

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

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, DECEMBER 2, 2025
7700 MISSION ROAD
COUNCIL CHAMBERS
6:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - November 10, 2025
- III. PUBLIC HEARINGS
- IV. NON-PUBLIC HEARINGS
 - PC-25-24 Property-specific sign plan
 Shops of Prairie Village
 6920 Mission Road
 Zoning: C-2
 Applicant: First Washington Realty, GastingerWalker&
- V. OTHER BUSINESS
 - Discuss 2026 action plan
 - Approval of 2026 meeting dates
- VI. ADJOURNMENT

Plans available at City Hall if applicable.
If you cannot be present, comments can be made by e-mail to cityclerk@pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue, and shall vacate their position at the table until the conclusion of the hearing.**

**PLANNING COMMISSION MINUTES
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

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 2, 2025 Planning Commission Meeting

Application: PC 25-24

Request: Site Plan - Property Specific Sign Plan

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Property specific sign plans have additional criteria in the ordinance.*

Property Address: 6920 Mission Road, Prairie Village, KS

Applicant / Owner : Connor McRae, Gastinger Walker; 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 25-23 - Site Plan, Courtyard and Facade Improvements
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, sign plan

General Location Map



Aerial Map



Site



Birdseye



Street Views



Tomahawk Road looking northeast at in-line storefronts



Mission Road looking northwest at freestanding building; inline shops in background.

Background

This application is a sign plan for property-specific sign standards. In 2019 Prairie Village updated its sign ordinance to accomplish several things, including 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) changes to property-specific sign plans had to be processed as an ordinance amendment; and (3) as tenants or sign needs changed it triggered a full review process for even routine changes since the property was bound by specifications for particular signs. This process did not meet the city’s or property / business owners’ interests so amendments to the ordinance were made.

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.

The applicant has proposed a sign plan for Prairie Village Shops. There have been two development-related site plans approved for this property - the south building (“Macy’s Building”) redevelopment in October 2021 and revised October 2024, and the courtyard and facade improvements in November 2025. A special use permit was also approved for a brewery / “drinking establishment” in October 2025. Throughout this, the Prairie Village Shops have remained under a property specific sign plan that originated in 1989 and was last amended in 2011. All past site plans only had conceptual details on signs and/or the approvals were contingent on a more specific sign plan being created that updated and coordinated all signs throughout the shops.

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

Sign Plan Standards & Criteria

The Prairie Village Zoning Ordinance provides the following related 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.*

[\[19.48.090\]](#)

The plan proposed for the Prairie Village Shops includes the following:

Sign Type	Quantity*	Standards	Comparison to General City Standards
Standard Sign Band	n/a *	<ul style="list-style-type: none"> • Limited to wood signage band and 1" clearance from white frames • 50 square foot general limit • Secondary signs permitted if tenants occupy multiple marquees 	Comparable to wall sign allowance other than quantity exceed due to multiple tenants and storefronts per building
Updated Sign Band	n/a *	<ul style="list-style-type: none"> • Limited to specific locations identified in elevations • 50 square foot general limit • No specific height or scale limit relative to updated sign band. 	<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>
Standard Wall Sign	n/a *	<ul style="list-style-type: none"> • Limited to specific locations identified in elevations • 50 square foot general limit • 1" clearance on all sites from edge of wall and trim or protrusions. • 2 exceptions for 200 s.f. wall signs 	<p>Could significantly exceed otherwise applicable signs in some locations (see staff analysis)</p> <p>Quantity exceeds per building / wall limit due to multi-tenant, storefront configuration and on freestanding buildings</p>
Raised Sign Area	n/a*	<ul style="list-style-type: none"> • Limited to specific locations identified in elevations • 50 square foot general limit • No specific height or scale limit relative to mounting surface • 1 exception for 200 s.f. raised sign 	<p>Could significantly exceed otherwise applicable signs in some locations (see staff analysis)</p> <p>Quantity exceeds per building / wall limit due to multi-tenant, storefront configuration and on freestanding buildings</p>
Logo Sign Area	5 locations	<ul style="list-style-type: none"> • 50 square foot limit 	Could be out of scale with specific locations if subject only to a 50 s.f. limit
Blade Sign	1 per entrance	<ul style="list-style-type: none"> • Limited to 2.83 s.f. with 8' clearance. • Acrylic panel with black letters and Gotham Black font 	Comparable to pedestrian sign allowance
Other signs		<ul style="list-style-type: none"> • Window signs • Temporary signs • Leasing information signs 	All defer to generally applicable city standards or permitted exemptions from permit.

* *The quantities of these sign types are not specified by the plan includes locations for these signs based on diagrams of all elevations throughout the shops.*

In addition to the above basic allowances and parameters, the signs are subject to the following design specifications:

- Front-lit channel letters with white translucent acrylic facing.
- All individual channel letters (other than logos).
- LED lighting with uniform brightness on all facades.
- Other general maintenance and mounting specifications detailed in the plan.

