

**PLANNING COMMISSION MINUTES
NOVEMBER 10, 2025**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Monday, November 10 at 7:22 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order with the following members present: 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; Terry O’Toole, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Valentino made a motion to approve the minutes of the October 7, 2025, regular planning commission meeting as presented. Mr. Herron seconded the motion, which passed 6-0.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

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
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Mr. Brewster said that the applicant was requesting an exception to construct a street side yard fence that did not meet the side fence standards. The property is a corner lot on the southeast corner of 79th 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 has an intersection orientation to both 79th Street and Maple Street, the middle lot orients to 79th Street, and

the subject lot orients to Reeds Lane. In this configuration, the subject lot has a side-yard orientation with the lot to the west that fronts on 79th Street (approximately 11' side yard) and a side yard orientation with the lot to the south on Reeds Lane (approximately 16' side yard). Although the property and house clearly fronts to Reeds Lane, the lot is 142' wide but only 70' deep (assuming Reeds Lane as front). It does not have a substantial yard on either side, other than the corner on 79th Street. Mr. Brewster noted that zoning regulations require that street side yard fences, when abutting an adjacent property that fronts the side street, be set back at least 15' or one-half the adjacent yard's front setback, whichever is greater.

The proposal is to build a 4' tall solid, horizontally slatted cedar fence approximately 10.75' from the property line along 79th Street. The adjacent house to the east is set back approximately 48' from 79th Street, which would require the fence to be 24' back from the side lot line and result in an approximately 19' wide fenced yard.

Section 19.44.025 allows the planning commission to consider exceptions to the fence standards through site plan review and subject to specific criteria in Section 19.44.025(g). The following specific section is the subject of the application:

(c) Location

- (1) Fences located in the front yard are limited to decorative fences no closer than 10' from the street right-of-way line**
- (2) Fences located on the side street of a corner lot shall be on private property and at least 18" from any public sidewalk, whichever is greater, except that if an adjacent lot faces the side street, the fence shall be set back from the right-of-way line a distance of 15' or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback**

Mr. Brewster stated that 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 anticipate fences that are "privacy fences", typical of rear yards and guarding against the situation when a rear yard fence could impact the front yard and streetscape view when abutting lots face the side street.

The following factors affect this situation:

- The lot is a unique circumstance due to:
 - A corner situation on an atypical lot configuration
 - Close adjacency 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 79th Street, which are larger lots and result in two front yards, and more substantial side or rear yards away from 79th Street

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

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

The proposed fence exception impacts all criteria except storm drainage, for which there is no impact. The proposed location will allow better utilization of the site based on the corner location, orientation of the house, and preserve views of the streetscape better than if the fence were located at permitted locations (a fence 24' back from the street and 6' high could be more disruptive). Mr. Brewster noted that public works had reviewed the plans and confirmed that the proposed fence will not create any obstructions within the required sight distance triangles.

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

1. The fence along 79th Street be approximately 10.75' from the side lot line; not be in front of the front building line along Reeds Lane, and be limited to 4' high as proposed.

Applicant Benjamin Dollar with Willow Outdoor, 1121 Douglas Avenue, Kansas City, KS, and resident Nancy Wolf were present to discuss the application. Ms. Wolf noted that she wanted to install the fence to ensure that her grandchildren could play safely in the yard.

Ms. Brown made a motion to approve the application subject to the conditions listed by staff. Mr. Valentino seconded the motion, which passed 6-0.

PC-25-23 Site plan - courtyard and façade improvements
6971 Tomahawk Road
Zoning: C-2
Applicant: First Washington Realty / Kimley-Horn and Associates

Mr. Brewster said that the applicant was requesting site plan approval to refurbish the interior courtyard and update the storefront façades that face the interior courtyard in the Prairie Village Shops. The plan includes integrating some new surfacing in 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 façades (removing or resurfacing some materials but no new structural changes).

The property is zoned C-2 General Business 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. The proposed changes are related to, and are a continuation of previously approved plans for the anchor building to the south of the courtyard in 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.

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. The following are the site plan review criteria:

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 promotes 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 will be made 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 introducing 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, and paint and/or resurfacing of canopy facias with darker grey and white 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 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**

The interior courtyard is generally all hardscape with ornamental planting areas, outdoor furniture, and ornamental elements. There is no impact to 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 zoning regulations.

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 add supporting outdoor furniture. This area

leads 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 will be determined by the applicant, and specific sign design will be addressed with a future comprehensive sign proposal for the entire shops.

Mr. Brewster said that staff recommended approval of the site plan subject to the following conditions:

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 façade improvement anticipated for the perimeter and outward facing store fronts
3. The 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

Applicants Carson Scheer and Aaron Horn with Kimley-Horn and Associates, 805 Pennsylvania Avenue, Kansas City, MO, Darion Ziegler with Reztark Design Studio, 601 Main Street, Cincinnati, OH (via Zoom), and Andrea Hildago with First Washington Realty, 7200 Wisconsin Ave #600, Bethesda, MD, gave a presentation showing the proposed changes, such as hardscape improvements to allow for ADA compliance as well as updated and improved finish materials.

Mr. Valentino asked whether any drainage plans were also considered. Mr. Horn said that the drains in the courtyard area would be cleaned out to allow them to function better, and that new drains would be installed at the south end of the project area.

Mr. Kersten asked what type of wood would be selected in the proposed portal design. Ms. Ziegler said that a faux-wood material would be used for longevity and durability.

Mr. Herron said that he would prefer the timber columns on the portal to be slightly larger to accommodate signage.

After further discussion, Mr. Valentino made a motion to approve the application. Ms. Temple seconded the motion, which passed 6-0.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 8:07 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary