

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, SEPTEMBER 9, 2025  
7700 MISSION ROAD  
COUNCIL CHAMBERS  
6:00 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF PLANNING COMMISSION MINUTES - August 5, 2025**

**III. PUBLIC HEARINGS**

PC-25-9            Renewal of special use permit for service station, car wash, and  
                         convenience store  
                         3901 Tomahawk Road  
                         Zoning: C-2  
                         Applicant: Muhammad Jutt

PC-25-16           Special use permit for restaurant and craft brewery  
                         4000 W. 71<sup>st</sup> Street  
                         Zoning: C-2  
                         Applicant: Big Grove Brewery and Taphouse

**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](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  
AUGUST 5, 2025**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 5 at 6:00 p.m. in the Council Chambers at 7700 Mission Road. Vice-Chair Jeffrey Valentino called the meeting to order at 6:00 p.m. with the following members present: Jonathan Birkel, David Herron (via Zoom), James Kersten, and Melissa Temple.

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. Birkel made a motion to approve the minutes of the July 1, 2025, regular planning commission meeting as presented. Ms. Temple seconded the motion, which passed 5-0.**

**OLD BUSINESS**

None.

**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

Mr. Brewster said that the applicant was requesting 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. The permit was renewed again in 2002 and 2015, at which time it was 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 regulations.

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.

Mr. Brewster said that there were no physical or operational changes proposed with the application. The property is zoned C-2 - General Business 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.

Mr. Brewster noted that the planning commission is tasked with making findings of fact to support its recommendation to approve, conditionally approve, or disapprove special use permits. 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 identified in Section 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 a 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 properties, with compatible design and intensity of uses. The residentially zoned property to the north is used as an institutional use (The Corinth branch of the 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.**

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.**
- 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:

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

This results in approximately 35 parking spaces, queuing areas, or service stops required for the site. Between the service areas, queuing areas, eight designated parking spaces with accessible parking stalls, and informal parking areas, the 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. 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 the 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 was 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.

Mr. Brewster said that staff believed 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 the 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.

Mr. Valentino asked whether the special use permit would need to be renewed or reconsidered by the planning commission if ownership of the station were to change hands. Mr. Brewster said that a special use permit could be transferred to another owner subject to a signed statement that the new owner agrees to all prior conditions.

Mr. Birkel asked about landscape requirements for the site. Mr. Brewster said that the landscaping at the site met the requirements from the previous renewal.

Applicant Mahmood Akbar, 8120 Mission Road, was present to discuss the application. He noted that he had no objections to the recommended conditions.

Mr. Valentino opened the public hearing at 6:06 p.m. With no one present to speak, Mr. Valentino closed the public hearing at 6:07 p.m.

**Ms. Temple made a motion to recommend approval of the special use permit renewal to the city council. The motion was seconded by Mr. Birkel and passed 5-0.**

## **NON-PUBLIC HEARINGS**

None.

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

With no further business to come before the commission, Mr. Valentino adjourned the meeting at 6:11 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** September 9, 2025, Planning Commission Meeting

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**Application:** PC 25-9

**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:** 3901 Tomahawk Road, Prairie Village, KS

**Applicant / Property Owner:** Muhammad Jutt, Owner / Station PV Tomahawk, LLC

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

**Surrounding Zoning & Use:** **North:** R-1B, Single-family Residential – Detached Houses & Park  
**East:** C-2, General Business - Bank  
**South:** C-2, General Business - Retail, Restaurant, Services  
**West:** R-1B, Single-family Residential – Detached Houses

**Legal Description:** 16-12-25 BG 1166.75' N & 29.86' W SE CR SE1/4 W 115.98'N 10.83' NW 34.59' TO PT ON SELY/L TOMAHAWK RD NE 147.50' NELY & SELY ALG CUR 32.32' S 97.07' TO POB EX MINERAL RIGHTS .216 ACS M/L PVC 2B 4A

**Property Area:** 0.24 acres (10,244.45 s.f.)

**Related Case Files:** PC 2015-01 Special Use Permit - Renewal  
PC 2002-13 Special Use Permit Renewal  
PC 1997-103 Site Plan Approval  
PC 1992-01 Special Use Permit Environmental Remediation  
PC 1991-03 Special Use Permit Renewal

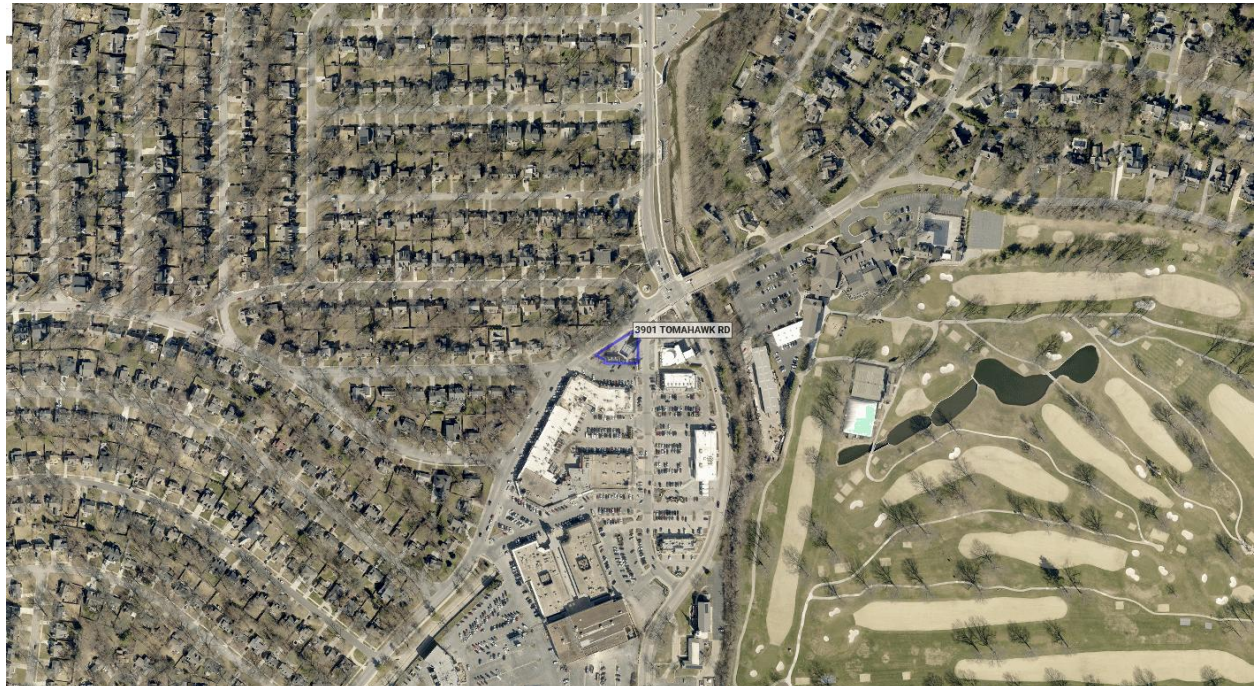
**Attachments:** Application, site plan

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**General Location - Map**



**Aerial - Context**



**Aerial - Block & Lot**



**Aerial - Site**



**Birdseye**



**Street Views**



*Looking southwest on Tomahawk Rd.*



*Looking west from Mission Lane*

**Background:**

The applicant requests to renew a special use permit for a service station. The original permit was granted in 1991, and was renewed in 2002 and again in 2015. In 1991 KDHE required a groundwater remediation and monitoring system when the tanks were replaced, and closed the environmental monitoring in 2011. Monitoring is no longer required, but may be required by KDHE if any situations occur. 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. If it is determined that groundwater remediation or monitoring system needs to be reinstalled, the applicant shall apply for an amendment to the site plan through the Planning Commission.
3. 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, including architectural style or exterior materials, to this site be submitted to the Planning Commission for 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 August 20<sup>th</sup>, 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

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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. It was originally approved in 1991, and no physical changes to the building, site or operations have occurred since the approval, and none are proposed with the renewal. 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 separated by Tomahawk Road, and there are appropriate streetscape and frontage design transitions between these homes, this site, and the rest of the Prairie Village shops to the south and west. 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 triangular corner of Tomahawk Road and Mission Lane. The property includes landscape buffers on the south and east (between parking and internal lanes to the Prairie Village Shops) and streetscape buffers with street trees and sidewalks on the public frontages on the west and north. 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)
- 1 space per 250 square feet of gross floor area (retail)

This results in approximately 22 required parking spaces, queuing areas, or service stops required for this site. Between the service areas, queuing areas, 15 designated parking spaces and informal parking areas this site appears to comply with the ordinance requirement (despite no development or operational changes triggering a parking requirement). Additionally, this site is included within the Prairie Village Shops that uses a blended parking rate for all parking; there are over 40 “on-street” parking spaces on the internal lanes immediately abutting the site. 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 1991 to 2011; 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.

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**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. If it is determined that groundwater remediation or monitoring system needs to be reinstalled, the applicant shall apply for an amendment to the site plan through the Planning Commission.
  3. 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, including architectural style or exterior materials, to this site be submitted to the Planning Commission for 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\*

3901 tomahawk rd prairie village ks 66208

**Applicant Information**

What are you applying for?

Planning Commission

Applicant Name\*

Muhammad Jutt

Address\*

3901 tomahawk prairie village ks 66208

Phone Number\*

773-398-8910

E-Mail\*

jamallc786@gmail.com

Owner Name\*

Muhammad Jutt

Location of Property\*

3901 Tomahawk Prairie Village, KS 66208

Owner Phone Number\*

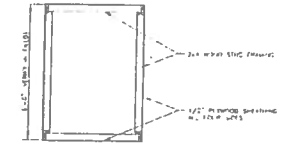
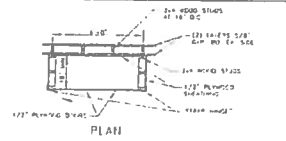
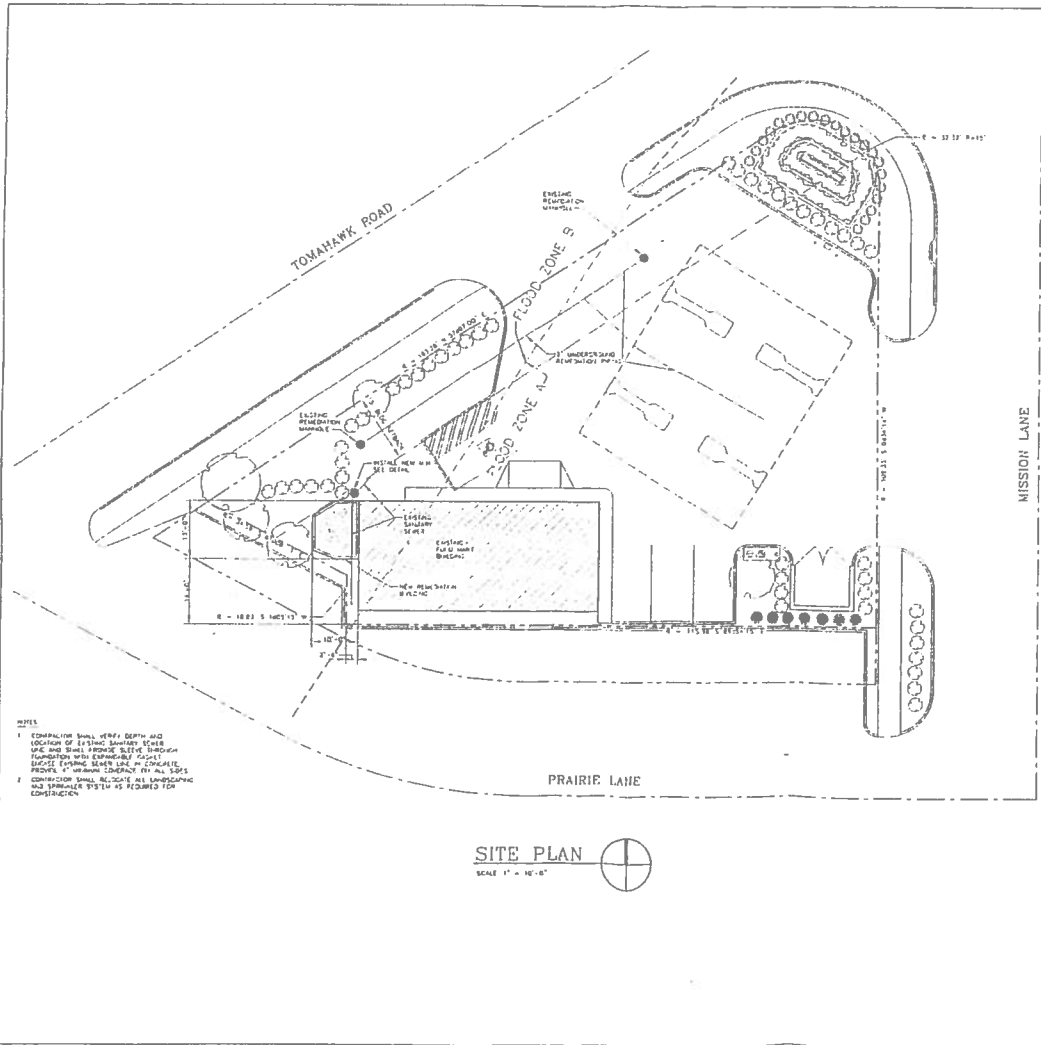
773-398-8910

Owner E-Mail\*

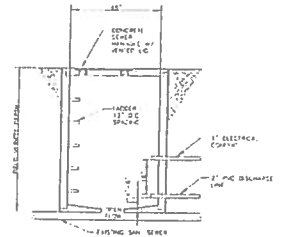
jamallc786@gmail.com

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

Special use permit for service station.



**CONTROL PANEL CABINET**  
SCALE 1/2" = 1'-0"



**DISCHARGE MANHOLE DETAIL**  
SCALE 1/2" = 1'-0"

warman  
design group  
1828 South - 44th Street, North Kansas City, MO 64111  
816-452-2221 • warmandesign.com • 816-452-1181 fax

**TEXACO**  
3901 TOMAHAWK  
PRAIRIE VILLAGE, KANSAS

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	6-1-92	...
2	...	...	...
3	...	...	...
4	...	...	...

DATE: JUNE 1, 1992

SHEET  
1 OF 3

JOB NO.  
1957-92

August 10, 2025

NOTICE TO OWNERS OF AFFECTED PROPERTY

PLANNING COMMISSION

PRAIRIE VILLAGE, KANSAS

A renewal application for Shell Gas Station on 3901 Tomahawk 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 September 9th, 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 3901 Tomahawk Rd, Prairie Village, KS 66208 on Wednesday, August 20<sup>th</sup> at 5:00 p.m. to discuss and answer any questions. We look forward to seeing you and hearing your feedback.

Sincerely,


Muhammad Jutt,

Shell Gas Station Operator

# 3901 tomahawk shell



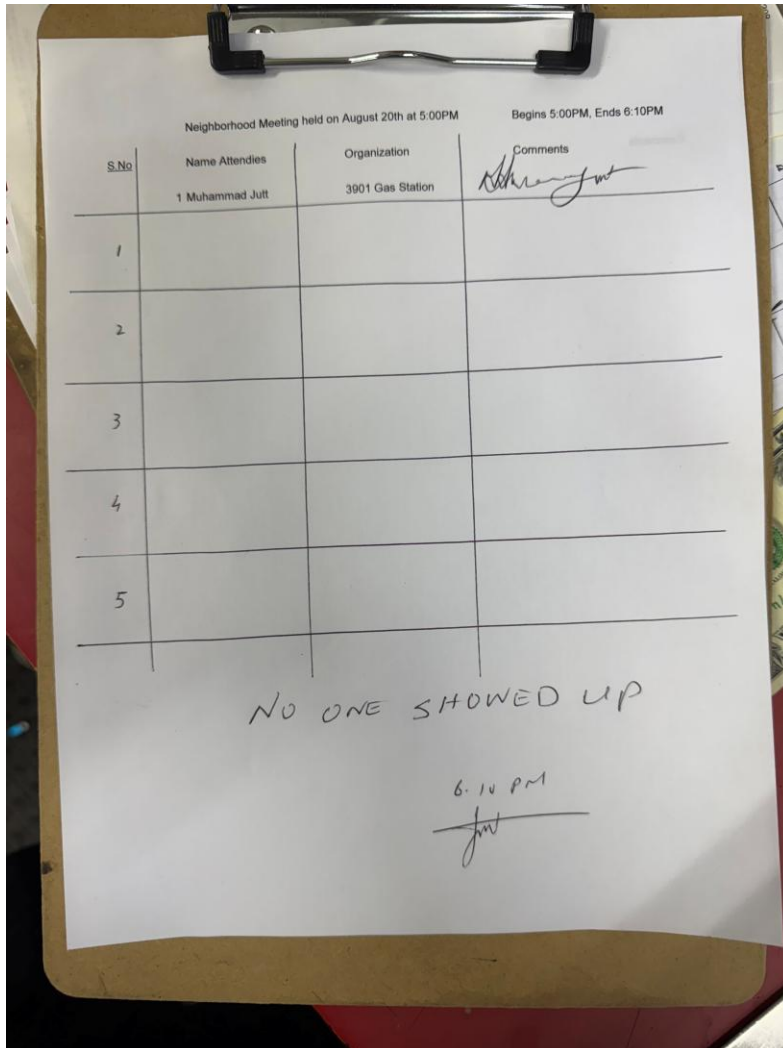
mohammad akram jutt <farmiay@hotmail.com>  
To ● Adam Geffert

 You replied to this message on 8/25/2025 11:13 AM.  
If there are problems with how this message is displayed, click here to view it in a web browser.

