

The public may attend the meeting in person or view it online at <http://pvkansas.com/livestreaming>.

**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
MONDAY, NOVEMBER 10, 2025  
7700 MISSION ROAD  
COUNCIL CHAMBERS  
6:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - October 7, 2025
- III. PUBLIC HEARINGS
- IV. NON-PUBLIC HEARINGS
  - PC-25-21 Site plan review for a fence/wall, with an exception  
7901 Reeds Road  
Zoning: R-1A  
Applicant: Benjamin Dollar, Willow Outdoor
  - PC-25-23 Site plan - courtyard and façade improvements  
6971 Tomahawk Road  
Zoning: C-2  
Applicant: First Washington Realty / Kimley Horn and Associates
- 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  
OCTOBER 7, 2025**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 7 at 6:40 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order with the following members present: Jonathan Birkel, Dave Herron, James Kersten, Melissa Brown, Melissa Temple, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the planning commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Terry O'Toole, Council Liaison; Cliff Speegle, Public Works Project Manager; Adam Geffert, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

Mr. Birkel made a motion to approve the minutes of the September 9, 2025, regular planning commission meeting as presented. Mr. Kersten seconded the motion, which passed 6-0, with Mr. Wolf in abstention.

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

None.

**NON-PUBLIC HEARINGS**

PC-25-15	Site plan - exception to neighborhood design / windows 6528 Granada Drive Zoning: R-1A Applicant: Sarah Clutter
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Mr. Brewster said that the applicant was requesting an exception to the window percentage requirement in Section 19.06.025(e) of the neighborhood design standards to build a proposed attached outbuilding that does not meet the rear window percentage requirements. While the window percentage requirements generally apply to each

elevation as a whole, when a portion of the building facade is offset by more than 12' from other portions of the facade, the interpretation has been that that offset portion of the elevation needs to meet the percentage independently. The proposal is for the south (rear) elevation of the outbuilding to have 7.38% window coverage rather than the required 15%.

Mr. Brewster noted that the application was related to PC-25-05, an exception for lot impervious coverage approved by the planning commission in April 2025. That proposal involved a detached garage on the southwest portion of the lot, approximately 16' by 24', and located 5' from the west property line. The size of the structure and the setback complied with zoning regulations applicable to accessory structures. That plan did not have windows on the south and east elevations, and they were not required by the regulations. The overall plan exceeded impervious coverage limits, requiring an exception. The planning commission approved an exception for lot coverage up to 43.95% with an additional 120 s.f. allowance for paving between the existing pool deck and patio (44.64%).

Since approval of the prior application, the applicant changed plans due to homeowners association input. The new proposal is to reduce the size of the garage to 14' by 24', locate it 10' from the west property line, and attach it to the principal structure by a covered breezeway. This subjects the proposed building to principal building standards, including the design standards. The applicant is requesting an exception to allow a lesser window percentage on the rear elevation of the outbuilding. The application is still within the prior impervious coverage exception at 43.79%.

The property is located mid-block on a 17,380 s.f. lot on the south side of Granada Street between Mission Road and Roe Avenue, and is zoned R-1A. The block features larger R-1A lots, generally 110' to 130' wide and approximately 16,000 to 20,000 s.f.

Section 19.06.025.(d)(1) of the neighborhood design standards includes the following regarding building massing:

1. Windows and Entrances. All elevations shall have window and door openings covering at least:
  - a. Fifteen percent on all front elevation or any street-facing side elevation; and
  - b. Eight percent on the other side elevations; and
  - c. Fifteen percent on rear elevations

Any molding or architectural details integrated with the window or door opening may count for up to three percent of this percentage requirement.

Mr. Brewster said that in conjunction with other massing standards that deal with projections and offsets, staff has interpreted that any elevation offset more than 12' from a primary elevation must meet the design standards independently. The intent is to guard against large blank walls on more prominent elevations, and to not allow distinct portions

of the building to have large blank walls where other more remote elevations exceed the percentage requirement.

Specifically, the rear elevation must have 15% window coverage and the side elevation must have 8% window coverage. The south (rear) elevation includes a 13 s.f. window on a 176 s.f. elevation, which is 7.38% of the elevation. Up to 3% additional coverage can be counted with the window and trim, but this brings the eligible percentage to 10.38% rather than the required 15%. The window and trim is 22 s.f., or 12.5% of the elevation, but only up to 10.38% contributes to the requirement per the ordinance.

Mr. Brewster added that all other components of the proposed plan meet the development and neighborhood design standards, and the attached outbuilding meets the window percentage requirements independently on the other three sides.

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

2. Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood
3. The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots
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

In this case, the design objectives in Section 19.08.025(a) most relevant to this exception include:

2. Promote building and site design that enhances neighborhood streetscapes
3. Reinforce the existing scale and patterns of building in neighborhoods for new construction
4. Manage the relationship of adjacent buildings and promote compatible transitions
5. Enhance the quality, aesthetic character and visual interest within neighborhoods by breaking down larger masses and incorporating human scale details and ornamentation

6. Locate and orient buildings to maintain the existing grade of the street, block and lot frontages and design them in a manner that reduces the perceived massing from the streetscape and abutting lots

Section 19.96.025(d) of the zoning regulations notes that the intent of the massing standards (including the window requirements) is to break down the volume of the buildable areas and height into smaller scale masses to improve the relationship of the building to the lot, adjacent buildings, and the streetscape, and shall apply in addition to basic setback and height standards.

The proposed exception is justified based on the following:

- The outbuilding is generally compatible with the principal structure in terms of massing, materials, roof forms, architectural style, and windows and doors on other elevations
- The window percentage would not otherwise apply to this portion of the structure if either (a) it was not attached to the principal structure by a covered walkway; or (b) the elevations were not off-set by more than 12' from the principal structure
- The remote nature of the outbuilding on the lot and the limited extent of the elevations requesting the exception (one story with gable, 14 linear feet wide on the rear elevation); and the limited nature of the exception (7.38% window coverage, 10.38% with trim exception, rather than the required 15%)
- The proposed building meets several of the design objectives and does not undermine any of the other design objectives or criteria for exceptions

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

1. The exception is limited to the plans included in the application
2. The exception is subject to an associated variance request (cumulative side yard setback) being approved by the BZA
3. The applicant receives all further necessary permits from public works and the building official demonstrating compliance with all other applicable standards, including the lot impervious coverage standards being consistent with and within the parameters of an exception granted by the planning commission in PC-25-05

Applicant and property owner Brad Clutter was present to discuss the application.

**Ms. Brown made a motion to approve the application subject to the conditions listed by staff. Mr. Birkel seconded the motion, which passed unanimously.**

PC-25-17                      Site plan - exception to foundation elevation  
2706 W. 71<sup>st</sup> Terrace  
Zoning: R-1B  
Applicant: Karman Williams, Koenig Building and Restoration LLC

Mr. Brewster said that the applicant was requesting an exception to the neighborhood design standards related to the construction of a new house at 2706 W. 71st Terrace. The lot is zoned R-1B, and the neighborhood design standards are applicable to all R-1B lots. Specifically, the applicant is asking for an exception to Section 19.08.025.E. regarding foundations. This section requires the following for new residential structures:

- The top of foundation between 6” and 24” above finished grade along the front facade
- No new structure more than 12” above the top of foundation of a previous existing structure
- An additional 6” in height may be allowed for each five additional feet of setback

In this case, the applicant is requesting that a new top-of-foundation (proposed 1,004.5’) be 2.8’ above the top of foundation of the prior existing house (existing 1,001.7’), which is approximately 1.8’ above the top of foundation allowed by the zoning regulations (Section 19.08.025(e)(2) limits to no more than 1’ above a prior home).

The applicant submitted a drainage permit study dated June 4, 2025 that notes the following:

- The drainage on the block flows to the rear of lots on 71<sup>st</sup> Terrace and out 71<sup>st</sup> Street and Belinder Avenue to the east
- The property slopes southwest to northeast (approximately 9’ of grade change according to the submitted plot plan)

This takes the current flow through the building foundation area, therefore the applicant is requesting to raise the top-of-foundation to 1,004.5’, to account for proper site drainage and engineering relative to the foundation.

Mr. Brewster stated that the proposed new structure is 8.1’ from the side property line on the east (lowest side) and 10.5’ from the side property line on the west side (highest side). The home to the west has a similar elevation and grade change resulting in a raised foundation on this side. While the minimum side setback in R-1A is 7’ on any one side, the cumulative required setback based on lot width is 14 feet (20% of 70’ lot width). The application proposes setbacks slightly greater than required, but not enough to be eligible for the raise in foundation provisions in the neighborhood design standards (6” for each additional 5’ setback).

The applicant submitted elevations demonstrating compliance with all other zoning regulations and neighborhood design standards, and further confirmation of meeting these standards will occur through the regular permitting process. The proposal will have 29% building coverage (30% limit), 38.9% impervious surface coverage (40% limit), and a 28.25’ building height (29’ limit), and maintains a 1.5 story appearance on the front elevation.

The neighborhood design standards note the following in Section 19.08.025.(a), relevant to this exception:

A. Design Objectives. The design objectives of the neighborhood design standards are to:

1. Maintain and enhance the unique character of Prairie Village neighborhoods
2. Promote building and site design that enhances neighborhood streetscapes
3. Reinforce the existing scale and patterns of buildings in neighborhoods for new construction
4. Manage the relationship of adjacent buildings and promote compatible transitions
5. Enhance the quality, aesthetic character and visual interest within neighborhoods by breaking down larger masses and incorporating human scale details and ornamentation
6. Locate and orient buildings to maintain the existing grade of the street, block, and lot frontages, and design them in a manner that reduces the perceived massing from the streetscape and abutting lots

To further this intent, the foundation elevation standards are to prevent larger masses from elevating over nearby homes based on grades, massing, and proximity; particularly if this is used to gain extra interior space rather than proper drainage.

The neighborhood design standards allow for exceptions in specific cases. In considering an exception, the planning commission considers the criteria in Section 19.08.025.(f). Mr. Brewster noted that Sub-sections 2 and 3 were most relevant to the application:

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 19.06.025(A) and the intent stated for the particular standard being altered

Mr. Brewster said that staff recommended that the exception be approved based on the grade and drainage situation noted in the drainage study, and based on the application meeting the intent of the standards with regard to setbacks, building design, and the relationship of the house to adjacent houses.

Mr. Birkel noted his concern about the raised height relative to the home to the east.

Mr. Valentino asked if a drainage study for the proposal had been completed by public works. Mr. Brewster said that a study was performed and the proposal had been approved by public works.

Applicant Scott Koenigsdorf, 4722 W. 68<sup>th</sup> Street, was present to discuss the application. He stated that he had asked the project architect to make the top-of-wall height the same as the home to the east. He added that there was a swale between the two properties as well as a retaining wall which would slow the flow of the water toward the home to the east. Lastly, he noted that the existing home had a slab-on-grade foundation, resulting in a very steep grade to the north, whereas the new home would have a daylight foundation with a reduced grade, which would also help slow water flow.

Mr. Dringman said that he was unaware the house being demolished had a slab-on-grade foundation, so the site would need to be remeasured. Mr. Brewster said that even if the existing foundation height needed to be recalculated, the exception request itself would not change, and that the amount of the exception would likely be lower.

**Mr. Valentino made a motion to approve the application with the condition that staff confirm the amount of variance being granted. Mr. Birkel seconded the motion, which passed unanimously.**

PC-25-19                      Site plan for patio with exception to lot coverage standards  
4121 W. 73<sup>rd</sup> Street  
Zoning: R-1B  
Applicant: Morgan Brouillette, High Prairie Outdoors

Mr. Brewster said that the applicant was seeking to expand an existing outdoor patio and include a detached covered accessory structure and pergola, and was requesting an exception to the 40% impervious surface limit. The home was constructed in 2021 and includes an approximately 12' x 12' concrete patio on the southeast portion of the home. The proposal includes a 22' x 14' expansion of the patio with a 14' x 14' detached covered structure on the south end, and a 4.66' x 14' pergola in the center portion (an approximately 308 s.f. expansion, 233 s.f. of which would be building coverage).

The patio material is proposed to be a permeable resin, but is calculated as impervious surface. The proposal results in a 29.9% building coverage for the lot, which meets the 30% limit, but an approximately 45.95% impervious coverage for the lot, which exceeds the 43.7% limit for this lot (40%, plus 300 s.f. exception granted for all lots under 10,000 s.f.).

The city's zoning regulations allow the planning commission to approve exceptions to the impervious coverage standard based on criteria and according to review of drainage conditions by public works. The property is on the south side of 73<sup>rd</sup> Street and is zoned R-1B. The lot is 65' wide by 125' deep; the block features other similar-sized R-1B lots, ranging from 60' to 80' wide based on the curvature of the overall block .

The development standards in Section 19.08.015 apply to this property, and specifically:

- Lot Width: 60' minimum
- Lot Depth: 100' minimum
- Building Coverage: 30% maximum
- Impervious Surface Coverage: 40% maximum + 300 s.f. for lots under 10,000 s.f.

Because the lot is less than 10,000 s.f., the zoning regulations allow an exception for up to 300 additional s.f. of impervious coverage for an uncovered deck or patio (3,550 s.f. of permitted coverage:  $8,125 \text{ s.f.} \times .40 + 300 \text{ s.f.} = 3,550 \text{ s.f.}$ ). Exceptions beyond this limit are provided within the regulations and require planning commission approval.

The existing and proposed impervious cover includes:

- Existing principal building: 2,229.1 s.f.
- Driveway / walks: 925 s.f.
- Side yard deck: 76.9 s.f.
- Window wells: 15.7 s.f.
- Existing patio: 161.2 s.f.
- Total: 3,407.9 s.f. (excluding landscape walls of 83.95 s.f.)
- Proposed patio: 325.8 s.f.
- Proposed total: 3,733.7 s.f.
- The proposed impervious cover in this project is an additional 325.8 s.f., or 183.7 s.f. beyond the permitted limit of 3,550 s.f.

Mr. Brewster said that Section 19.08.015(b)(2)(b) stated 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. The criteria area:

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

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

The exception for lot impervious coverage primarily impacts criteria #2, and because this standard is to primarily address drainage and stormwater issues, there is an additional requirement for public works to approve a drainage study.

Mr. Brewster stated that the application included a drainage plan that included five downspouts and an EZ Flow Drain. Four of the downspouts are directed to the center portion of the rear yard, one downspout directs to the side yard, and the EZ Flow Drain directs to the back of the lot. He added that public works provided a drainage review that notes the proposed plan is acceptable for the impervious coverage. The applicant has proposed a pervious patio surface project but the patio is still being counted as part of the impervious percentage calculation. Drainage downspouts are being routed to not impact adjacent properties, and a French drain is being added on the east side of patio.

The following are the site plan review criteria found in Section 19.32.030. They are generally reviewed in conjunction with the specific neighborhood design exception criteria, as indicated above.

#### **A. Generally.**

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

This application meets all standards other than the 40% impervious coverage standard. The impervious coverage standards anticipated circumstances similar to this application and include a specific process and criteria for the planning commission to consider exceptions. There are no other planning, design, public health, safety, or welfare issues impacted by this application, other than the stormwater issues analyzed in Section B 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 the proposal does not affect any access or utility issues. The applicant submitted a drainage study to support the updated application and exception request. Public works has reviewed the study and is okay with the impervious area. The layout conforms to the original drainage study and determined the drainage will not impact adjacent property.

### **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 involve any building designs for the primary structure and all accessory structures meet the development standards and are compatible with the principal building.

### **D. Landscape Design.**

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

All proposed improvements are in the rear yard and not visible from the frontage or streetscape along the block, which includes significant landscape. The proposed improvements meet all development standards for surface and accessory structures in the side or rear yard, other than the 40% impervious coverage standard.

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 183.7 s.f. beyond what is permitted for the lot) 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 or negatively impact public stormwater management
- The applicant has proposed design and drainage strategies that minimize any potential drainage impacts
- All other improvements and structures are in the rear of the property and meet all development standards for surface and accessory structures

Cliff Speegle, Public Works Project Manager, noted that he had worked with the designer and reviewed the drainage plan. He stated that the material used for the patio was counted as impervious surface, but was actually permeable. Lastly, a French drain was also being installed as part of the project.

Applicant Morgan Brouillette with High Prairie Outdoors, 6116 Johnson Drive, Mission, KS, was present to discuss the application.

**Mr. Valentino made a motion to approve the application as presented. Mr. Birkel seconded the motion, which passed unanimously.**

PC-25-20                      Property specific sign plan  
Corinth Quarter Phase II - 3901 W. 83<sup>rd</sup> Street  
Zoning: C-2  
Applicant: Andrea Hildago, GRI Corinth South, LLC

Mr. Brewster said the application was a sign plan for property-specific sign standards. In 2019, the city updated its sign ordinance to streamline procedures, add flexibility, and improve standards for larger commercial properties. Historically, nearly all commercial or “multi-tenant” properties were under property-specific sign standards; however, this became very difficult to administer because: (1) over time applicants submitted specifications for particular signs in their applications, rather than general sign standards; (2) approvals had to be processed as an ordinance amendment; and (3) as tenants or sign needs changed, a full review process was required for even routine changes since the property was bound by specifications for particular signs.

One of the amendments was to allow property owners to more easily propose and have approved property specific sign plans. Three aspects were key to the improvements:

- The applicant’s sign plans should include design attributes that coordinate signs on larger commercial properties and multi-tenant sites

- Based on a coordinated plan, the planning commission could approve deviations from the generally applicable sign standards
- Within the parameters of an approved sign plan (general standards and not specifications for a particular sign), staff could more easily administer sign permits that met the plan as tenants changed out over time

Mr. Brewster noted that the applicant was proposing a sign plan for Corinth South, Phase II. The property has had new construction, site plans, and some building and parking improvements in the past several years, as part of Phase I. Some of the applications included conceptual sign approvals, that while not elevating to a comprehensive or coordinated sign plan for the entire property, did provide enough coordination to allow tenants to get functional signs. However, absent a larger and more coordinated sign plan, all tenants would be subject to the generally applicable city-wide plan. As a result, it was the applicant's intent to bring a more comprehensive sign plan back to the planning commission.

The city's zoning regulations state the following with regard to property-specific sign plans:

Shopping centers, office parks, or other multi-tenant projects with three or more buildings or four or more acres may propose a property specific sign plan. The sign package shall be based on the intent, types of signs, and standards of this chapter, but the planning commission may approve deviations to these standards where they find that the plan:

- a. Promotes a unique character for the area, and improves the image and identity of the project as it relates to the surrounding community
- b. Presents uniform designs to coordinate multiple components of the project, and where there are distinctions in the type and design of the signs, they are well-coordinated in light of the overall plan
- c. The plan has clear and explicit standards for the size, location, design and quality of signs, and it anticipates future tenants or changes in tenants without requiring amendments to the sign plan
- d. The property owner or landlord has authorized the plan, and any changes to the plan will require the property owner or landlord to submit a new application to be approved by the planning commission

The plan proposed for the Corinth South, Phase II shops includes the following:

Sign Type	Quantity	Standards	Comparison to General City Standards
Steel Angle Mounted - Halo Lit	6	<ul style="list-style-type: none"> <li>50 square feet - mounted slightly above eave on pitched roof areas</li> <li>1.66" high letters; 3" deep; front lit</li> <li>Only letters - no logos</li> <li>Back aluminum casing to match steel tube mounting</li> </ul>	<p>Comparable to general wall allowance in size; 50 s.f. may be slightly larger than 5% general limit in some cases due to store front area measurements.</p> <p>Quantity exceeds per building / wall limit due to multi-tenant, storefront configuration.</p>
Wall-mounted / Halo Lit	7	<ul style="list-style-type: none"> <li>50 square feet maximum - on center in wall element</li> <li>Mounted on wood panel or wood horizontal planks</li> <li>May include background panel color subject to size limitations</li> <li>33% logo / icons</li> <li>Reverse channel halo lit letters 3" deep (no raceway mounting; mounting to match backing color)</li> </ul>	<p>Comparable to general wall allowance in size; 50 s.f. may be slightly larger than 5% general limit in some cases due to store front area measurements.</p> <p>Quantity exceeds per building / wall limit due to multi-tenant, storefront configuration.</p>
Under canopy	1 per tenant	<p>3 s.f each; 8.75 feet clearance</p> <p>White acrylic field plate; black aluminum mounting bracket</p> <p>Corinth Quarter logo located within</p>	Comparable to pedestrian sign allowance
Corner sign	1	<p>Acrylic white panel wrapping corner at specified location</p> <p>3.5 x. 2.5 on each corner - 8.75 s.f. each</p>	Comparable to pedestrian sign allowance
Other signs		<ul style="list-style-type: none"> <li>Window signs</li> <li>Temporary signs</li> <li>Leasing information signs</li> </ul>	All defer to generally applicable city standards or permitted exemptions from permit.

The proposed sign plan presents some consistent elements among comparable sign types on the building and with elements of signs permitted in Corinth South Phase I. It is comparable to permitted city-wide standards, except where noted and provides expectations for permitting future signs for this specific site.

Mr. Brewster said that staff recommended approval of the sign plan, subject to all future signs requiring a city-issued sign permit to review for compliance with the plan and other applicable city codes.

Andrea Hildago, First Washington Realty, 7200 Wisconsin Avenue, Bethesda, MD, and architect Connor McRae, 911 Main Street, Kansas City, MO, were present to discuss the application.

Ms. Temple made a motion to approve the application subject to the conditions noted by staff. Mr. Valentino seconded the motion, which passed unanimously.

## OTHER BUSINESS

None.

## ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 7:25 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** November 10, 2025 Planning Commission Meeting

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**Application:** PC 25-21

**Request:** Site plan review for a fence/wall, with an exception

**Action:** *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Fence/wall standards have specific criteria to evaluate for granting exceptions.*

**Property Address:** 7901 Reeds Road

**Applicant / Owner:** Spencer Klaus, Willow Outdoor Care, Contractor / William Kester, Owner

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

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

**Legal Description:** PRAIRIE HEIGHTS W 79FT LOT 1 BLK 4 (abbreviated)

**Property Area:** 11,118.10 sq. ft. (0.26 ac.)

**Related Case Files:** none

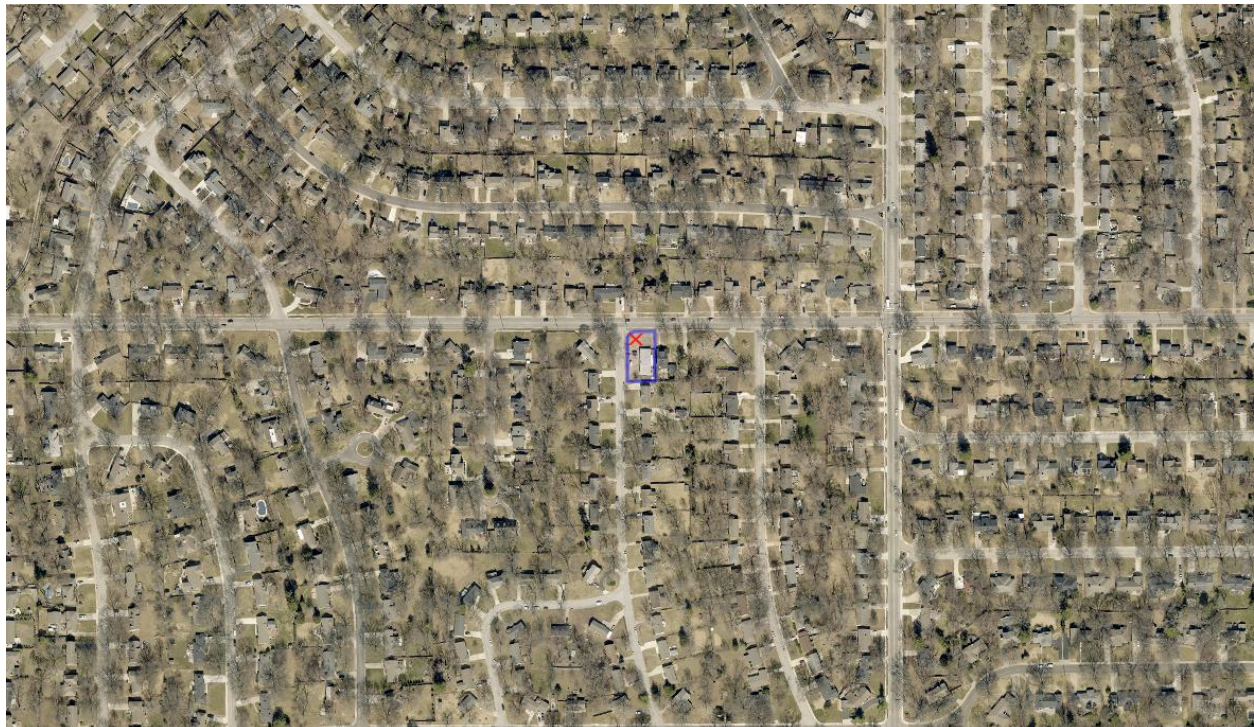
**Attachments:** Application, lot plan, fence photos

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**General Location – Map**



**General Location – Aerial**



**Block / Lot – Aerial**



**Birdseye**



**Street View**



*Looking south on West 79<sup>th</sup> Street - fence location in foreground*



*Looking southeast at the intersection of W. 79<sup>th</sup> and Reeds Road - fence on left*

**BACKGROUND:**

The applicant is applying for a fence exception to construct a street side yard fence that does not meet the side fence standards. The property is a corner lot on the southeast corner of W. 79<sup>th</sup> Street and Reeds Lane. It is one of three lots on the “end-grain” of the block between Reeds Lane and Maple Street - the east lot that has an intersection orientation to both W 79<sup>th</sup> and Maple; the middle lot which orients to W. 79<sup>th</sup> Street; and this lot that orients to Reeds Lane. In this configuration, the subject lot has a side-yard orientation with the lot to the west that fronts on W. 79<sup>th</sup> Street (approximately 11’ side yard) and a side-yard orientation with the lot to the south on Reeds Lane (approximately 16 feet side yard). Although the property and house clearly fronts to Reeds Lane, the lot is 142 feet wide but only 70 feet deep (assuming Reeds Lane as front). It does not have a substantial yard on either side, other than the corner on W. 79<sup>th</sup> Street. The zoning ordinance requires that street side yard fences, when abutting an adjacent property that fronts the side street, be set back at least 15 feet or ½ the adjacent yards front setback, whichever is greater. [[19.44.025\(c\)\(2\)](#)]

The proposal is to build a 4-foot solid, horizontally slatted cedar fence approximately 10.75 feet from the property line along West 79<sup>th</sup> Street. The adjacent house to the east is setback approximately 48 feet from W. 79<sup>th</sup> Street, which would require the fence to be 24 feet back from the side lot line and result in an approximately 19 feet wide fenced yard.

The standards allow the Planning Commission to consider exceptions to the fence standards through site plan review and subject to specific criteria in [19.44.025.\(g\)](#).

The applicant held a neighborhood meeting on October 29, 2025, in accordance with the City’s Resident Participation Policy, and has provided background on the meeting to supplement the application.

**ANALYSIS:**

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

(c). Location

- (1) Fences located in the front yard are limited to decorative fences no closer than ten feet from the street right-of-way line. [[Section 19.44.025\(c\)\(1\)](#)].
- (2) Fences located on the side street of a corner lot shall be on private property and at least 18 inches from any public sidewalk, whichever is greater, except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of 15 feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback. [[Section 19.44.025\(c\)\(1\)](#)].

The proposal is for an exception to authorize fence to be located 10.75 feet from the W. 67<sup>th</sup> Street property line rather than the required 24 feet. The fence is proposed to be 4 feet solid wood, so a 2 feet reduction in the height of a fence that could be built within the permitted setback.

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The intent of the applicable fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen property from adjacent lots and other private areas. The street-side standards are anticipating fences that are “privacy fences” typical of rear yards and guarding against the situation when a rear yard fence could impact the front yard / streetscape view when abutting lots face the side street.

The following factors that affect this situation:

- The lot is a unique circumstance due to (a) a corner situation on an atypical lot configuration; (b) close adjacent of the house to the east (rear) and south (side) property lines, resulting in the proposed fenced area being the largest yard.
- The proposed fence is a lower height than a typical rear or side privacy fence.
- The house does not have an “intersection orientation” as do several other corner lots on W. 79<sup>th</sup> street, which are larger lots and result in two front yards, and more substantial side or rear yards away from W. 79<sup>th</sup> Street

#### **CRITERIA:**

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

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

This fence/wall exception impacts three of these criteria (all but the stormwater criteria for which there is no impact). The proposed fence/ location will allow better utilization of the site based on the corner location, orientation of the house, and preserve views of the streetscape - including better than if the fence were located at permitted locations (a fence 24' back from West 67<sup>th</sup> Street and 6 feet high could be more disruptive).

Public Works has reviewed the plans and confirmed that the proposed fence will not create any obstructions within the required sight distance triangles.

#### **RECOMMENDATION:**

Staff recommends approval of this site plan with the exception to the fence location based on the above factors affecting this proposed application, subject to the following:

1. The fence along West 79<sup>th</sup> street be approximately 10.75 feet from the side lot line; not be in front of the front building line along Reeds Lane; and be limited to 4 feet high as proposed.

## **Project Description**

Requested Action\*

Residential Site Plan Review/Exception Request

Legal Description\*

The property owner requests approval to install a residential fence approximately eleven (11) feet from the property line, in lieu of the required twenty four (24) foot setback. The reduced setback is needed to allow practical use of the yard for property owner and family members. This change maintains safety and visibility for this property as well as the surrounding properties. The fence will be built entirely within property limits with all applicable codes.

## **Applicant Information**

What are you applying for?

Planning Commission

Applicant Name\*

Benjamin Dollar

Owner Name\*

Nancy Wolf

Location of Property\*

7901 Reeds Road

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

As stated previously, we are looking to obtain approval to construct a four foot cedar fence 11 feet inside the property line of the home on the south side. This area is necessary to provide the homeowner with sufficient yard space to enjoy a sitting area as well as green space for their six grandchildren and dogs to play. Their property setup currently allots them virtually no space for these activities in their existing back yard.

## **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\*

Benjamin Neal Dollar

Oct 6, 2025

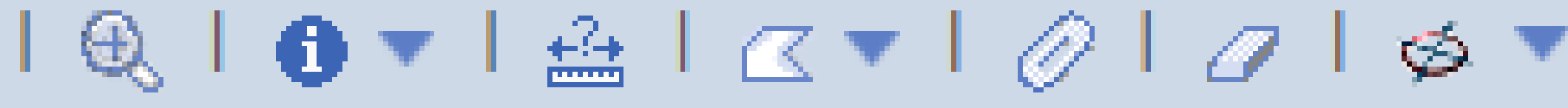
Date\*

10/06/2025

7901 REEDS RD

Search Map

Clear









7901 Reeds Rd

Prairie Village Kansas, 66208

October 29, 2025

To Whom it may concern:

Per our delivered letters on Wednesday October 22 and Thursday October 23 2025 we conducted a meeting in our driveway at 7901 Reeds Rd on October 29, 2025 from 4:00-5:00pm regarding our planned improvements on the North side of our property adjacent to 79<sup>th</sup> Street.

Present to conduct the meeting was resident Nancy Wolf and contractor/owner of Willow Outdoor Ben Dollar; his company is performing the work/landscaping/improvements.

Attached to this letter is a text received at 3:22pm on the day of the meeting from Amber Fletcher who was unable to make the meeting, yet wanted to extend her comments.

Three neighbors came to the meeting for further information.

Michelle Miller and Dave Robinson both offered support for our project noting the improvement over what the yard had looked like before compared to the changes we are wanting to make.

Both Michelle and Dave expressed the overall improvement it was adding to our property.

Travis Moore came by with his dog around 6:40pm. Although the meeting was over, I happened to be outside, and he stopped to chat. He expressed his approval of all parts of our project and liked very much what we were doing, he also pointed out that he appreciated we were keeping the fence at 4ft height so as not to impede views of the street from the stop sign at Reeds Rd or other porches.

Our neighbor Jan Scott expressed some concerns about the project. Most of her concerns were driven by the conditions that our side yard had been in prior to the upgrades we have already made (removing all river rock, bringing in topsoil, and laying fresh sod over the entire area). We ensured her that our yard will continue to be kept in better condition. We have also already arranged a maintenance contract for the 2026 season with Willow Outdoor to keep regular eyes on our landscaping and outdoor spaces.

Ms. Scott is generally unhappy that our properties sit so close to each other. She also expressed dissatisfaction with the way our side yard had looked over the last several years-the improvements we have already made removing rock and bringing in sod have taken care of the conditions that perpetuated the concerns in our side yard area.

After speaking with Ben for a few minutes, Ms. Scott was happy about with the current improvements as well as the maintenance contract we have set up for next year with Willow.

No other neighbors came to the meeting, and this concludes the summary of discussions. Please let Ben with Willow Outdoor or me know if you need any other information.

Kindly,

Nancy Wolf & Will Kester

October 29, 2025 Attendance Sheet

Ben Dollar

Nancy Wolf

Michelle Miller

Dave Robinson

Jan Scott (5615 W 79<sup>th</sup> St)

Hey this is Amber Fletcher I live 2 houses down at 79th and Maple. Just wanted to say I got your letter and have no problem with your fence. I appreciate that you have it far enough back that it doesn't block the view from cars driving. I grew up playing with Kat and know that is a small backyard. I hope you have lots of fun with your grandchildren. The fire pit looks great!

7901 Reeds Rd.  
Prairie Village, KS 66208  
October 21, 2025

Hello neighbors,

We've been in the neighborhood over 35 years at 7901 Reeds Rd. and wanted to let you know that we're hoping to get a new fence built. We're on the corner of 79th and Reeds, between Lamar and Nall. Our plan is to have the fence on the north side of our house facing 79th street. The reason for this letter is that we were told the position of the fence is not in conformance with current Prairie Village zoning regulations.

We've applied to the City of Prairie Village Planning Commission for approval to place the fence where we hope to, and they require us to provide an opportunity for our neighbors (you) to review our request and pose any questions or concerns. We want to stress there is absolutely no obligation for you to do anything if you don't want to. You can stop reading this and throw it away right now if you want. There's a chance you aren't reading it at all. And that would be fine.

But in case you do want to chat about it, we're planning to have a meeting in our driveway at 7901 Reeds Rd. on Wednesday October 29, 2025 at 4:00pm that you're invited to attend and express any concerns. And by "meeting" we mean we'll be having a couple drinks, snacks (and some dog treats) out in our driveway which you're free to partake in. We'll then submit a summary of the "meeting" to the Prairie Village Planning Commission which will identify who showed up and what concerns (if any) were brought forward. Again, zero requirement for you to attend.

The fence in question will be a four-foot high, cedar wood fence that will mimic the look of many of the fences we've seen in the neighborhood. We've been careful to space it far enough away from the sidewalk to insure it does not impede the view that is currently available from the stop sign at Reeds Rd. turning onto 79<sup>th</sup> Street. The reason for the fence is that our current backyard is very limited. Being on a corner lot the largest part of our yard is the side yard bordering 79<sup>th</sup> Street. We have six grandchildren with our current situation there is no yard for the kids to play in and we'd like to offer them that safe space. So please help us.

If you plan to attend, shoot me (Nancy) a text at 913-208-1309 or just swing by and say hi.  
Can't wait to meet you!

Your neighbors,

Will Kester and Nancy Wolf

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** November 10, 2025, Planning Commission Meeting

---

**Application:** PC 25-23

**Request:** Site Plan - Courtyard & Facade Improvements

**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.*

**Property Address:** 6971 Tomahawk, Prairie Village, KS

**Applicant / Owner :** Carson Scheer, Kimley Horn (s); Andrea Hidalgo / 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 / Retails / Services (continuation of shopping center); & R-1B Single Family Residential District – Single Family  
**East:** C-O Commercial Office – Church; & D-1 (Mission Hills, KS) – Golf Course  
**South:** C-2 General Business – Restaurant (continuation of shopping center); 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 25-15 - Site Plan & Special Use Permit / Brewery  
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.

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### General Location Map



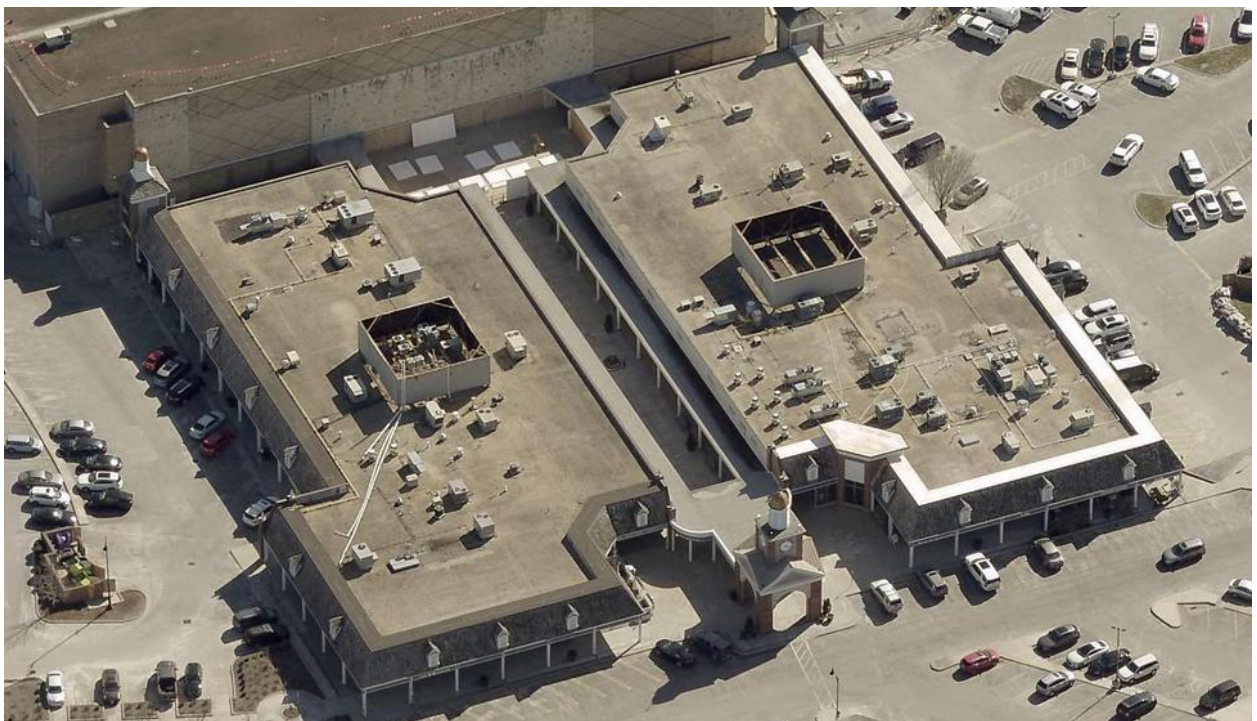
### Aerial Map



**Site**



**Birdseye**



**Street Views**



*Looking southeast at the north entrance to the interior courtyard*



*Looking into the interior of the courtyard from the north entrance.*

**Background:**

The applicant is requesting site plan approval to refurbish the interior courtyard and update the storefront facades that face the interior courtyard in the Prairie Village shops. The plan includes integrating some new surfacing of the courtyard, new landscape, hardscape, and furnishings, removal of canopies attaching the clock tower to the courtyard, conceptual gateway signs entering the courtyard, and upgrades to the storefront facades (removing / resurfacing some materials but no new structural changes).

The applicant held a neighborhood meeting on October 29, 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, site, and uses meet all C-2 standards. There are no changes of use, additions to buildings, or structural additions or changes (other than detaching the clock tower from the canopy). However, any changes in exterior elevations of more than 10%, or changes to the architectural elements or materials require site plan review by the Planning Commission. [[19.20.045](#)] In this case, these changes are related to, and are a continuation of previously approved plans for the anchor building to the south of the courtyard (applications approved by the Planning Commission in September 2021, October 2024, and October 2025). The intent is to activate the courtyard and continue with design and aesthetic themes into the interior courtyard.

**Site Plan Criteria:**

New uses, expansion of uses by 10% or more, and other significant changes in the opinion of the building official require site plan review in the C-2 district [[Zoning Ordinance, Section 19.20.045](#)]. The following are the site plan review criteria: [[Section 19.32.030](#)]

**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 proposal advances comprehensive plan policies strengthening activity centers designated in the plan, creating community destinations, and promoting more gathering spaces to enhance business and social and civic interactions in activity centers. The application proposes to improve the visual appearance, social spaces, and pedestrian connections to and within the center. All proposed changes are consistent with the C-2 zoning standards.*

**B. Site Design and Engineering.**

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**

2. **The plan provides or has existing capacity for utilities to serve the proposed development.**
3. **The plan provides adequate stormwater runoff.**
4. **The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

*There are no proposed changes to any vehicle or pedestrian access, and the improvements are to existing pedestrian areas that will be retained. There are also no changes that will affect existing utility capacity or demands.*

*All work being done is replacement of existing paved areas or areas covered by structures and will not impact stormwater runoff. All future permits will be reviewed by public works for any standards and technical specifications regarding grading, stormwater, or paving.*

*In general, the proposed plan improves the pedestrian access and amenities for the site and creates a more inviting experience in the existing interior courtyard which may help strengthen the location as a destination and improve business activities.*

#### **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 proposed building design involves cladding existing canopy elements with new materials and introduction colors and materials compatible with the prior approvals on the south anchor buildings. Specifically, these include: faux wood materials on the existing canopy pillars; black powder coated metal on the gateway sign elements; paint and/or resurfacing of canopy facias with darker grey and withe materials. The plan also includes the theme of exposing the existing brick archways associated with the storefront canopies and maintaining the existing brick - particularly at the north end where the canopy attaching to the clock tower will be removed.*

#### **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 interior courtyard is generally all hardscape with ornamental planting areas, outdoor furniture, and ornamental elements. The plan does not impact any landscape areas designed to either accentuate the center and mitigate parking areas or that are designed to address streetscape and neighborhood transitions. The plan includes new ornamental landscape at each end - associated with the clock tower pillars on the north end and associated with the south anchor buildings patio at the south end. The plan does not impact any landscaping required by ordinance.*

*Within the courtyard the proposal is to integrate elements of decorative concrete with some of the existing concrete surfaces, add a fire pit and opportunities for updated seasonal and accessory plantings and supporting outside furniture. This dies into the patio design at the south end of the courtyard that was approved as part of the previous plans of the south anchor building. At the north end of the courtyard the clock tower will be detached by removing canopy elements that connect to the courtyard resulting in a more open entry courtyard. A gateway sign element will be added at the south entrance to the interior courtyard that will match a similar gateway feature on the southwest entrance to the interior courtyard. These features include a conceptual sign element to help brand the courtyard as a destination. (Future branding to be determined by the applicant, and specific sign design will be addressed with a future comprehensive sign proposal for the entire shops.)*

**Recommendation:**

Staff recommends approval of the site plan subject to the following:

1. All signs included in the plan are conceptual. Future signs are subject to the applicable Prairie Village Shops property-specific sign standards until a new property-specific sign plan coordinating all signs throughout the shops is approved.
  2. The color and themes proposed are compatible with prior approvals of the south anchor building; expansion of the application of these color themes beyond the scope of the proposed courtyard improvements should be balanced with both (a) colors and design schemes of any future sign plans that are proposed for the entire shops; and (b) consideration of color schemes, materials, and storefront facade improvement anticipated for the perimeter and outward facing store fronts.
  3. Planning Commission concurs with staff's analysis of the building design criteria, and that no precedent is set for future changes to other buildings until a more comprehensive and long-range plan for the shops occurs.
-

## **Project Description**

Requested Action\*

Preliminary Development Plan

Legal Description\*

Renovation/private improvement of the interior courtyard at 6971 Tomahawk Road, within the Shops of Prairie Village.

## **Applicant Information**

What are you applying for?

Planning Commission

Applicant Name\*

Kimley-Horn & Assoc., Inc.

Owner Name\*

First Washington Realty, LLC

Location of Property\*

6971 Tomahawk Road

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

Approval for improvements to the interior courtyard between buildings at 6971 Tomahawk Road, within the Shops of Prairie Village.

## **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

Oct 17, 2025

Date\*

10/17/2025

# PRIVATE IMPROVEMENT PLANS FOR THE SHOPS OF PRAIRIE VILLAGE

6971 TOMAHAWK ROAD  
PRAIRIE VILLAGE, KS 66208

## PROJECT TEAM

**OWNER:**  
FIRST WASHINGTON REALTY, LLC  
CONTACT: ANDREA HIDALGO  
TEL: (301) 961-3269  
EMAIL: AHIDALGO@FIRSTWASH.COM

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
CONTACT: CARSON SCHEER, PLA  
TEL: (816) 548-1366  
EMAIL: CARSON.SCHEER@KIMLEY-HORN.COM

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
CONTACT: ARRIN TIEBEN, PE  
TEL: (816) 652-2334  
EMAIL: ARRIN.TIEBEN@KIMLEY-HORN.COM

**ARCHITECT:**  
REZTARK DESIGN STUDIO, LLC  
CONTACT: CASSIE KOCH, NCARB  
TEL: (513) 885-0684  
EMAIL: CKOCH@REZTARK.COM

## UTILITY AND GOVERNING AGENCY CONTACTS

**CITY OF PRAIRIE VILLAGE:**  
7700 MISSION ROAD  
PRAIRIE VILLAGE KS 66208  
TEL: (913) 381-6464

**STORM:**  
CITY OF PRAIRIE VILLAGE  
TEL: (913) 385-4011

**WATER:**  
WATERONE  
TEL: (800) 694-8989

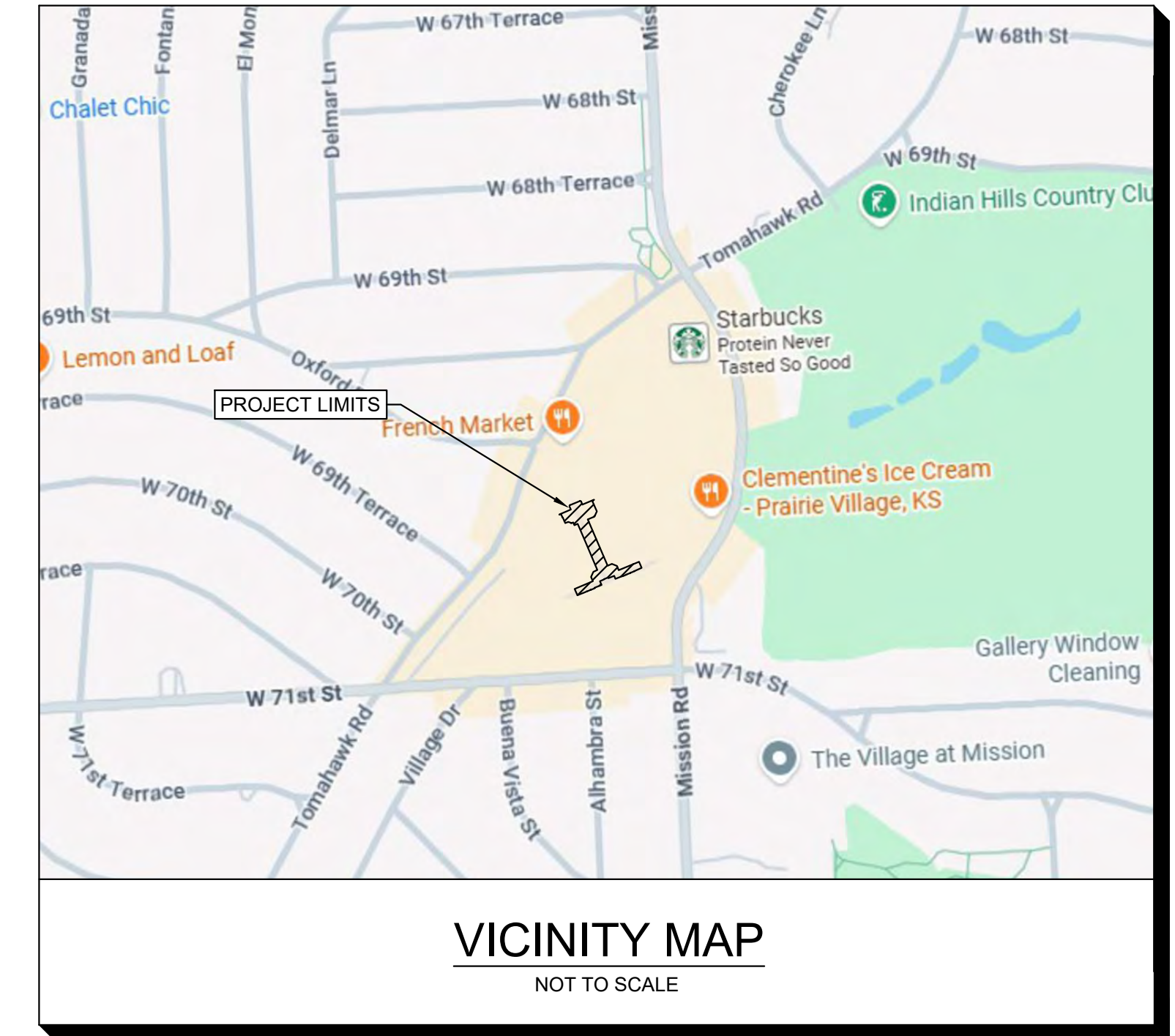
**SANITARY:**  
JOHNSON COUNTY WASTEWATER  
TEL: (913) 715-8520

**GAS:**  
KANSAS GAS SERVICE  
TEL: (800) 784-4780

**ELECTRIC:**  
EVERGY  
TEL: (800) 383-1183



LOCATION MAP



VICINITY MAP

NOT TO SCALE

SHEET LIST TABLE	
Sheet Number	Sheet Title
L000	COVER SHEET
C100	EXISTING CONDITIONS
L100	SITE PLAN
C200	GRADING & UTILITY PLAN
L200	LANDSCAPE PLAN
1	ARCHITECTURAL COVER SHEET
2	SITE PHOTOS
3	PROPOSED RENDERED VIEWS
4	PROPOSED RENDERED VIEWS
5	OVERALL ELEVATIONS
6	ENLARGED ELEVATIONS
7	ENLARGED ELEVATIONS
8	ENLARGED ELEVATIONS
9	MATERIALS
10	END SHEET



KS: 1-800-344-7233  
WICHITA: 316-687-2470

Drawing name: K:\KAC\_LA\28036004\_Village\2 - Design\CD\PlanSheets\K000 - COVER SHEET.dwg COVER SHEET Oct 17, 2025 11:56am by: Carson Scheer  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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<p><b>NOT FOR CONSTRUCTION</b></p>	
<p>COVER SHEET</p>	
<p>THE SHOPS OF PRAIRIE VILLAGE 6971 TOMAHAWK ROAD PRAIRIE VILLAGE, KS 66208</p>	
<p>ORIGINAL ISSUE: 10/17/2025 KHA PROJECT NO. 268036004 SHEET NUMBER <b>L000</b></p>	
<p>REVISIONS</p>	<p>DATE</p>





### UTILITY NOTES

- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, GAS, AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONTRACTOR TO CALL "KS ONE-CALL" (1-800-344-7233) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.

### UTILITY LEGEND

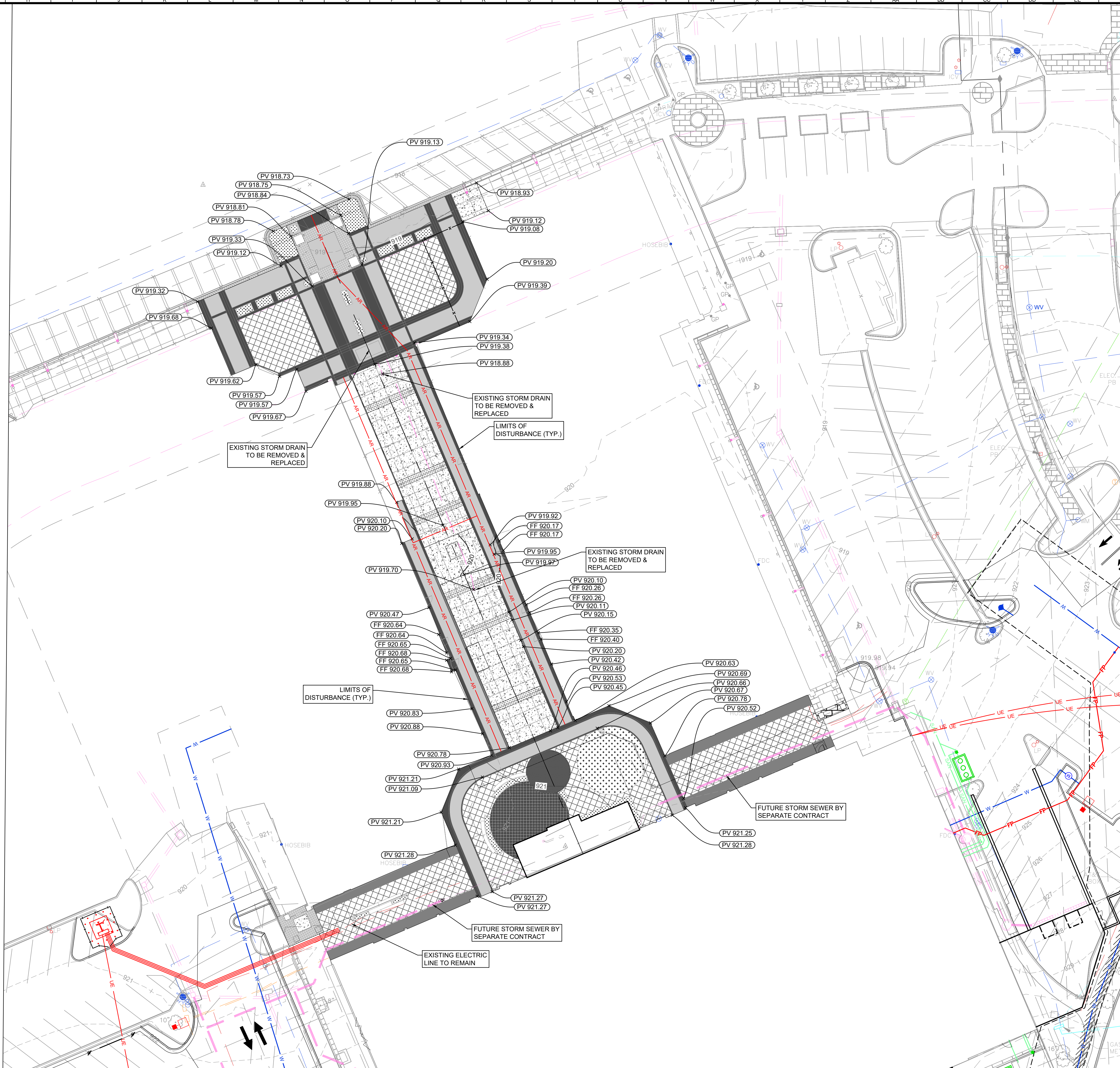
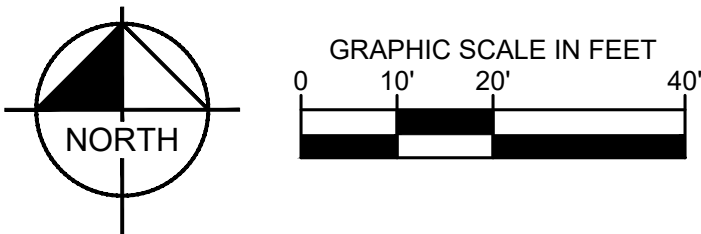
- EXISTING GAS LINE
- EXISTING COMMUNICATION LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM INLET

### GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING SUB-GRADE ELEVATIONS FOR ALL PAVED AND UN-PAVED AREAS.
- 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.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1.
- ALL FILL MATERIAL AND TRENCH BACKFILL SHALL BE IN COMPLIANCE WITH THE CITY SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A LICENSED LAND SURVEYOR OR ENGINEER.
- ALL ACCESSIBLE PARKING STALLS, AISLES, AND SIDEWALK LANDING AREAS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 0.5% MINIMUM, AND 2.0% MAXIMUM.
- ALL CURB RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%
- ALL SIDEWALKS SHALL HAVE A RUN SLOPE OF 4% WITH CONSTRUCTION TOLERANCE OF 1.0% MINIMUM, AND 5.0% MAXIMUM.
- ALL EXISTING UTILITY BOXES, HANDHOLES, MANHOLES VALVE BOXES, METERS AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISHED GRADE
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE AS-BUILT TOPOGRAPHIC SURVEY UPON FINAL COMPLETION OF THE PROJECT. AS-BUILT SURVEY SHALL BE LIMITED TO THE LIMITS OF THIS PROJECT, BUT MUST BE SIGNED AND SEALED BY A LICENSED SURVEYOR OR ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CITY REQUIRED INSPECTIONS, MATERIAL TESTING, AND SPECIAL INSPECTIONS.
- ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF FROM THE SITE.
- THE CONTRACTOR SHALL COORDINATE ALL TESTING AND APPROVAL FOR IMPORT AND EXPORT OF MATERIAL TO THE PROJECT SITE.

### GRADING LEGEND

- 1015 EXISTING CONTOUR
- 1015 PROPOSED CONTOUR
- PV XXX.XX PAVEMENT ELEVATION
- FF XXX.XX FINISHED FLOOR ELEVATION
- RIDGE RIDGE LINE
- AR ACCESSIBLE ROUTE
- FLOW PATH
- 100-YEAR OVERFLOW PATH
- XXX% SLOPE ARROW



Drawing name: K:\KAC\_LA\2025\0004\_Village\2 - Grading & Drainage\Plan\Sheet\K200 - Grading & Drainage Plan.dwg Date: 10/17/2025 11:28am By: KHA  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 800 PERSIMMON AVENUE, SUITE 150  
 PRAIRIE VILLAGE, MO 64075  
 PHONE: 816-625-0300  
 WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	AT
DRAWN BY:	KL
CHECKED BY:	AT

**NOT FOR CONSTRUCTION**

**FWR**  
 First Washington Realty

## GRADING & UTILITY PLAN

**THE SHOPS OF PRAIRIE VILLAGE**  
 6871 TONIAHAWK ROAD  
 PRAIRIE VILLAGE, KS 66208

ORIGINAL ISSUE:	10/17/2025
KHA PROJECT NO:	268036004
SHEET NUMBER	C200

**PLANT SCHEDULE**

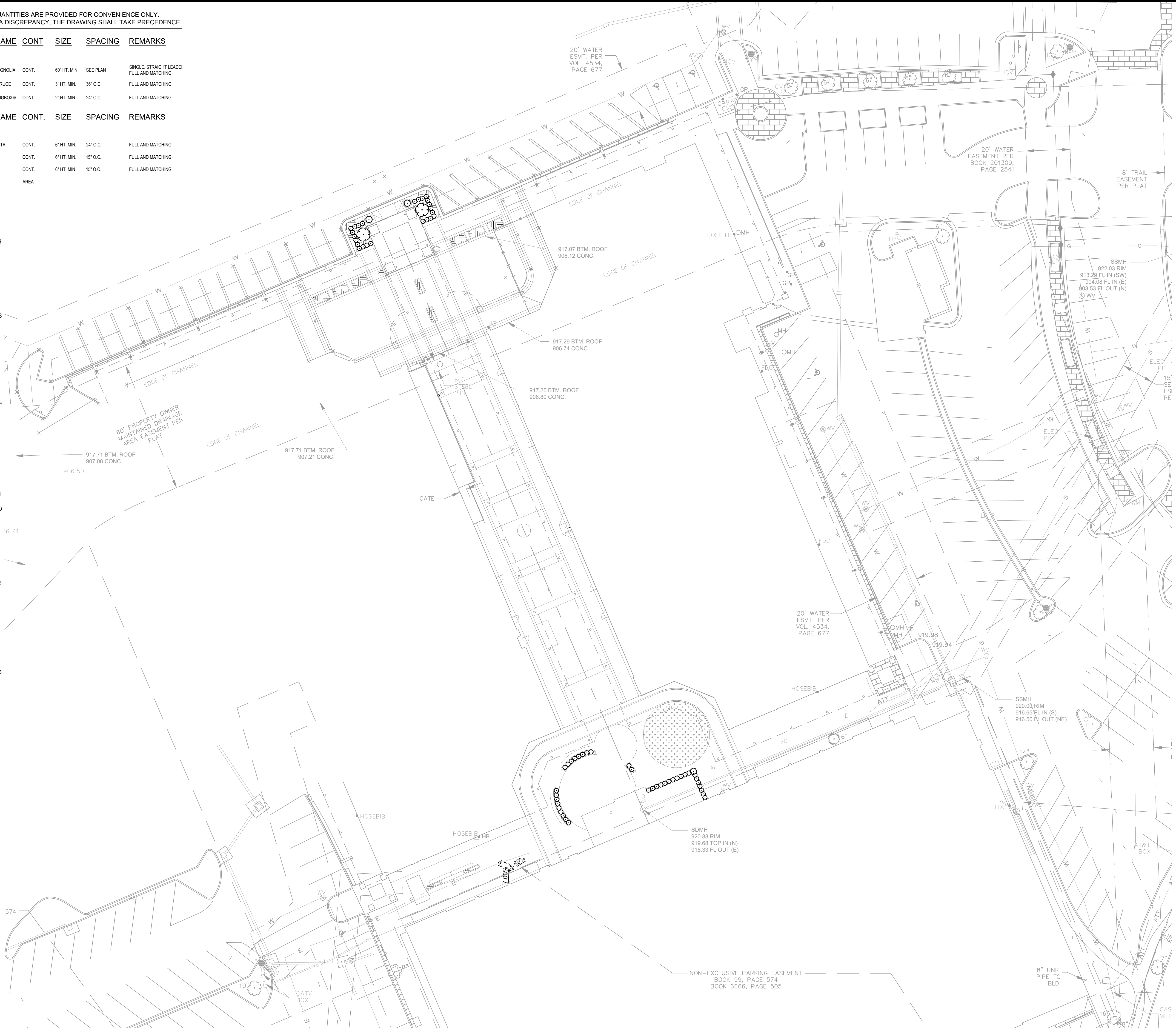
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS
<b>SHRUBS</b>								
	MG	2	MAGNOLIA GRANDIFLORA 'TMGH'	ALTA SOUTHERN MAGNOLIA	CONT.	60" HT. MIN	SEE PLAN	SINGLE, STRAIGHT LEADER FULL AND MATCHING
	PG	3	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	CONT.	3' HT. MIN.	36" O.C.	FULL AND MATCHING
	SH2	61	STRONGBOX® INK BERRY HOLLY	ILEX GLABRA 'STRONGBOX®'	CONT.	2' HT. MIN.	24" O.C.	FULL AND MATCHING

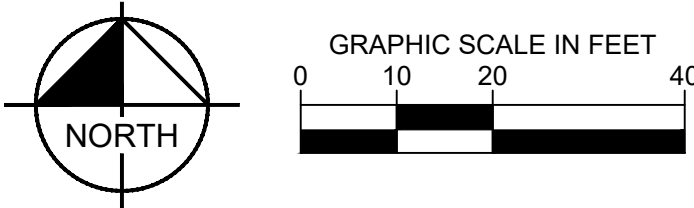
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS
<b>GROUND COVERS</b>								
	HK	38 SF	HOSTA 'KROSSA REGAL'	KROSSA REGAL HOSTA	CONT.	6" HT. MIN.	24" O.C.	FULL AND MATCHING
	LS	42	LIRIOPE SPICATA	CREeping LILYTURF	CONT.	6" HT. MIN.	15" O.C.	FULL AND MATCHING
	NS	8	NARCISSUS SP.	HARDY NARCISSUS	CONT.	6" HT. MIN.	15" O.C.	FULL AND MATCHING
	SC	190 SF	SEASONAL COLOR	AREA				

**PLANTING NOTES:**

- REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED SUBMITTALS.
- CONTRACTOR SHALL SOD TO LIMITS OF DISTURBANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWING AND PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY AND ALL PLANTING OR DIGGING OPERATIONS. HAND DIG TREES AND SHRUBS IN AREAS WITHIN 5' OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- TREE STAKING: REFER TO TYPICAL TREE PLANTING DETAIL FOR TREE STAKING. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO OWNER.
- PLANTS MASSES IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A LANDSCAPE EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS—REFERENCE LANDSCAPE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 4" SHREDDED HARDWOOD MULCH—REFERENCE LANDSCAPE PLAN.
- LAY BUFFALOGRASS SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS SPECIFIED IN LANDSCAPE PLAN. ALL DISTURBED AREAS WITHIN CITY R.O.W. SHALL RECEIVE BUFFALOGRASS SOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANT PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF OWNER.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "ORGANICALLY ENRICHED TOP SOIL" BY MISSOURI ORGANIC (OR APPROVED EQUAL). INSTALL TO DEPTHS PER LANDSCAPE DETAILS (12" DEPTH MIN.). FINISHED GRADES OF LANDSCAPE BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- ALL SOD AREAS SHALL RECEIVE 4" DEPTH (MIN.) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, AND FERTILE; POSSES A pH RANGE OF 7.0-7.5; AND BE FREE OF TRASH, DEBRIS, INSECTS, STONES, WEEDS, AND TWIGS/BRANCHES. CONTRACTOR TO SUBMIT 1 GALLON SAMPLE (MIN.) TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
- FERTILIZER: FERTILIZE SEEDED AREAS WITH AN APPROVED COMMERCIAL TYPE, SLOW RELEASE, AT A RATE OF 400 LBS/ACRE. FERTILIZE SODDED AREAS WITH THE SAME FERTILIZER TYPE AT A RATE OF 200 LBS/ACRE. REFER TO LANDSCAPE SPECIFICATIONS SECTION G FOR REQUIRED SUBMITTALS. USE PHOSPHOROUS-FREE FERTILIZER IF REQUIRED BY LOCAL CODE.



REFER TO LANDSCAPE SPECIFICATIONS FOR REQUIRED PRE-CONSTRUCTION SUBMITTALS



Drawing name: K:\KAC\_LA\2025\0804\_Village\2 - Landscape Plan.dwg Plot Oct 17, 2025 11:25am by: Rhonda Lane  
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NO.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED	DESIGNED BY: CMS	DRAWN BY: GSS	CHECKED BY: KPS
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NOT FOR CONSTRUCTION

