational changes triggering a parking requirement). Further, there have been no problems or unusual difficulties with access reported in this area that impact other businesses or traffic flow on the street. As indicated under D., the site is appropriately landscaped based on the context and relationship to adjacent property and streets.

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

The application is reuse of an existing building and site, with no site development activity. There are adequate utilities in the area, and there have been no reports of drainage issues caused by the existing site layout. The site was under a groundwater remediation and monitoring requirement from 1992 to 2005; however, that issue has been cleared by KDHE and there have been no other reports of issues.

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

There are no proposed changes to the access or intensity and operations on the site. The site has functioned properly under these conditions and there have been no reports of problems or unusual difficulties with access or traffic in this area due to the use or site layout.

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

Storage of gasoline can produce environmental or hazardous material concerns, and underground storage tanks are subject to safety and remediation standards. Staff is not aware of any evidence of non-compliance or any other reports of problems or concerns regarding hazardous or toxic materials. The applicant shall be subject to all other applicable state or federal requirements for use, operation, and removal of tanks should the use change or be discontinued.

I. Architectural style and exterior materials are compatible with such style and materials used in the neighborhood in which the proposed building is to be built or located.

No changes are proposed for the building or site, and the site meets all applicable standards and conditions of previous approvals. Should any changes be proposed in the future the application shall be subject to the standards in effect at that time.

Recommendation:

Staff believes that the facts support the requisite findings for the Planning Commission to recommend, and the City Council to approve, the renewal of this application.

Consistent with prior similar applications, and since special use permits are revocable upon any violations of conditions or changed circumstances, staff recommends no specific time limit for this renewal. The recommended conditions are:

1. That canopy lighting be directed as closely as possible toward the work surface and that all outdoor lighting be in conformance with Section 19.34.50 Outdoor Lighting in the zoning ordinance.
 2. That if it is determined by KDHE that a remediation or monitoring system needs to be installed, the applicant shall apply for an amendment to the site plan through the Planning Commission.
 3. That since no changes are proposed to the service station, the site plan illustrating the existing development be approved as the site plan.
 4. That future changes and improvements to this site be handled as a site plan approval rather than an amendment to the special use permit.
 5. That the special use permit be valid for an unlimited time, but is revocable by the city due to any violations of the conditions or substantial changes in operations or conditions of the property or surrounding context.
 6. If the permit is found not to be in compliance with the terms of the approval of the special use permit, it will become null and void within 90 days of notification of noncompliance, unless the noncompliance is corrected.
 7. That the applicant shall maintain the landscaping and replace any plant materials as needed so that the integrity of the landscape screen is maintained throughout the life of the project.
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Project Description

Requested Action*

Special Use Permit

Legal Description*

8120 Mission Rd

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Mahmood Akbar

Address*

8120 Mission Road

Phone Number*

9136526662

E-Mail*

gumtala@live.com

Owner Name*

GPM

Location of Property*

8120 Mission Road

Owner Phone Number*

9136381421

Owner E-Mail*

gumtala@live.com

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

Special Use License Renewal

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*

mahmood akbar

Jun 17, 2025

Date*

06/16/2025

July 15, 2025

NOTICE TO OWNERS OF AFFECTED PROPERTY

PLANNING COMMISSION

PRAIRIE VILLAGE, KANSAS

A renewal application for Shell Gas Station on 8120 Mission Rd has been filed by the Shell Gas Station Administrator dba Shell Gas Station and would authorize the continuation of the already operating as a Gas Station.

The property is in a C2 Zoning District. A public hearing will be held by the Planning Commission on August 5th, 2025, at the Council Chamber of the City Hall, 7700 Mission Rd., Prairie Village, KS. at which time you may appear, if you so desire, in person.

There will be an informational meeting held at 8120 Mission Road on Sunday, July 27th at 6:00 p.m. to discuss and answer any questions. We look forward to seeing you and hearing your feedback.

Sincerely,

Mahmood Akbar,

Shell Gas Station Operator

Neighbour hood meeting at 8120 mission rd

Mahmood AK gumtala@live.com

Good morning Adam,

meeting held yesterday at 6pm at the location. I put signs on store doors for meetings but no one show up. I have attached the attendees sheet that is empty. Please let me know.

Thank you

Mahmood

8120 mission road

Prairie village.

Shell gas station.