 External email >

\*\*\*This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in un

Sir Adam  
No one showed up for the meeting at 3901 tomahawk  
Prairie village ks 66208.



# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** September 9, 2025, Planning Commission Meeting

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**Application:** PC 25-16

**Request:** Special Use Permit - Brewery and Revised Site Plan

**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.*

*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:** 4000 W. 71<sup>st</sup> Street (71<sup>st</sup> Street & Mission Road), Prairie Village, KS

**Applicant / Owner :** Matthew Swift, Big Grove Prairie Village LLC (applicant); Al Buck, Solum Lang Architects LLC (owners rep); Patrick Joyce and Carson Scheer, Kimley Horn (project engineers and architects); GRI Prairie Village, LLS, First Washington Realty Inc. (owner)

**Current Zoning & Use:** C-2 General Business District – Retail (vacant)

**Surrounding Zoning & Use:** **North:** C-2 General Business – Restaurant / Retail / Services (continuation of shopping center)  
**East:** C-O Commercial Office – Church; & D-1 (Mission Hills, KS) – Golf Course  
**South:** R-1B Single Family Residential District – Single Family  
**West:** C-2 General Business – Restaurant (continuation of shopping center); & R-1B Single Family Residential District – Single Family

**Legal Description:** PRAIRIE VILLAGE SHOPPING CENTER LT 1

**Property Area:** 14.35 ac. (624,925.64 s.f.)

**Related Case Files:** PC 2024-114 Site Plan - Revised, Commercial Remodel  
PC 2021-121 – Site Plan, Commercial Remodel

**Attachments:** Application, site plan, landscape plan, elevations, and supporting renderings and reports

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**General Location Map**



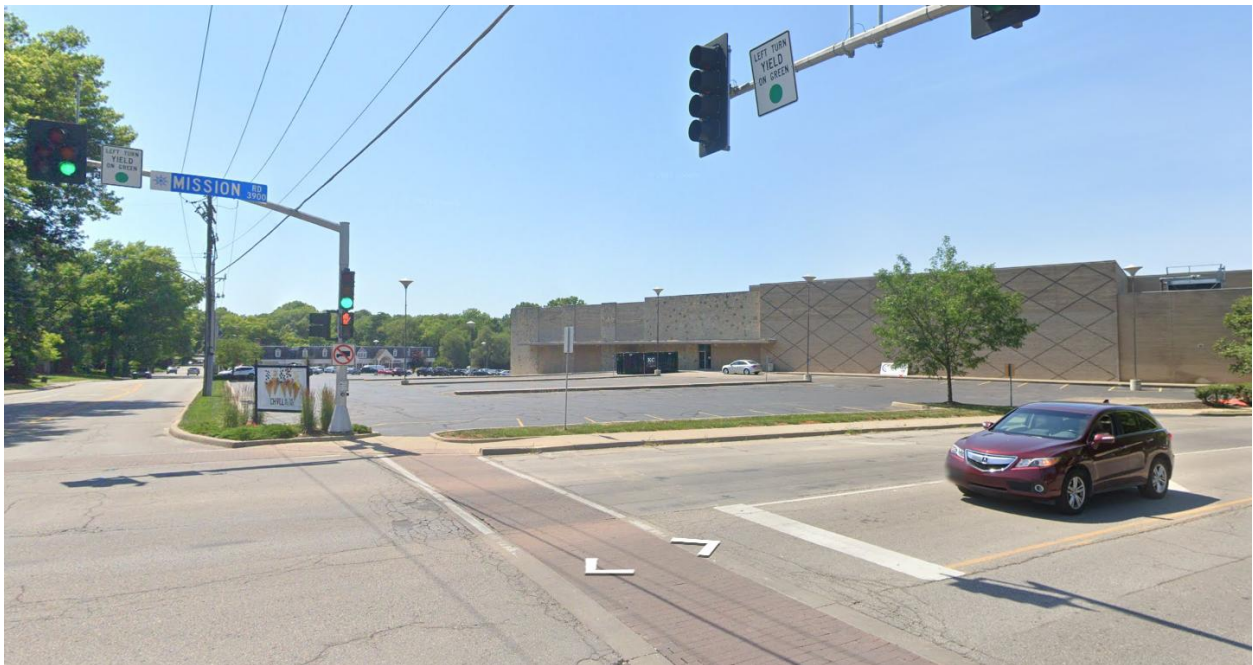
**Aerial Map**



**Site**



**Street Views**



*Street view looking west at 71<sup>st</sup> Street & Mission Road*



*Street view looking east on 71<sup>st</sup> Street.*



*Street view looking north on Mission Road.*



*Bird's eye view*

**Background:**

The applicant is requesting a special use permit to locate a microbrewery with associated restaurant and accessory retail services in the Prairie Village Shops. The use is proposed for in the east portion of the renovated building (approximately 11,500 square feet), fronting on the south elevation along 71<sup>st</sup> Street. A site plan for a remodeling of a vacant commercial building was approved in 2021 and then was then revised and approved for changes that included: second story (third level of the building); changes to the exterior of the façade, reconfiguration of parking and loading areas, and landscape improvements associates with exterior plazas, courtyards, parking areas, and streetscapes. The property is zoned C-2 General Business, and most recently has been used for a department store (Macy's building). The prior site plan anticipated a retail grocery on the lower level (accessed by the west and north elevations) and a mix of retail, restaurant, and service businesses on the second level (accessed by the south elevation). Although the use is permitted in C-2 and is consistent with the prior approved site plan, a microbrewery requires a special use permit in the C-2 zoning district. A site plan for a remodel was approved in 2021 but never executed for building permits. The remodeling will convert the building to multi-tenant space, which is anticipated to include a retail (grocery) on the first (lower) level, with retail, restaurant, and/or service business spaces on the second (south elevation street) level. Remodel with expansions of buildings of more than 10% or exterior renovations with substantial material changes require the Planning Commission to review and approve a site plan.

The applicant held a neighborhood meeting on August 28, 2025, in accordance with the Prairie Village Resident Participation Policy. The applicant has provided background on that 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. Restaurants that serve alcohol are permitted in the C-2 district with some restrictions [[19.20.005](#) and [19.20.010\(c\)](#)], but microbreweries are permitted uses in C-2, subject to review and approval of a special use permit [“Drinking Establishment - Bar / Night Club” [19.27.010](#)]. Microbreweries are also subject to specific business license requirements in the municipal code [[3-304](#)]. The special use permit application is accompanied by site plan demonstrating compliance with the prior approved site plan except for specific adjustments noted in the special use permit factors proposed to accommodate this specific tenant.

**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](#)]

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

This use is a regulated industry that is subject to specific licensing requirements of the Kansas Alcoholic Beverages Commission. Additionally, the Prairie Village Municipal Code also has standards for microbreweries that repeat state licensing requirements. One of the requirements is separation from churches by more than 200 feet, or a waiver of this requirement through applicable procedures. The applicant has submitted a letter of support from the Colonial Church, 7039 Mission Road, which is within 200 feet of the proposed tenant building space, and the applicant has initiated proceedings with the City Council to consider a waiver of this location restriction.

Regarding zoning standards, the building and site meet all standards of the C-2 zoning district and conforms with the previously approved site plan, except where specifically noted below.

- The outdoor patio space has been redesigned and configured for more formal seating associated with the tenant space. This includes:
  - An enclosed stone wall and landscape features;
  - A covered canopy extending from the building over the west portion of the patio (black steel structure with exposed corrugated metal under panels - approximately 16' high);
  - A wood pergola over a smaller portion on the east of the patio (wood with translucent corrugated under panels - approximately 12' high);
  - Additional accessory landscape and outdoor amenity features.
- The east elevation has been changed to include 2 large windows in the mid-portion of the stone wall. This is consistent with and an improvement on the prior approved direction and provides additional architectural relief on this otherwise large blank wall (previously broken up by material changes and 4 vertical stone accents which remain)
- A specific sign proposal for this tenant. The sign includes channel letters mounted on top of the canopy. The proposed sign is approximately 203 square feet (50.75' x 4'). The prior site plan approved signs in concept only since the Prairie Village Shops are currently under a property-specific sign plan for all property and since there were insufficient details on specific signs to review against these standards or otherwise consider as updating or amending these standards. Under that currently applicable sign plan, this particular building includes 4 large anchor tenant signs - one on each main wall approximately 104 square feet each. In association with this special use permit, the Planning Commission can recommend and the City Council may approve a permit-specific sign. Staff recommends approving the proposed sign in place of 2 of the otherwise allowed "anchor signs" (2 at 104 s.f. each) for this property. All other signs shall remain only conceptually approved and subject to the property specific sign plans, unless a comprehensive sign plan for the Prairie Village Shops is proposed and approved by the city through appropriate review and procedures.