**FWR**  
First Washington Realty

**LANDSCAPE PLAN**

**THE SHOPS OF PRAIRIE VILLAGE**  
6871 TONIAHAWK ROAD  
PRAIRIE VILLAGE, KS 66208

ORIGINAL ISSUE: 10/17/2025  
KHA PROJECT NO. 268036004  
SHEET NUMBER

**L200**

# Prairie Village The Alley Renovation

THE SHOPS OF PRAIRIE VILLAGE  
NOVEMBER 5, 2025

reztark DESIGN STUDIO X



# VILLAGE ALLEY | SITE PHOTOS



Clock Tower Detail



Circulation alleys



Surrounding context



Clock Tower



Pier detail



Open plaza space



Current canopy

# PROPOSED RENDERED VIEWS



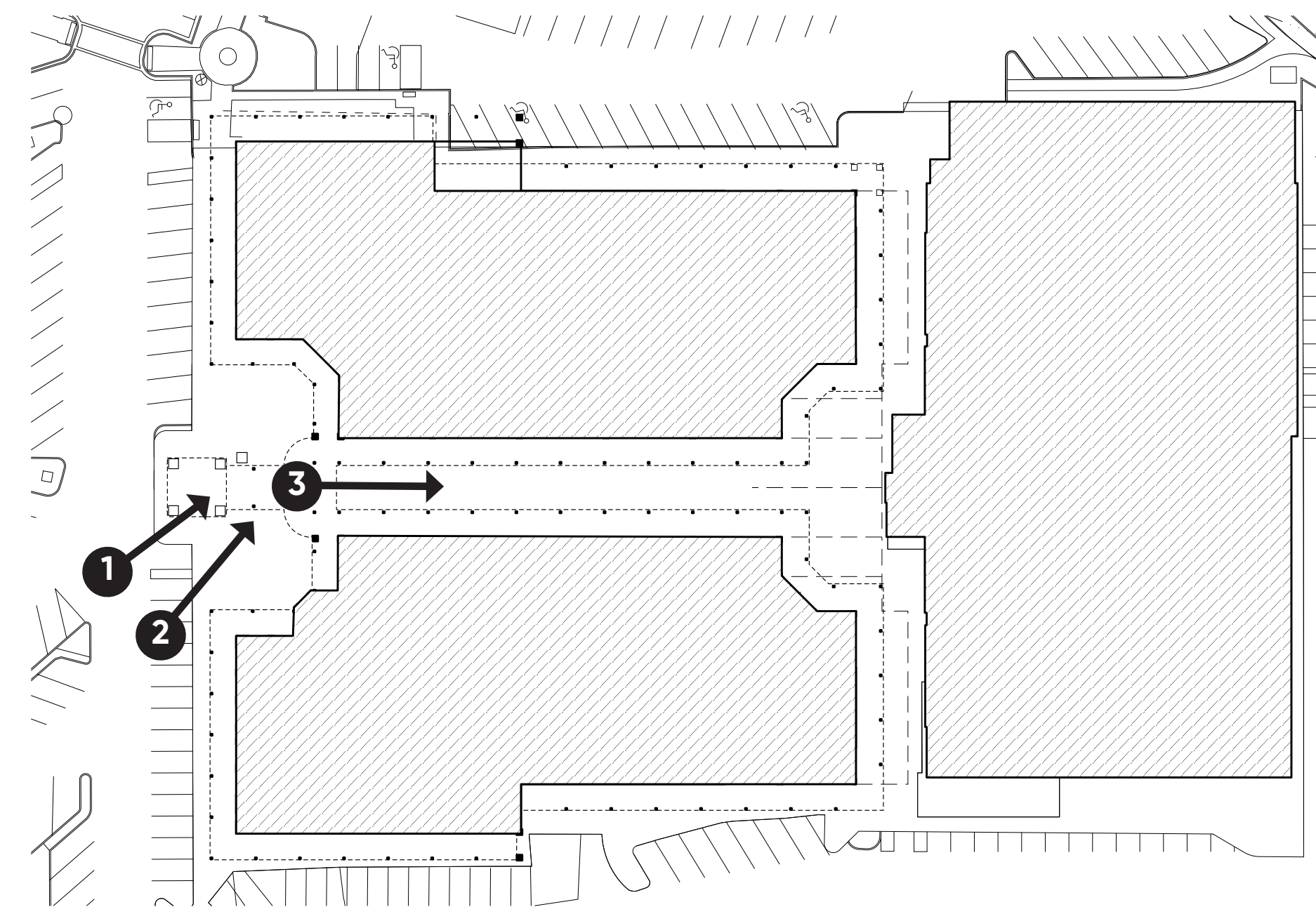
01 Clock Tower



02 Clock Tower Aerial



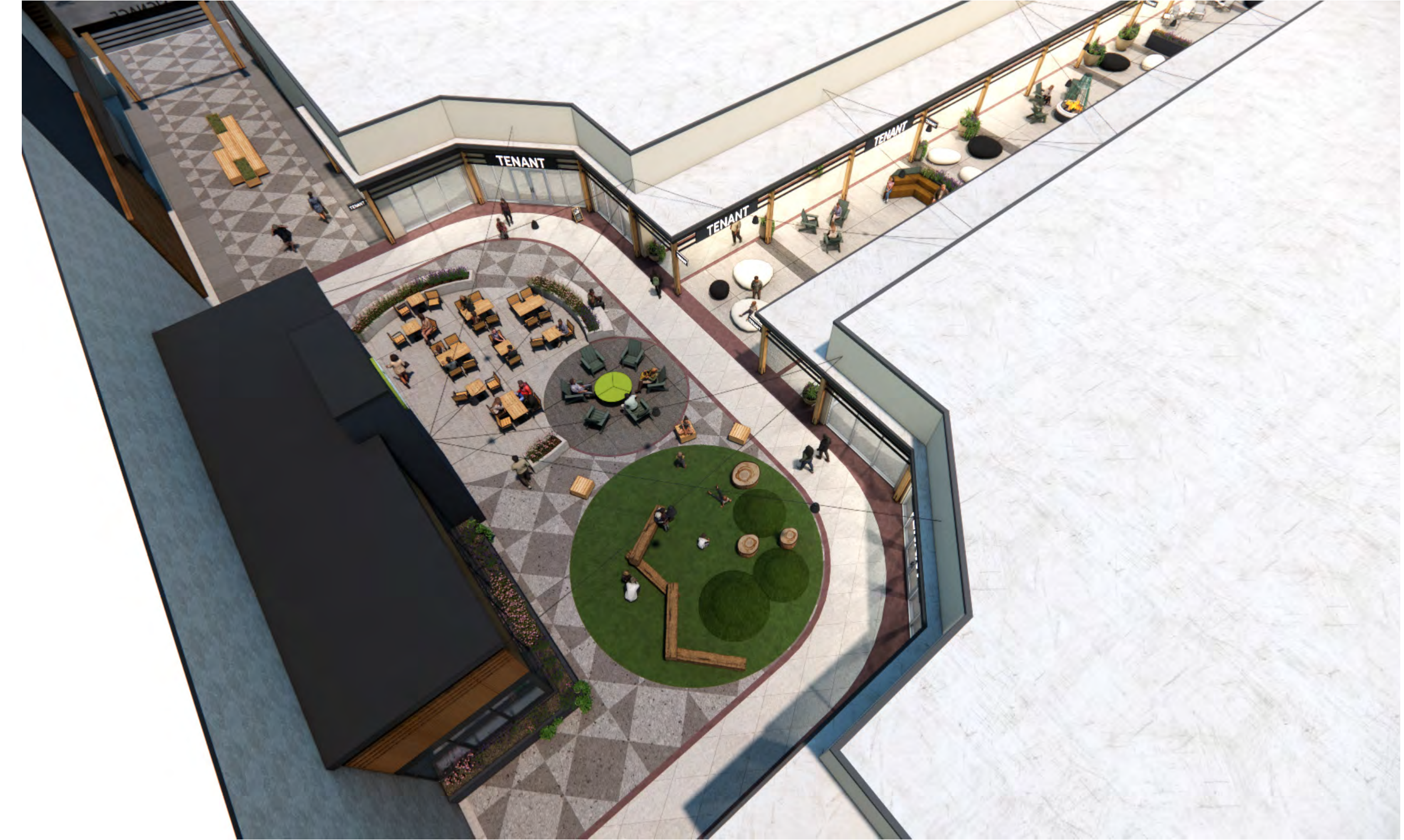
03 Middle Alley



# PROPOSED RENDERED VIEWS



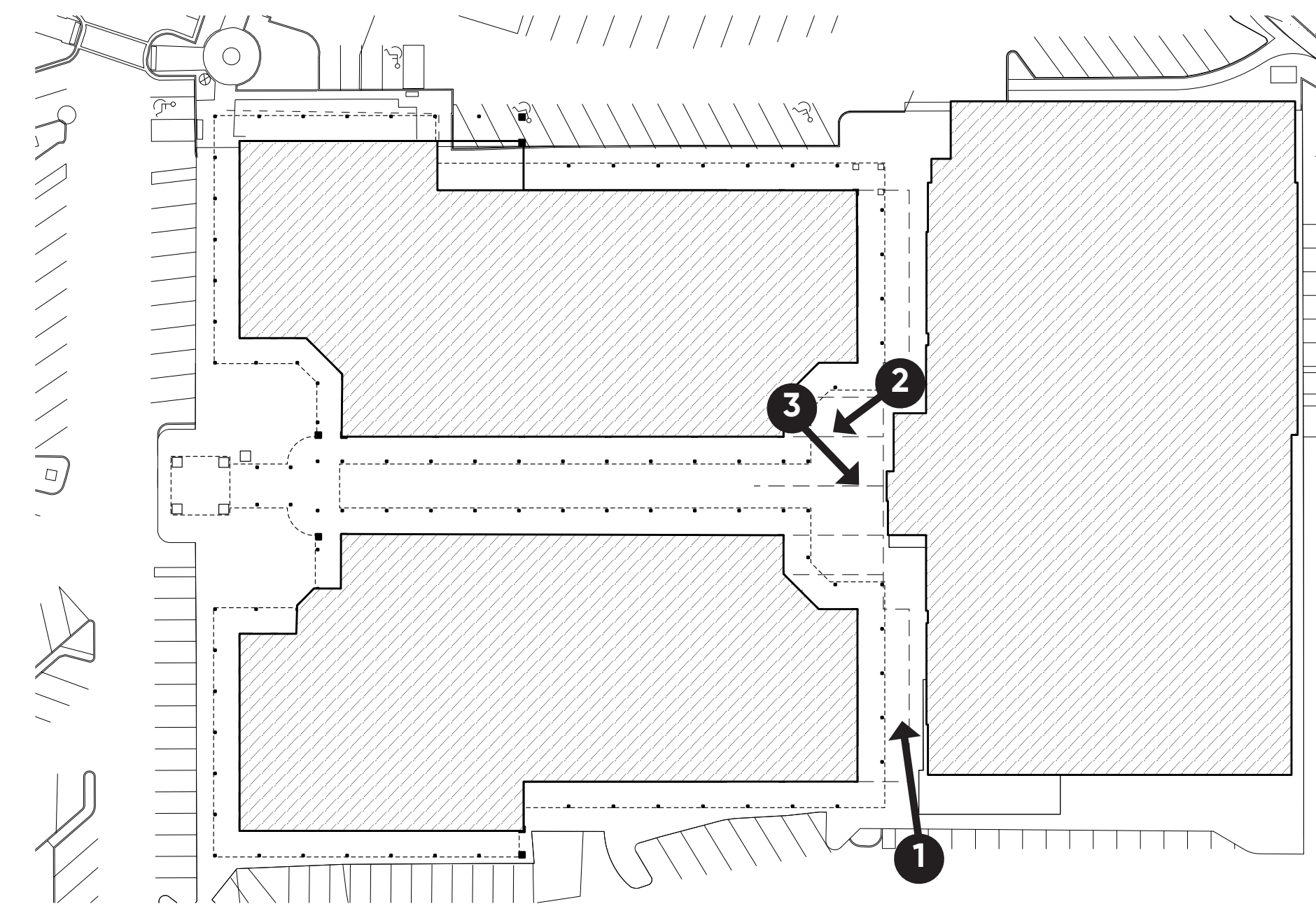
01 West Tower



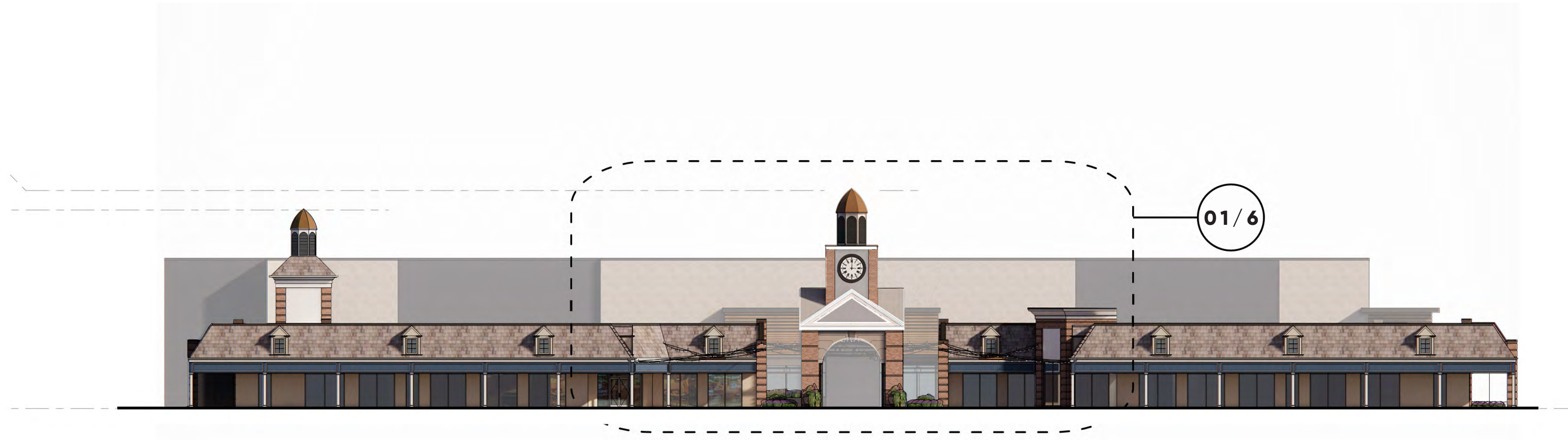
02 Hen House Plaza Aerial



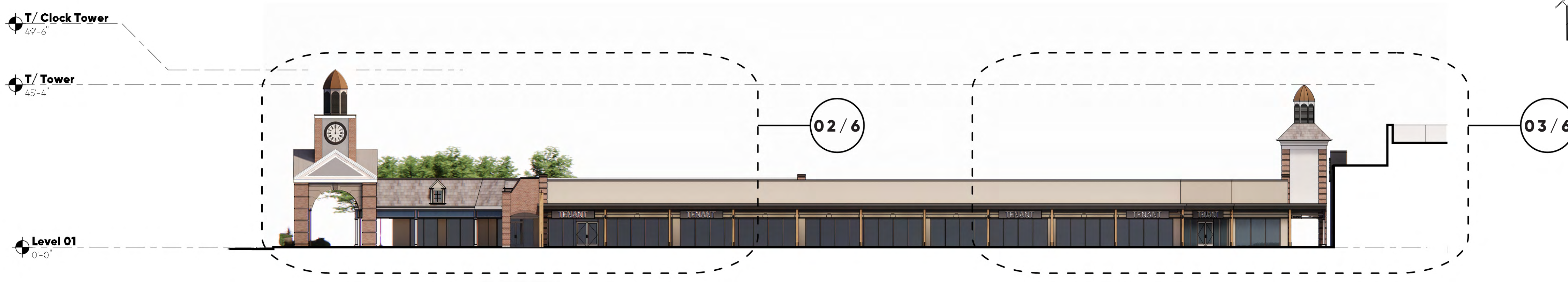
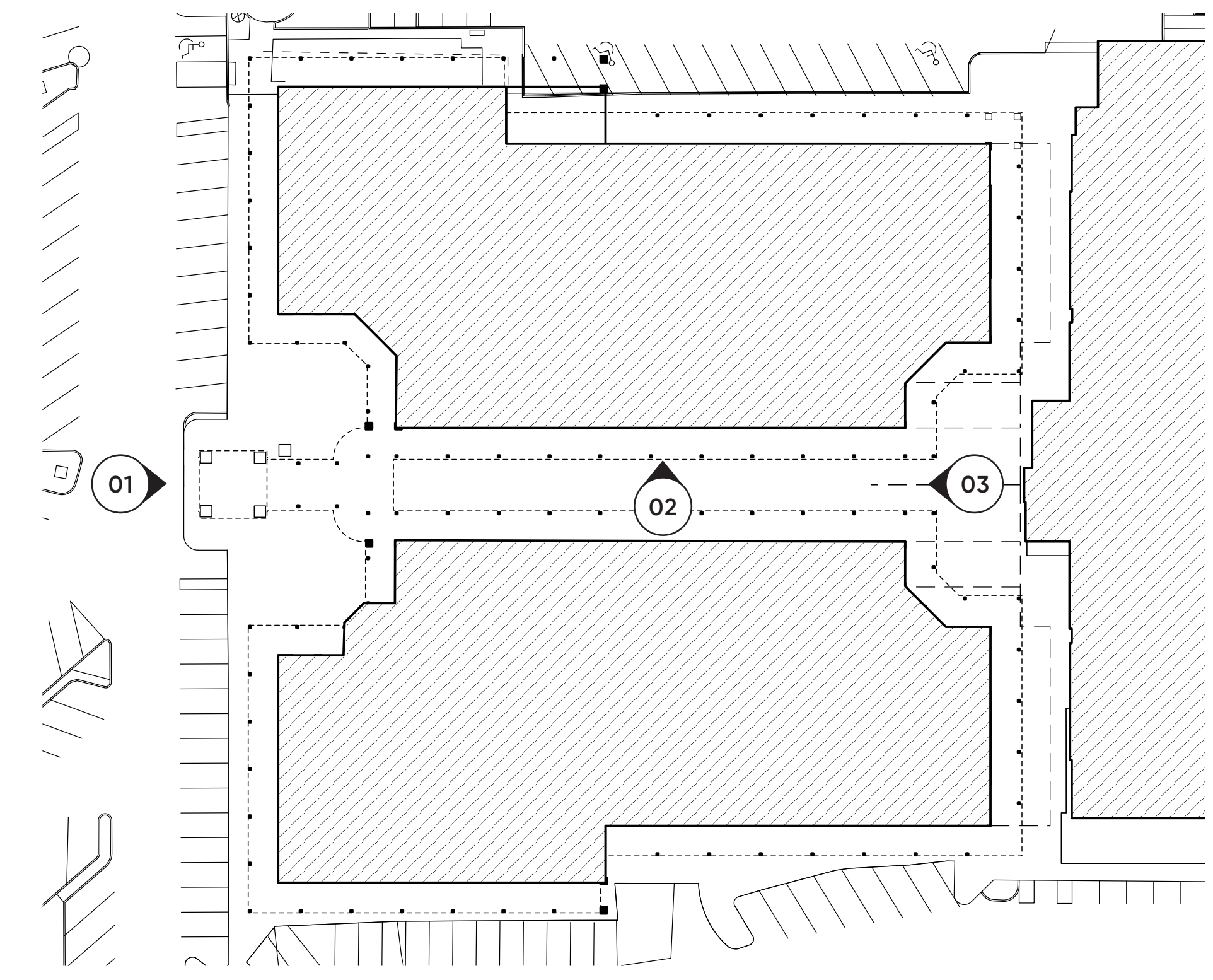
03 Hen House Plaza