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

The proposed use is appropriate for the C-2 district and compatible with the overall nature and character of the Prairie Village Shops. It is consistent with the initial investment and site plan proposed and approved by the Planning Commission in 2024. In addition, it should contribute to the “activity center” concept identified in the comprehensive plan for the city’s commercial areas and specifically the Prairie Village shops. Assuming that all compatibility and adjacency issues are adequately addressed and managed with adjacent property, as noted in C. below, the proposed special use will not adversely affect the public welfare and convenience.

**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.**

Restaurants and drinking establishments are generally appropriate in the C-2 district and are similar to and compatible with other businesses in the Prairie Village Shops. The general use is also consistent with the use mix proposed in the approved site plan. Two aspects of “drinking establishments” requiring special use permits and of this specific plan are pertinent to the Planning Commissions consideration:

- As a microbrewery, this use proposes some on-site manufacturing of craft beer. Specifically, the applicant proposes approximately 6% of the area will be production; 75% will be kitchen and restaurant; and other portions will be accessory retail and patio seating. These uses are subject to all Kansas Alcoholic Beverage Commission licensing standards as a microbrewery specifically and all other business license and health code standards as a restaurant generally, which should adequately address any concerns with the manufacturing and sale of craft beer on premises.
- There is a significant outdoor seating and service area associated with this use which could potentially present negative impacts on nearby property. The applicant has proposed that hours of operations would typically be 11 A.M. to 11 P.M. (with slight modification based on community and customer feedback). The nearest residential structure is over 200 feet from the nearest portion of the outdoor service area. This space includes a landscape perimeter of the patio, parking areas with landscape in islands and the perimeter, and a collector street that also includes some trees. Further, all uses in business districts, and particularly business districts near residential areas must comply with the Prairie Village noise ordinance, which limits noises between 10 P.M. and 7 A.M weekdays and 12 A.M and 8 A.M weekends [8-503]. Staff feels that this combination of location and mitigating factors will not present negative impacts on adjacent residential property, or in the event that any unanticipated issues do arise there will be mitigating strategies or enforcement mechanisms to correct any issues.

**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.**

All elements of this plan were previously reviewed and approved by the Planning Commission in conformance with the city's standards and site plan criteria, except as noted above. No other factors that affect the building, site, or landscape plan are changing.

Additionally, businesses of this type, scale, and intensity were accounted for in the traffic analysis conducted with the prior approved plan and no additional traffic analysis is needed for this particular tenant.

- 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.**

A parking plan and a blended parking rate were applied to this property and approved in compliance with the parking standards with the 2024 site plan approval. Uses of this scale and intensity were incorporated into that approved plan. No aspects of this plan change the physical configuration or quantity of parking in the approved plan. The proposal includes a more intense use of the patio area than was originally proposed; however, this use is complimentary to the restaurant uses that were originally anticipated. Specifically, the proposal involves up to a maximum of approximately 125 outdoor seating areas; approximately 180 to 200 inside seating areas; and up to 60 to 80 private event seating. Generally, these areas do not operate at capacity, and to some extent these three distinct areas would not be expected to be fully utilized at this time.

Staff feels that the prior approved parking plan, and the fact that the Prairie Village Shops operates under a blended rate parking requirement for all uses throughout the shops (and where any one use has access to all of the available parking in the shops), that the increase intensity in the patio area does not significantly change the parking plan. Additionally, the brewery operator and the property owner are satisfied that there is adequate parking to meet their business interests.

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

The application is associated with a site plan and redevelopment of an existing building that addressed all utility needs. The applicant submitted an updated drainage letter demonstrating a minimal decrease in impervious surfaces through landscape islands, which is consistent with the prior approval and stormwater requirements associated with redevelopment of the site.

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**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.**

Businesses of this type, scale, and intensity were accounted for in the traffic analysis conducted with the prior approved plan and no additional traffic analysis is needed for this particular tenant.

**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.**

There are no anticipated hazardous or toxic materials associated with this use and all waste and byproducts are anticipated to be addressed through typical channels that affect restaurants. Production of beer can produce some different odors, but at this scale and this particular manufacturing they would not generally be considered "obnoxious odors" that would be detrimental to public health or otherwise offensive to the general public.

**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.**

Other than specific changes noted above in item A addressing existing standards, there are no proposed changes to the architectural or exterior elements from the prior approved site plans. Staff believes this plan and the changes are consistent with the prior approvals and this criteria.

**Recommendation:**

Absent any testimony or evidence to the contrary at the public hearing, Staff believes that the Planning Commission may make findings that support approval of this application in compliance with the special use permit criteria. Staff recommends approval of the special use permit subject to the following:

1. The site plan and building elevations are consistent with the prior site plan approval except for the following, approved in conjunction with this special use permit:
  - a. Re-design of the patio space including enclosed wall, canopy, trellis, and other seating and amenities.
  - b. Addition of two large windows on the east elevation;
  - c. Specifications for a 203 +/- square foot channel letter sign on the canopy (50.75' x 4') in place of the two of the 4 104 square foot wall signs otherwise permitted an anchor tenant. All other signs are conceptual only, and all future signs shall comply with the Prairie Village Shops sign standards, or any comprehensive updates to those standards, or comply with the general city-wide sign standards.
2. The special use permit is contingent on the City Council approving a waiver of the location restriction related to churches as provided in licensing requirements

of the Prairie Village Municipal Code, or otherwise determines that location restriction is inapplicable to this site.

3. The special use permit is limited to the site plan application associated with the permit in terms of location, extent, and operation limitations.
  4. The special use permit is approved without an expiration date; however, the permit is revocable for any violation with the conditions of this permit, any non-compliance with approved site plans, or any other violation of city codes or business license requirements.
  5. 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.
  6. All other conditions of the site plan approved in October 2024 which are not specifically a part of this special use permit remain in effect.
-

## **Details**

### **Project Description**

Requested Action\*

Commercial Site Plan Review/Exception Request

Legal Description\*

A portion of lot 1 and lot 2 of Prairie Village Shopping Center, a subdivision in the City of Prairie Village, Johnson County, Kansas.

### **Applicant Information**

What are you applying for?

Planning Commission

Applicant Name\*

Carson Scheer

Address\*

805 Pennsylvania Avenue, Suite 150

Phone Number\*

8165481366

E-Mail\*

carson.scheer@kimley-horn.com

Owner Name\*

Matt Swift

Location of Property\*

4000 W 71st St.

Owner Phone Number\*

3103314545

Owner E-Mail\*

matt@biggrove.com

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

Site plan and special use permit for a tenant renovation within the Shops of Prairie Village shopping center, at the NW corner of 71st and Mission Rd intersection, located, for use as a brewery with outdoor patio space.

**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\*

Carson Scheer

Aug 15, 2025

Date\*

08/15/2025

**Project:** Big Grove Brewery  
**Applicant:** The Village Redevelopment at 71<sup>st</sup> and Mission  
**Property Address:** 7060 Mission Road, Prairie Village, Kansas 66206  
**Zoning District:** General Business District, C-2 Business Commercial  
**Occupancy:** Restaurant, A-2  
**Date:** August 29<sup>th</sup>, 2025

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## HONORABLE CITY COUNCIL MEMBERS

This application seeks a Special Use Permit (SUP) to establish a regionally owned microbrewery, *Big Grove Brewery*, within the City of Prairie Village, Kansas. The proposed restaurant and brewery will be located at 7060 Mission Road, in the vacant commercial space zoned as C-2 Business Commercial. The facility will include a brewing area, tasting room, private dining room, patio, and small-scale retail component.

The brewery is designed to be a neighborhood-focused gathering space that complements the community's character and contributes positively to the local economy. The SUP is being requested to allow for the production and consumption of craft beer on-site, which is a use conditionally allowed under the current zoning classification.

### Proposed Use

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The brewery will occupy approximately 11,500 square feet and include:

- A **production area** for brewing, fermentation, and packaging (roughly 6% of total square footage)
- A **kitchen and restaurant** with indoor seating (roughly 75% of total square footage) and outdoor patio space
- A small **retail section** selling merchandise and packaged beer to-go
- **Off-street parking** to meet or exceed code requirements
- **Landscaping** in compliance with city regulations

Operating hours will generally be 11:00 a.m. to 11:00 p.m., with adjustments possible depending on community feedback and city ordinances.

### **Justification for Special Use**

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The proposed use is consistent with the intent and purpose of the zoning ordinance and the city's comprehensive plan in the following ways:

1. **Compatibility with Surrounding Area**

The brewery will be housed in a commercial corridor surrounded by compatible uses such as restaurants, shops, and offices. Noise, odor, and traffic impacts will be minimal due to the small-scale nature of the brewery itself and enclosed brewing operations.

2. **Economic and Community Benefits**

The brewery will generate new employment opportunities, support local suppliers, and act as a destination business, encouraging foot traffic to nearby establishments. As a regionally owned venture, it aims to engage with the Prairie Village community through events, partnerships, and local collaborations. This includes initiative through the Big Grove for Good Foundation. Giving back to the local communities that support Big Grove is central to their mission. More information can be found on [biggrove.com/pages/big-grove-for-good](http://biggrove.com/pages/big-grove-for-good).

3. **Compliance with Health and Safety**

All local, state, and federal licensing and safety requirements (including Kansas Alcoholic Beverage Control regulations) will be strictly followed. Noise levels will comply with city ordinances, and waste disposal (including spent grains and wastewater) will be responsibly managed in coordination with local utilities.

### **Public Interest and Compatibility**

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The brewery is intended to be a community-centric venue, not a high-traffic nightlife destination. It will host occasional small events such as beer releases, educational tours, or local charity fundraisers. Outdoor seating is designed to maintain a peaceful neighborhood atmosphere and intended for use as a community meeting place. Our team has held multiple meetings with the neighbors and received a letter of approval from the neighboring congregation.

The building façade will be renovated to enhance curb appeal and blend with the development aesthetic as previously submitted by First Washington Realty. Lighting, signage, and outdoor elements will be designed to minimize disruption to nearby residential or commercial neighbors.

## **Conclusion**

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Prairie Village Brewing Co. represents a thoughtful, community-driven use of existing commercial space. It aligns with the city's goals of supporting local business, enhancing community gathering spaces, and promoting mixed-use development. Approval of the Special Use Permit will allow for a unique, value-adding business to serve and enrich the Prairie Village community.

We respectfully request approval of this SUP application and look forward to working closely with city staff, the Planning Commission, and neighbors to ensure a successful and mutually beneficial project.

Respectfully,

Al Buck, AIA

*Partner + Architect*

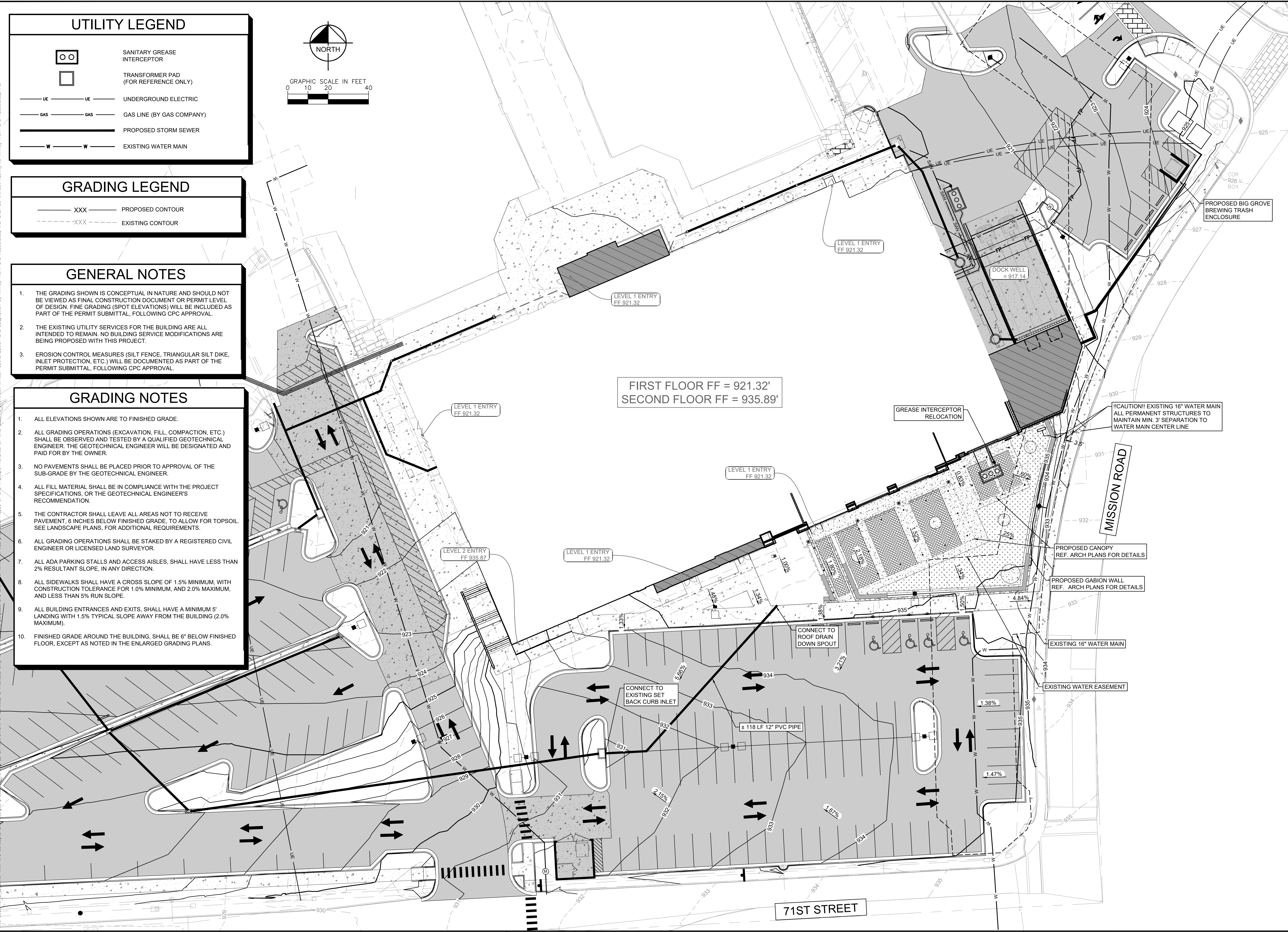
SOLUM LANG ARCHITECTS, LLC







DESIGNED BY: CMS DRAWN BY: EES CHECKED BY: KPS APPROVED BY: KPS  
 PLOTTED BY: Scherer, Carson 8/15/2025 1:22 PM  
 DWG NAME: K:\KNC-LA\0000000000\BIG GROVE BREWERY\2. DESIGN\CAD\PLANSHEETS\SHEET SET\GRADING & UTILITY PLAN.DWG  
 LAST SAVED: 8/14/2025 3:28 PM  
 This document, together with the concepts and designs presented hereby, is intended only for the specific purpose and client for which it was prepared. Reader of and improper reliance on this information without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### UTILITY LEGEND

- SANITARY GREASE INTERCEPTOR
- TRANSFORMER PAD (FOR REFERENCE ONLY)
- UNDERGROUND ELECTRIC
- GAS LINE (BY GAS COMPANY)
- PROPOSED STORM SEWER
- EXISTING WATER MAIN

### GRADING LEGEND

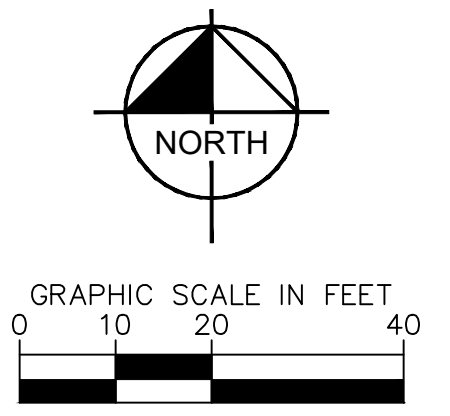
- PROPOSED CONTOUR
- EXISTING CONTOUR

### GENERAL NOTES

- THE GRADING SHOWN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE VIEWED AS FINAL CONSTRUCTION DOCUMENT OR PERMIT LEVEL OF DESIGN. FINE GRADING (SPOT ELEVATIONS) WILL BE INCLUDED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
- THE EXISTING UTILITY SERVICES FOR THE BUILDING ARE ALL INTENDED TO REMAIN. NO BUILDING SERVICE MODIFICATIONS ARE BEING PROPOSED WITH THIS PROJECT.
- EROSION CONTROL MEASURES (SILT FENCE, TRIANGULAR SILT DIKE, INLET PROTECTION, ETC.) WILL BE DOCUMENTED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.