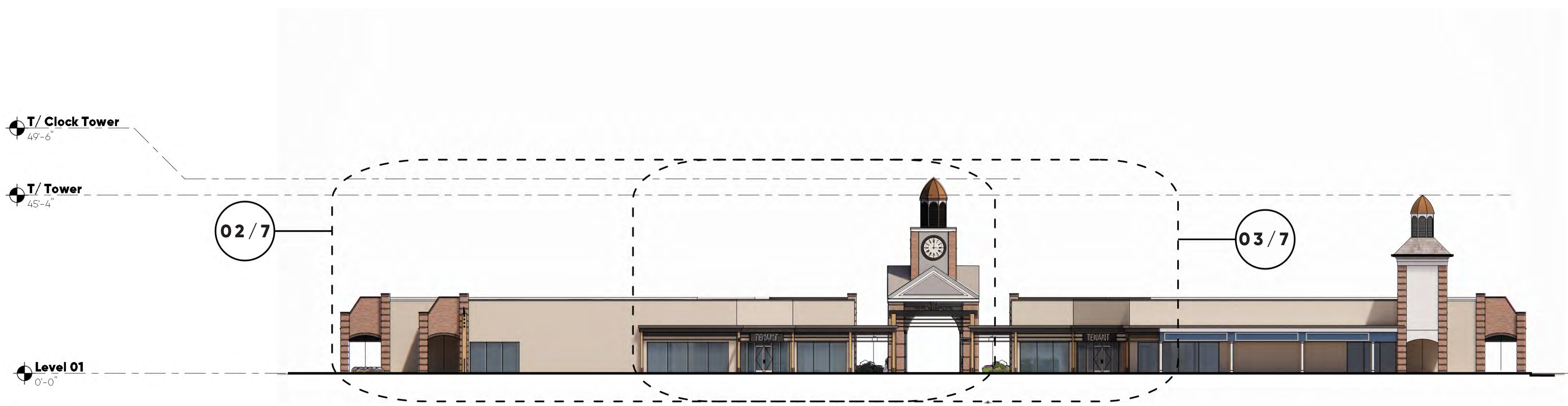
# OVERALL ELEVATIONS



**01** North Elevation  
Scale: 1" = 30'-0"



**01** Interior Courtyard Elevation  
Scale: 1" = 30'-0"

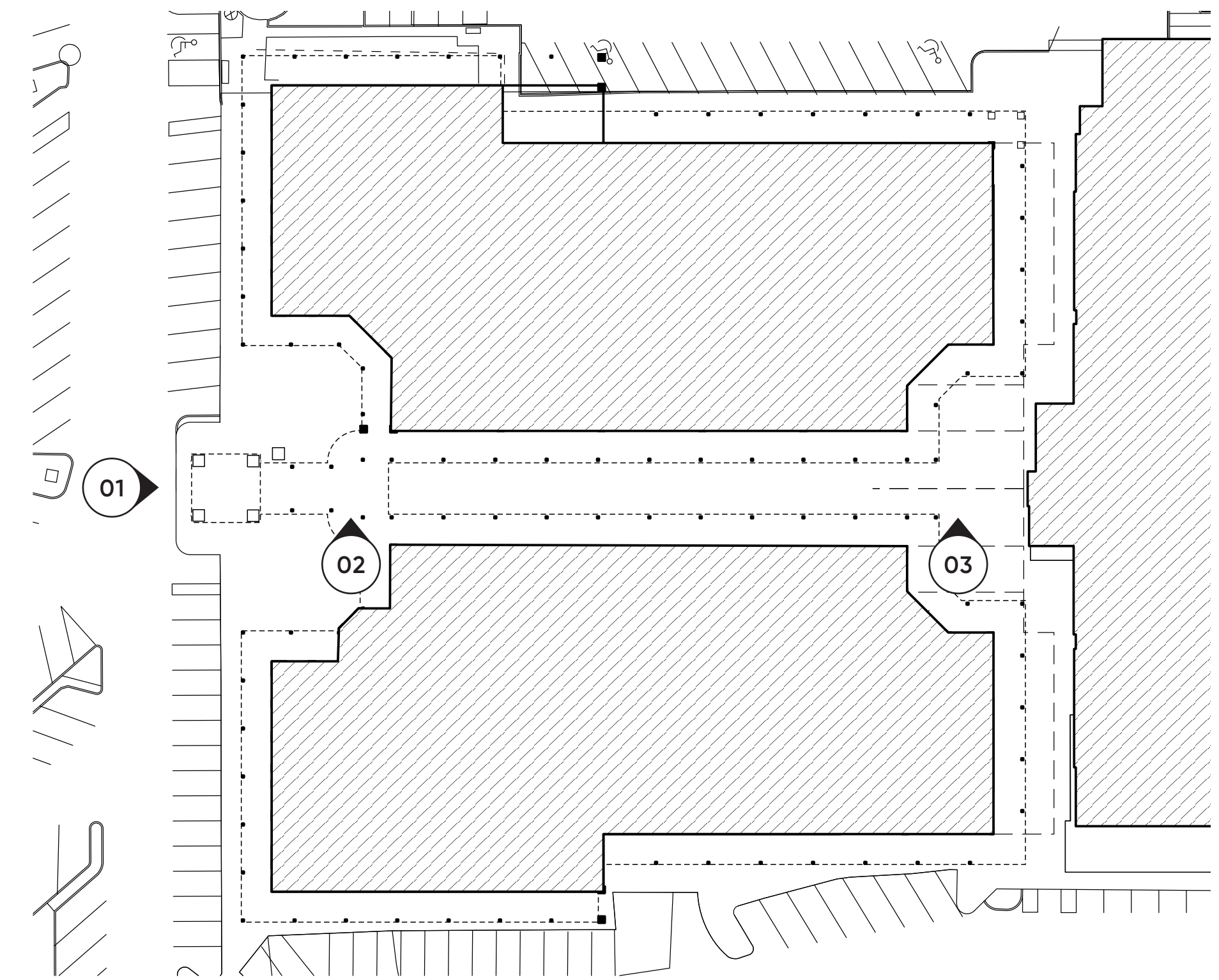


**01** West Elevation  
Scale: 1" = 30'-0"

# ENLARGED ELEVATIONS



**01** Enlarged North Elevation  
Scale: 1/4" = 1'-0"



**02** Enlarged Interior Courtyard Elevation  
Scale: 1/8" = 1'-0"

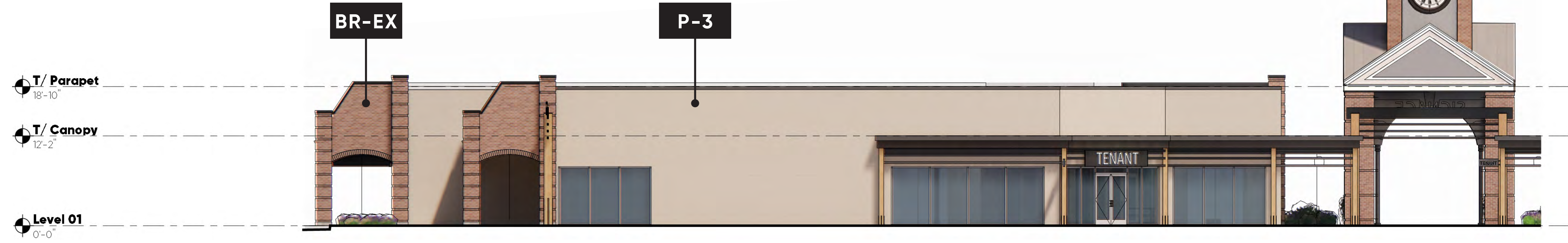


**03** Enlarged Interior Courtyard Elevation  
Scale: 1/8" = 1'-0"

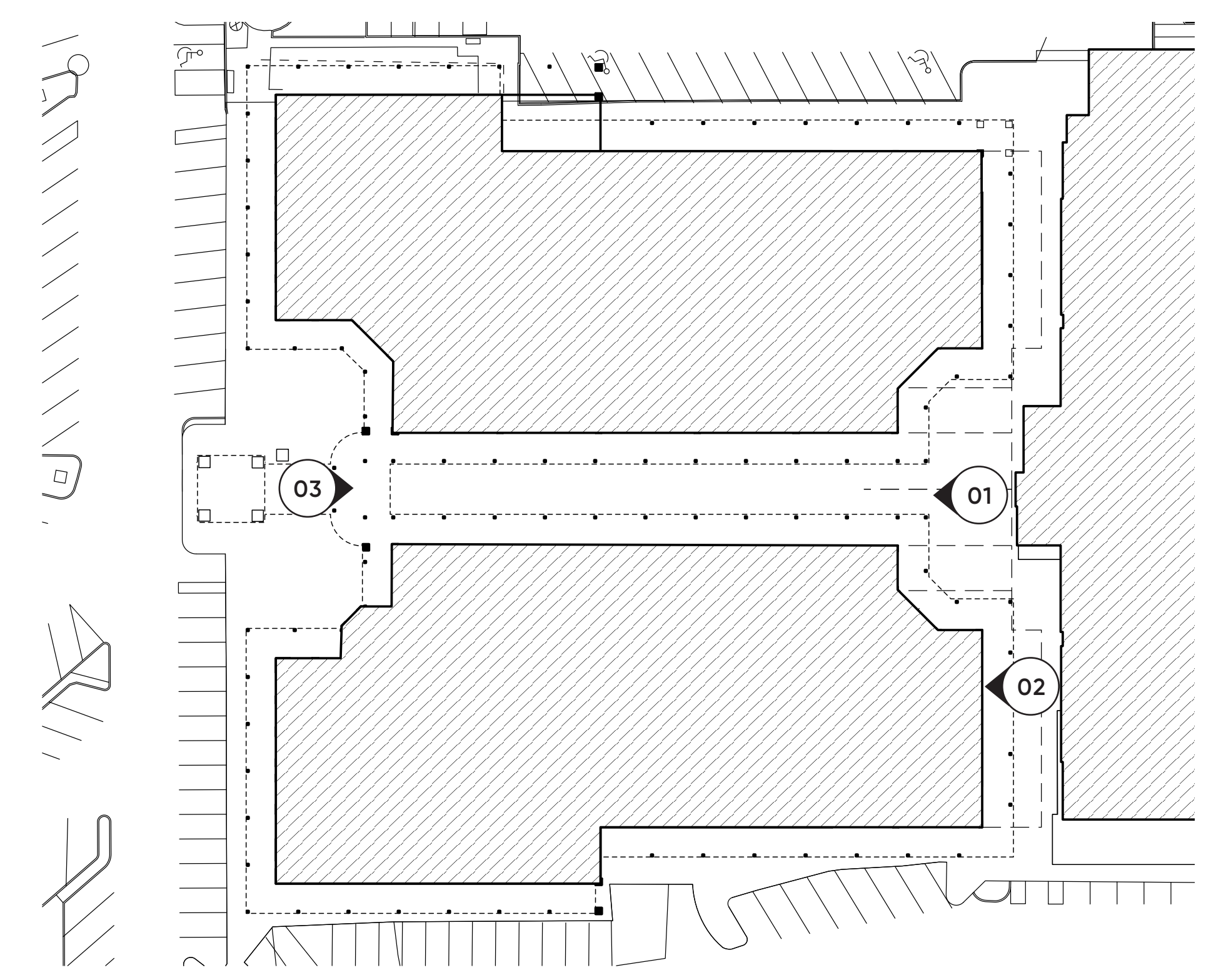
# ENLARGED ELEVATIONS



**01** Enlarged West Elevation  
Scale: 1/8" = 1'-0"



**02** Enlarged West Elevation  
Scale: 1/8" = 1'-0"



**01** Enlarged North Signage Elevation  
Scale: 3/16" = 1'-0"

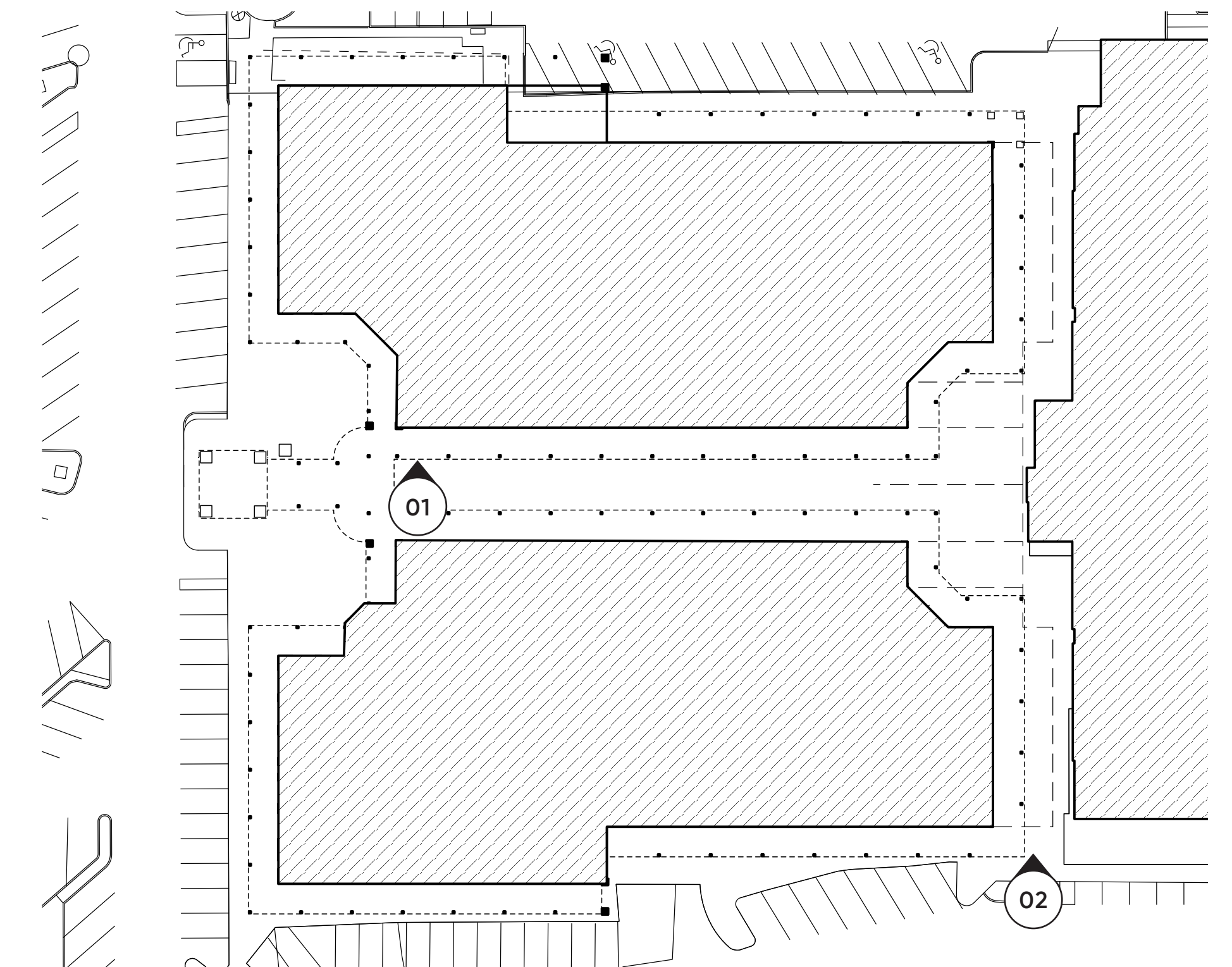
# ENLARGED ELEVATION



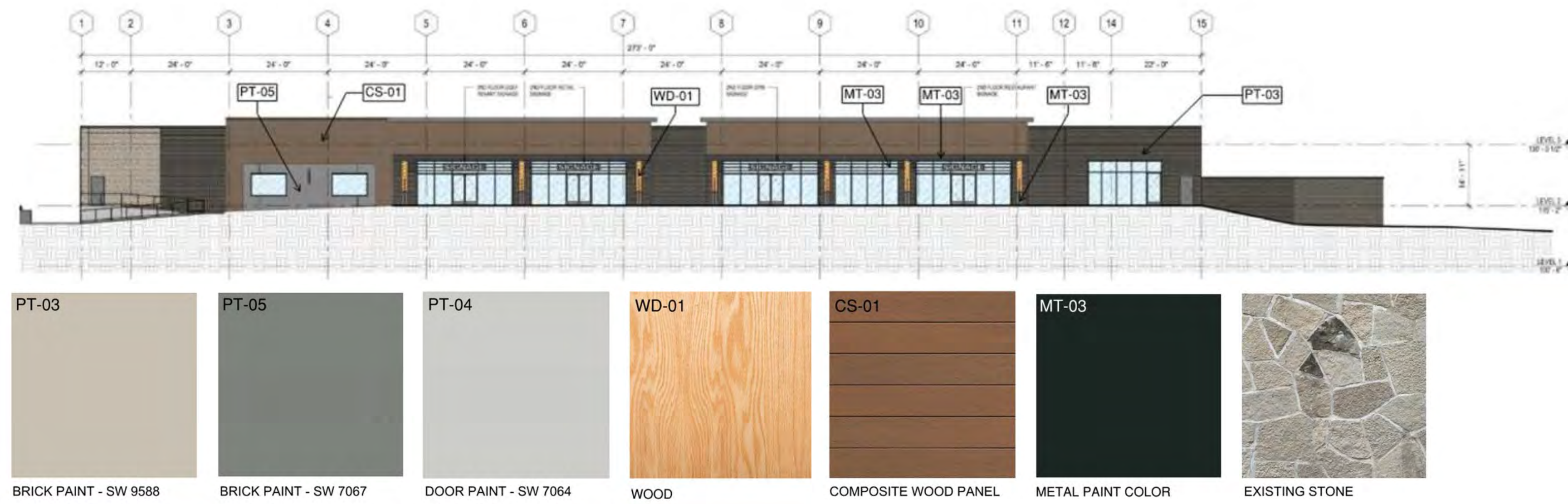
**01** Interior Courtyard Enlarged Elevation  
Scale: 3/8" = 1'-0"