### GRADING NOTES

- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
- NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
- ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT, 6 INCHES BELOW FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE PLANS, FOR ADDITIONAL REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
- ALL ADA PARKING STALLS AND ACCESS AISLES, SHALL HAVE LESS THAN 2% RESULTANT SLOPE, IN ANY DIRECTION.
- ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5% MINIMUM, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM, AND LESS THAN 5% RUN SLOPE.
- ALL BUILDING ENTRANCES AND EXITS, SHALL HAVE A MINIMUM 5' LANDING WITH 1.5% TYPICAL SLOPE AWAY FROM THE BUILDING (2.0% MAXIMUM).
- FINISHED GRADE AROUND THE BUILDING, SHALL BE 6" BELOW FINISHED FLOOR, EXCEPT AS NOTED IN THE ENLARGED GRADING PLANS.



FIRST FLOOR FF = 921.32'  
SECOND FLOOR FF = 935.89'

<b>Kimley &gt;&gt;&gt; Horn</b>	
805 PENNSYLVANIA AVENUE, SUITE 150 KANSAS CITY, MO 64105 PHONE: 816-452-0350 FAX: 816-452-0351 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. MO CERTIFICATE OF AUTHORITY #2012036305, EXPIRES 12/31/26	
NOT FOR CONSTRUCTION	
KHA PROJECT 368033000	DATE AUG. 15TH, 2025
SCALE: AS SHOWN	DESIGNED BY: CMS DRAWN BY: EES CHECKED BY: KPS
GRADING & UTILITY PLAN	
<b>Big Grove Brewery</b> The Shops of Prairie Village 4000 W 71st Street Prairie Village, Kansas 66208	
C-300	





# PATIO VIEW FROM 71<sup>ST</sup> STREET & MISSION ROAD



BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 1

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384



# PEDESTRIAN VIEW FROM MISSION ROAD



BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 2

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# ENTRY VIEW FROM PARKING LOT



**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 3**

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# MAIN ENTRY



**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 4**

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# VIEW UNDER COVERED PATIO



**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 5**

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# VIEW OF CANOPY & PERGOLA FROM YARD



**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 6**

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# VIEW OF PATIO



**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 7**

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# VIEW OF EAST SIDE FROM MISSION ROAD

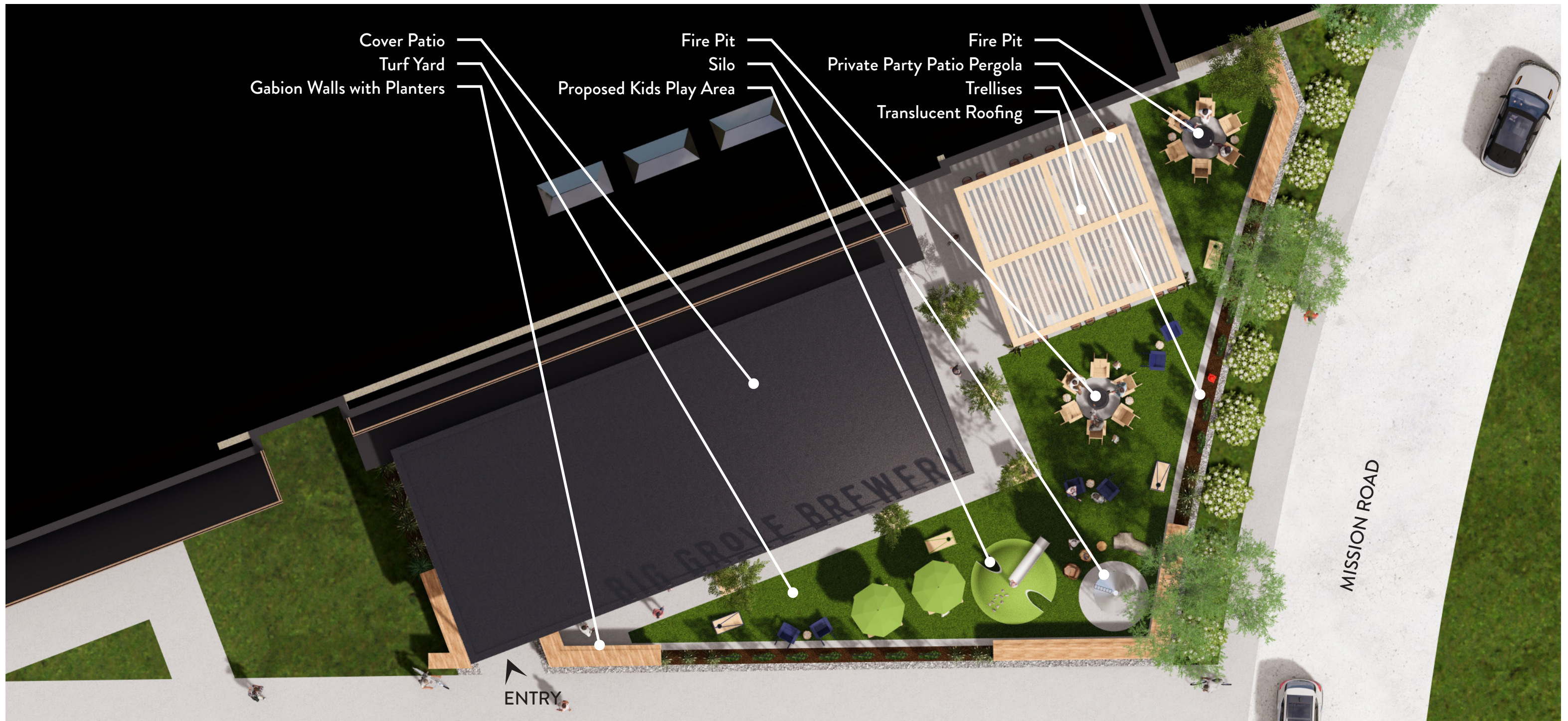


**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 8**

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# AERIAL VIEW



WEST



### MATERIAL LEGEND

-  Existing Painted Masonry
-  Composite Wood Panels
-  Exposed Corrugate Metal Panels Underside of Canopy
-  Trellis
-  Translucent Corrugate Panels Underside of Trellis
-  Black Steel - Structure
-  Glazing & Storefront Framing
-  Wood (Treated) - Pergola Structure
-  Gabion Wall

SOUTH



BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 10

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# MATERIAL LEGEND



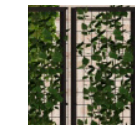
Existing Painted Masonry



Composite Wood Panels



Exposed Corrugate Metal Panels Underside of Canopy



Trellis



Translucent Corrugate Panels Underside of Trellis



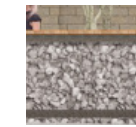
Black Steel - Structure



Glazing & Storefront Framing



Wood (Treated) - Pergola Structure



Gabion Wall

EAST



# MATERIALS



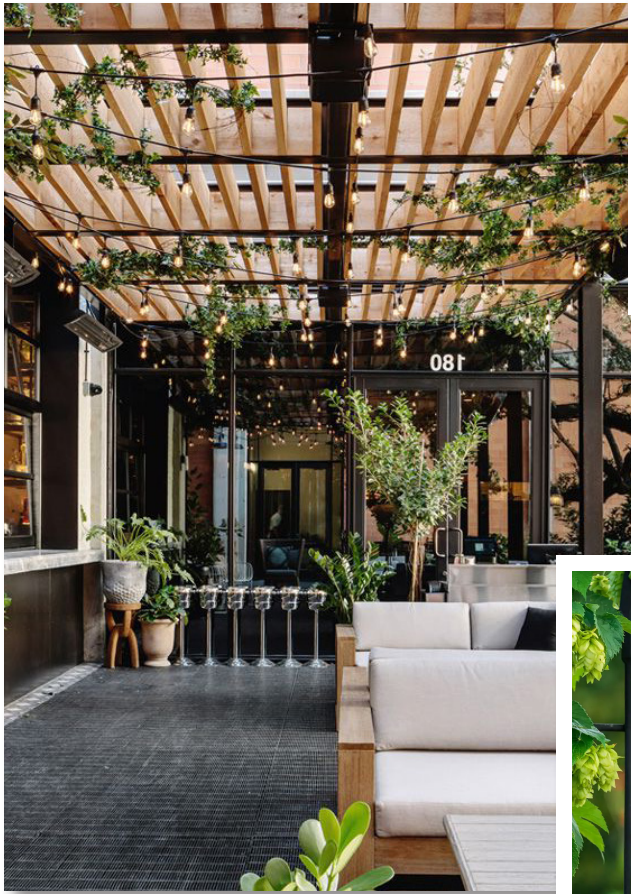
BLACK STEEL



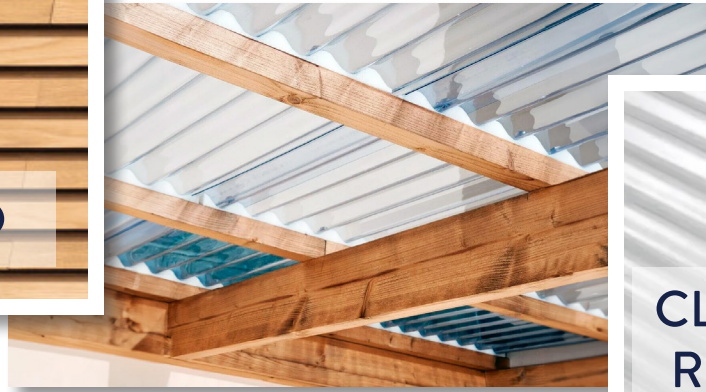
COLORS



BLACK STOREFRONT



WOOD



CLEAR PVC ROOFING



CORRUGATED METAL



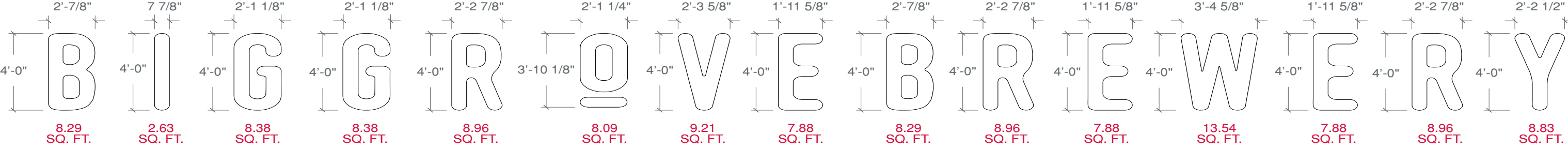
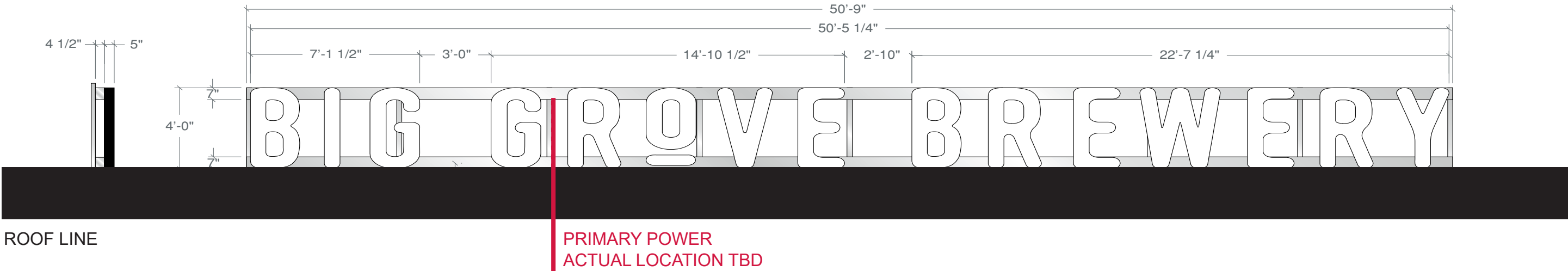
CONCRETE



HOPS



# PREVIOUS SIGNAGE SHOP DRAWINGS



TOTAL SQ. FT. OF INDIVIDUAL CHARACTERS EQUALS 126.16 SQ. FT.



# BIG GROVES AROUND THE MIDWEST

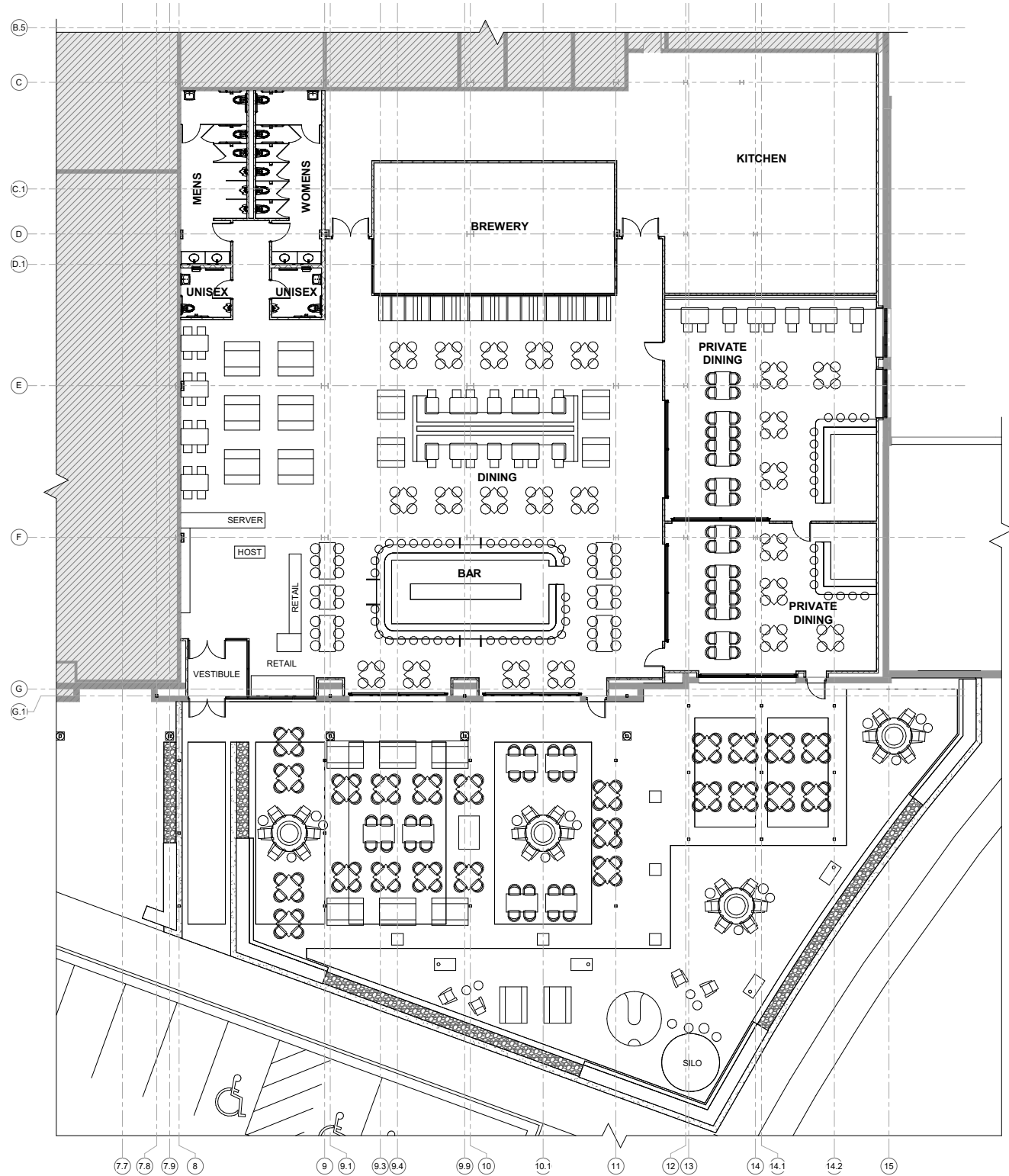


**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.15.2025 | 14**

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# PRELIMINARY FLOOR PLAN



**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.29.2025 | 1**

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## SOUTH BUILDING ELEVATION



## SOUTH PATIO ELEVATION



**BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.29.2025 | 2**

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384



WEST



### MATERIAL LEGEND



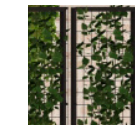
Existing Painted Masonry



Composite Wood Panels



Exposed Corrugate Metal Panels Underside of Canopy



Trellis



Translucent Corrugate Panels Underside of Trellis



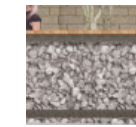
Black Steel - Structure



Glazing & Storefront Framing



Wood (Treated) - Pergola Structure



Gabion Wall

EAST

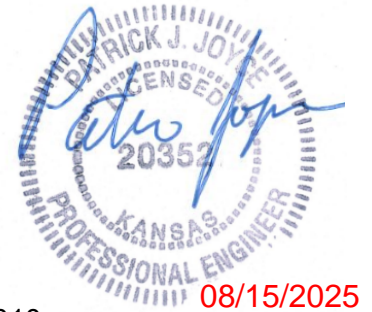


BIG GROVE BREWERY, PRAIRIE VILLAGE KS | 08.29.2025 | 3

Solum Lang Architects, LLC | 1101 Old Marion Rd. NE Cedar Rapids, IA 52402 | 319-862-0384