**02** South Sign Portal Enlarged Elevation  
Scale: 3/8" = 1'-0"



# MATERIALS



**7070 Macy's Development Approved Materials**

**P-1**



**SW9610 STONY CREEK**

HEX VALUE: #57534E

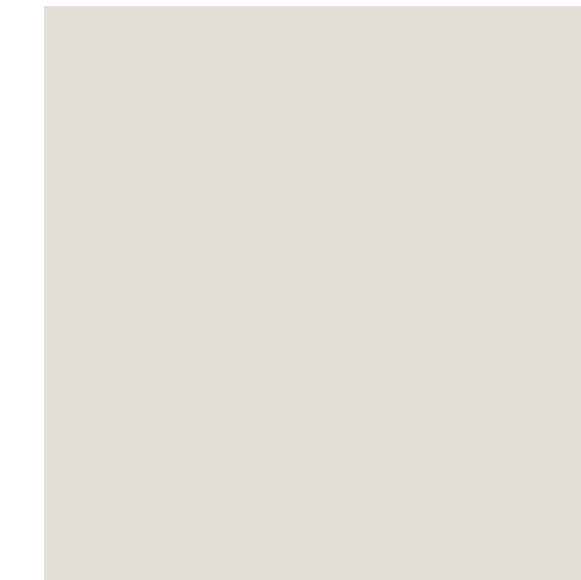
**P-2**



**SW7083 DARKROOM**

HEX VALUE: #443E40

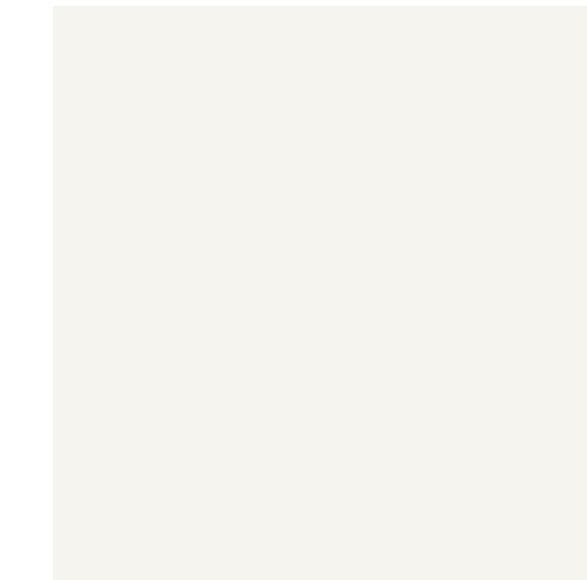
**P-3**



**SW9585 SUNBLEACHED**

HEX VALUE: #E5E0D7

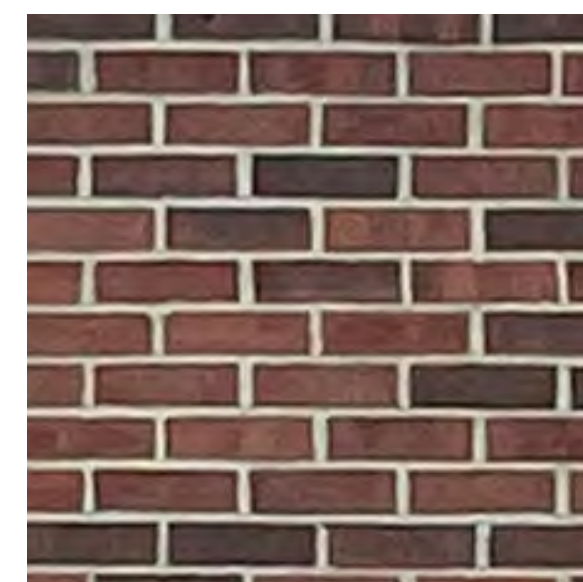
**P-4**



**SW9541 WHITE SNOW**

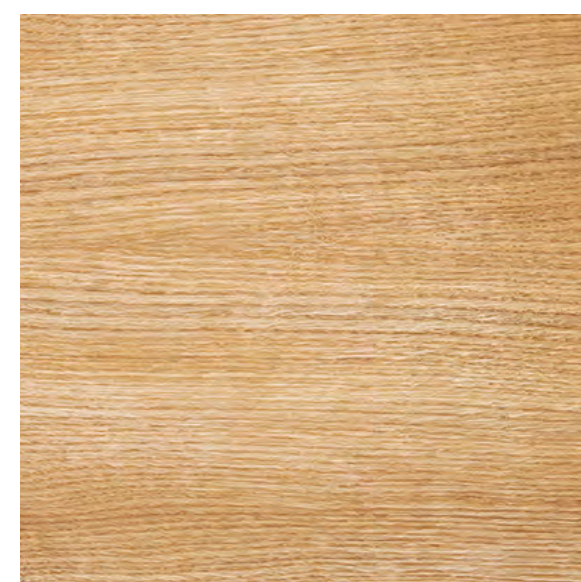
HEX VALUE: #F5F4EE

**BR-EX**



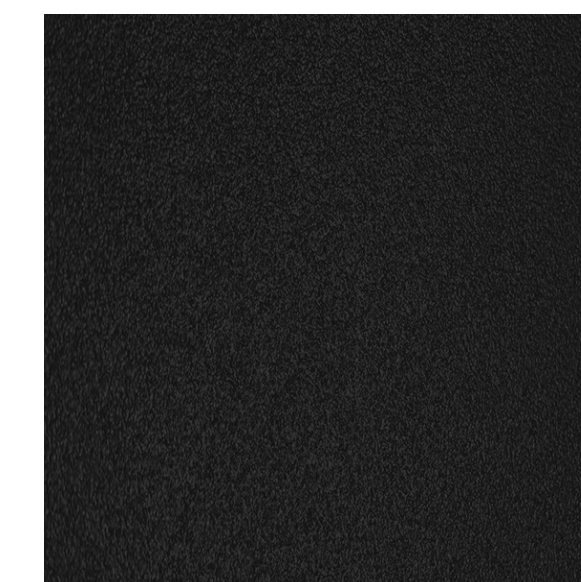
**EXISTING BRICK**

**WD**



**FAUX WOOD MATERIAL**

**MT-1**



**BLACK POWDER COATED METAL**

**Alley Renovation Proposed Materials**

**Thank You**  
FOR YOUR TIME

**reztark** DESIGN STUDIO X





**The Shops of Prairie Village**  
**Drainage Memorandum**  
*6920 Mission Rd*  
*Prairie Village, Johnson, Kansas.*

Issued Date: October 17<sup>th</sup>, 2025

Prepared By: **Kimley-Horn & Associates**  
7300 College Blvd, Suite 500  
Overland Park, KS 66210  
Primary Contact: Arrin Tieben, P.E.  
Email: [Arrin.Tieben@kimley-horn.com](mailto:Arrin.Tieben@kimley-horn.com)

**Kimley»»Horn**

SUBJECT:

The Shops of Prairie Village  
6920 Mission Rd  
Prairie Village, Kansas

PROJECT AREA:     **0.44 Acres**

INTRODUCTION:

This drainage memorandum (memo) provides a summary of the existing and proposed conditions related to site improvements for The Shops of Prairie Village, generally located north of West 71<sup>st</sup> Street, between Tomahawk Road and Mission Road in Prairie Village, Kansas. The proposed site improvements will include improvements to accessible routes for ADA compliance, repaving of the courtyard, and improving the overall aesthetic of the courtyard. Section 5601.3 of the *Kansas City Metropolitan Chapter of the American Public Works Association – Standard Specifications and Design Criteria: Division V, Section 5600, Storm Drainage Systems and Facilities (APWA 5600)* adopted by the City of Prairie Village states that projects under 2 acres, that do not increase impervious area by more than 10%, are exempt from Stormwater Management (detention and BMP's). The proposed site improvements will decrease impervious surface area, as further detailed below.

EXISTING CONDITIONS:

The project area is an existing courtyard located in the Shops of Prairie Village. The project area, consisting of hardscape and façade improvements within the courtyard, consists of 0.44 acres within the larger 14.3 acre shopping center. The existing stormwater on site is conveyed through a series of private inlets and storm lines before discharging into the below ground box culvert running through the shopping center. The project area contains approximately 0.44 acres of impervious area and 0 acres of pervious area as shown by **Table 1** below.

<b>Table 1: Existing Conditions Cover Type Within Project Area</b>			
Impervious Surface Area	0.44 Acres	19,341 SF	100%
Pervious Surface Area	0 Acres	0 SF	0%

PROPOSED CONDITIONS:

The proposed improvements include repaving, ADA path improvements, store front façade improvements, and various other aesthetic improvements within the courtyard between the clocktower and 7070 Mission. The improvements will disturb 0.39 acres within the overall site area of 0.44 acres. The project will increase the amount of pervious area in the courtyard by incorporating permanent planting beds into the hardscape. **Table 2** below provides the impervious and pervious areas in the proposed conditions.

<b>Table 2: Proposed Conditions Cover Type Within Project Area</b>			
Impervious Surface Area	0.43 Acres	18,899 SF	97.7%
Pervious Surface Area	0.01 Acres	442 SF	2.3%

The ratio of impervious and pervious area in the proposed condition has changed compared to the existing condition. See **Table 3** below for more detail.

<b>Table 3: Existing vs. Proposed Impervious Area Comparison</b>			
	Impervious Surface Area (Acres)	Impervious Surface Area (SF)	Impervious Surface Area (%)
Existing	0.44	19,341	100
Proposed	0.43	18,899	97.7

The proposed improvements result in a decrease of approximately 2.3%, in overall impervious surface within the project area. Because the project is decreasing impervious area, the project meets the criteria outlined in APWA 5600.

#### SUMMARY:

The proposed improvements for the Shops of Prairie Village will decrease the existing impervious surface area by 2.3% of that previously existing. This decrease falls well below the 10% increase in threshold for an existing site, below 2 acres, thus no additional storm water quality and detention BMPs are required. Because the Shops of Prairie Village development meets all the requirements of the City of Prairie Village, there are no adverse impacts to the downstream system, and overall drainage patterns of the site remain unchanged, it is recommended that the property be developed as planned.

KIMLEY-HORN AND ASSOCIATES, INC.



Arrin Tieben, P.E.

# Village Alley – Prairie Village

## NEIGHBORHOOD MEETING SIGN-IN SHEET

October 29<sup>th</sup>, 2025

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

NAME	ADDRESS	PHONE	EMAIL
TERRY O'NEAL	4610 HENRY ST DR	816-561-361	TOTOOC@PRVILLAGE.COM

## Meeting Minutes

Date: 10/29/2025


Location: FWR Offices, Tomahawk Road, Prairie Village, KS 66208

- Meeting began at 6pm
- One community member arrived and signed in
- Carson Scheer (KH), Arrin Tieben (KH), Ryan Johnson (Reztark), Darion Ziegler (Reztark), and Andrea Hidalgo (FWR)
  - gave a brief presentation of the project
    - Positive response to canopy removal
- The rest of the meeting was for questions
- The meeting concluded at 6:30
- Discussion topics included:
  - Canopy removal / keeping
  - Pavement updates
  - New furniture / site amenities
  - General site improvements

- Meeting began at 6:00 pm  
- One community member arrived and signed in  
- Carson Scheer (KH), Arrin Tieben (KH), Ryan Johnson (Reztark), Darion Ziegler (Reztark), and Andrea Hidalgo (FWR) gave a brief presentation of the project. The rest of the time was for questions.

Discussion topics included:  
Canopy removal/keeping, pavement updates, new furniture/site amenities, and general site improvements

X



Carson Scheer, PLA

Andrea Hidalgo

October 22, 2025

Senior Director, Development  
First Washington Realty

6971 Tomahawk Road,  
Prairie Village, KS 66208

301.961.3269  
ahidalgo@firstwash.com

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

A renovation of the courtyard behind 6971 Tomahawk Road within the Shops of Prairie Village has been filed by Andrea Hidalgo of First Washington Realty with the City of Prairie Village and would authorize renovation and building improvements to the paving, structure, and landscape amenities throughout the courtyard.

The property is located in a C-2 Zoning District. The application will be heard by the Planning Commission on Monday, November 10<sup>th</sup>, 2025, at 6:00 pm in the Council Chamber of the City Hall, 7700 Mission Road.

There will be a neighborhood meeting and Q&A held at the First Washington Realty offices at 6971 Tomahawk Road, Wednesday, October 29<sup>th</sup>, 2025, at 6:00 pm. We look forward to seeing you and hearing your feedback.

Sincerely,

Andrea Hidalgo  
*Senior Director – First Washington Realty*