**DRAINAGE MEMORANDUM**  
August 15, 2025



**SUBJECT:**

7070, 7060 & 7040 Mission Road  
Prairie Village, KS 66206  
Johnson County, KS  
Kansas Uniform Parcel #: 0460651503008001010

**PROJECT AREA:** 0.44 acres (Part of Lot 1 Prairie Village Shopping Center)

**INTRODUCTION:**

This drainage memorandum (memo) provides a summary of the existing and proposed conditions, related to the redevelopment of the existing parking lot. The site is located at 4000 West 71<sup>st</sup> St. in Prairie Village, Kansas (previous address). The existing parking lot is located on part of Lot 1 (14.35 acres), of the Prairie Village Shopping Center. The project scope generally consists of converting a small portion of the existing parking lot into an outdoor patio space for Big Grove Brewery. Site improvements include the addition of an outdoor patio space consisting of synthetic turf, concrete, and pavers. The existing building envelope will remain unchanged, aside from some modifications to the existing facades. The overall project site is approximately 0.44 acres.

**EXISTING CONDITIONS:**

The site is located on Mission Road and north of West 71<sup>st</sup> Street. The existing area breakdowns for the site are as follows:

Parameter	Existing	
	Area (sf)	Area (ac)
Impervious Area	14,172.14	0.32
Building	5,293.34	0.12
Pervious Area	0.00	0.00
<b>Total</b>	<b>19,465.48</b>	<b>0.44</b>

Stormwater runoff from the project area currently surface drains to an existing series of interconnected catch basins on the east and west sides of the site.

PROPOSED CONDITIONS:

The proposed redevelopment and associated site improvements will maintain the existing drainage patterns, and the existing stormwater system will continue to convey the stormwater runoff away from the site. The proposed area breakdowns for the proposed site are as follows:

Parameter	Proposed	
	Area (sf)	Area (ac)
Impervious Area	11,479.20	0.26
Building	5,293.34	0.12
Pervious Area	2,692.94	0.06
<b>Total</b>	<b>19,465.48</b>	<b>0.44</b>

DIFFERENCE:

Parameter	Change	
	Area (sf)	Area (ac)
Impervious Area	(2,692.94)	<b>-0.06</b>
Building	0.00	+0.00
Pervious Area	2,692.94	<b>+0.06</b>
<b>Total</b>	<b>19,465.48</b>	<b>0.44</b>

CLOSURE

As discussed above, the site impacts due to the proposed project are minimal, and the amount of impervious surface area is slightly decreasing resulting in reduced stormwater peak flow rates exiting the site. Because the impervious surface area is not increasing, and drainage patterns as a whole remain generally unchanged, no additional stormwater management facilities or improvements are being proposed.

KIMLEY-HORN AND ASSOCIATES, INC.

Patrick Joyce, P.E.



6971 Tomahawk Road  
Prairie Village, KS 66208

e: [info@firstwash.com](mailto:info@firstwash.com)  
p: 816-399-3541

August 29, 2025

City of Prairie Village  
Attn: Nickie Lee  
Deputy City Administrator, City of Prairie Village  
7700 Mission Road  
Prairie Village, KS 66208

RE: Big Grove Development Application

Dear Ms. Lee:

As the owner of the property located at 4000 W 71st Street, Prairie Village, KS, GRI Prairie Village, LLC, hereby authorizes Big Grove Prairie Village, LLC to submit the development application PC-25-16 for this property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Hidalgo', written in a cursive style.

Andrea Hidalgo  
Senior Director, Development  
GRI Prairie Village, LLC

cc: Matthew Swift, CEO and Co-Founder, Big Grove  
Gregg Zike, Managing Director – Construction, Operations, and Redevelopment, FWR



August 07, 2025

Planning Commission  
City of Prairie Village  
7700 Mission Road  
Prairie Village, KS 66208

RE: Support for Big Grove Brewing at the Shops of Prairie Village

To Whom It May Concern,

On behalf of Colonial Church in Prairie Village, located directly across the street from the Shops of Prairie Village, we are pleased to express our support for Big Grove Brewing's arrival to our neighborhood.

We believe that Big Grove Brewing will be a welcome addition to the Shops and will contribute positively to the energy and vitality of the surrounding community. As a congregation committed to fostering connection, community engagement, and responsible local growth, we welcome their presence.

Our leadership team has reviewed their proposed use and find it to be appropriate and consistent with the high standards of the Prairie Village community. We look forward to having Big Grove Brewing as a neighbor and are confident their business will be embraced by residents and visitors alike.

Please feel free to contact us with any questions or if additional input is needed.

A handwritten signature in black ink that reads "Cindy Lafferty". The signature is written in a cursive style with a large, stylized "C" and "L".

Cindy Lafferty  
Moderator of Church Council  
Colonial Church  
913-269-0737

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Matt Swift  
Big Grove Brewery and Taphouse  
PO Box 2957  
Iowa City, Iowa 52244

319-354-2687  
[www.biggrove.com](http://www.biggrove.com)

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August 20<sup>th</sup>, 2025

NOTICE TO OWNERS OF AFFECTED PROPERTY  
PLANNING COMMISSION  
PRAIRIE VILLAGE, KANSAS

A special use application for Big Grove Brewery at 6950 Mission Ln (Shops of Prairie Village), at the corner of W 71<sup>st</sup> and Mission Rd., has been filed by Kimley-Horn on behalf of Matt Swift of Big Grove Brewery, and would authorize the renovation of part of the existing building for use as a restaurant and craft brewery along with an outdoor patio and entertainment space.

The property is located in a C-2 Zoning District. A public hearing will be held by the Planning Commission on Tuesday, September 9<sup>th</sup>, 2025, at 6:00 pm in the Council Chamber of the City Hall, 7700 Mission Road, at which time you may appear, if you so desire, in person.

There will be a neighborhood meeting held in the Council Chamber of the City Hall, 7700 Mission Road, August 28<sup>th</sup>, at 6:00 pm. We look forward to seeing you and hearing your feedback.

Sincerely,

Matt Swift  
Co-Founder and CEO – *Big Grove Brewery and Taproom*

# Big Grove Brewery – Prairie Village

## NEIGHBORHOOD MEETING SIGN-IN SHEET

August 28<sup>th</sup>, 2025

RE: NEIGHBORHOOD MEETING  
Special Use Permit Application  
Big Grove Brewery – Prairie Village  
The Shops of Prairie Village  
4000 W 71<sup>st</sup> St.  
Prairie Vilalge, KS 66208

NAME	ADDRESS	PHONE	EMAIL
△ Buck	1181 Old Mission RD NE Cedar Rapids IA 52202	319-540-2059	abuckesolumlangarchitects.com
Matt Smith	9 Fairview Knoll Iowa City, IA	319-331-4545	matt@biggrove.com
Patrick Joyce	805 Pennsylv KCMO	785-550 8994	patrick.joyce@ kimley-horn.com
Roland & Connie GRIFATH	3907 W. 69	913-720-9090	RAGRAPATITE@GMAIL
Jacob HAMILTON	7124 Vengeance	413-706-6473	JACOBKHAMILTON@GMAIL.COM

## Meeting Minutes

Date: 8/28/2025

Location: Prairie Village Municipal Building

- Meeting Began at 6:00 pm
- Three community members arrived and signed in
- Carson Scheer (KH), Patrick Joyce (KH), Al Buck (SLA), Matt Swift (Big Grove), and Cary Taylor (Crossroads) gave a brief presentation of the project. The rest of the meeting was for questions.
- The meeting concluded at ~7:00 pm

### Discussion topics included:

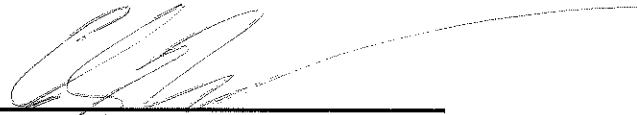
- Stormwater mitigation
- Sidewalks
- Site access
- Restaurant hours and operation
- history of the shops

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### Discussion topics included:

- Stormwater mitigation
- Sidewalks
- Site access
- Restaurant hours and operation
- History of the Shops

X



Carson Scheer, PLA