Analysis

Overall, the proposed sign plan reflects an improvement over the current sign plan and standards applicable to the Prairie Village Shops. The plan shows a clear hierarchy of types and is tailored to the unique facade and storefront conditions throughout the shops. The plan reflects consistency among all signs through type (front lit channel letters) and color (white translucent with 33% allowance for logos; consistent mounting and framing colors, etc.) The general size, scale, quantity, and location of signs are appropriate for a pedestrian-oriented shopping district with a few noted exceptions.

Staff have the following concerns with the sign plan:

- The “anchor signs” on the large building are out of scale with a pedestrian-oriented center and are significantly larger than generally applicable sign standards and other signs approved in the past, particularly the three 200 square foot signs proposed on building 6.
- Some elevations exhibit excessive signs in terms of extent and quantity, both significantly more than generally applicable sign standards. Particularly building 6 and building 3. The general locations for potential signs is appropriate, but without any locations on the quantity, extent, or cumulative size per elevations, signs throughout all of the proposed locations would be excessive and out-of-proportion with the buildings and uncharacteristic of a pedestrian-oriented center.
- Limitations on principle signs per tenant need to be clarified, and greater distinctions between primary / secondary signs are needed when individual tenants are allowed multiple signs.
- Some sign types may need additional clarification or standards to ensure that the signs standards are in proportion with the illustrations, elevation diagrams, and intended allocations.
- The lighting plan is generally acceptable; however, a performance standard for measurable warm white lighting could clarify the intent and set an enforceable threshold (recommend setting specific level between 2700K - 3000K).
- The 3-inch depth for channel letters can appear large and blocky at close range and at a pedestrian scale; recommend reducing this to 2-inch depth for any sign mounted along the first-story marquees. This can be particularly true on the alternative sign band signs where the black mounting background may be 3 inches and the letters may be another 3 inches, protruding up to 6 inches off the mounting rails. A two-inch thickness of the letters and/or back-mounting panels could result in a better appearance at close range.

Recommendation:

Staff recommends approval of the sign plan with some clarifications to the principal signs permitted for individual tenants; some additional sign restrictions on quantity and

size within specific sign types; and additional limitations - particularly on building 3 and building 6. Staff's proposed conditions / clarifications include:

1. General design recommendations (page 3)
 - a. Recommend lighting performance standard of warm white lighting at 3,000K.
 - b. Recommend 2" depth rather than 3" for channel letters; or alternatively for at least any signs mounted along the first-level storefront marquees and sign bands.
 2. Standard Sign Band (page 5)
 - a. Emphasize or clarify that signs are limited 1 per tenant entrance / frontage (other than secondary signs) and 1 sign per marquee (i.e. tenants cannot split a marquee or have more than one sign in a single marquee - primary or secondary.)
 - b. Recommend secondary signs have at least 2" clearance from white framing band to ensure that secondary signs are subordinate to principal sign for tenants that span more than one marquee.
 3. Updated Sign Band (page 6)
 - a. Emphasize or clarify that signs are limited 1 per tenant entrance / frontage.
 - b. Emphasize or specify maximum height of the updated band. Suggest 24-inch height limit for band / black backing, maximum thickness of 2 inches, and minimum 1" clearance of channel letters from black backing.
 4. Standard Wall Sign (page 7).
 - a. Emphasize or clarify that signs are limited to 1 per tenant entrance / frontage.
 - b. Recommend at least 4" clearance on all sides from edge of wall face, architectural features, trim, or protrusions.
 5. Raised Sign Area (page 8)
 - a. Emphasize or clarify that signs are limited to 1 per tenant entrance / frontage; plus, two non-tenant locations (elevation 5-6, page 24 and elevation 5-11, page 25)
 - b. Recommend maximum sign height of 24 inches above mounting surface.
 6. Logo Sign Area (page 9)
 - a. Recommend at least 2" clearance on all sides from any edge of wall face or any architectural features. (See elevation 6-3, page 28; elevation 7-2, page 30; and 7-6, page 31)
 7. Building 3 specific recommendations (pages 17 - 19). The following limits are in line with general standards for freestanding buildings and/or multi-tenant buildings.
 - a. Limit 2 wall signs per elevation; and no more than 4 per building.
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- b. Except, any business with a primary exterior entrance may have a wall sign apportioned out of a total allowance of no more than 5% per elevation.
 8. Building 7 specific recommendations (page 26 - 28).
 - a. Reduce the 3 “anchor” signs to no more than 100 square feet. (Currently 200 square feet on elevation 6-1, page 27; elevation 6-2, page 27; and elevation 6-4, page 28.)
 - b. Consider an allowance of up to 30” height above mounting surface for raised sign allowance (elevation 6-1, page 27) - in excess of the recommended general raised sign allowance of 24” in item 5.b.
 - c. Eliminate the 4 non-adjacent tenant signs (elevation 6-2, page 27 and elevation 6-4, page 28), but consider 1 secondary sign limited to no more than 50 square feet at each location.
 9. Recommend eliminating the font restrictions on the blade signs (page 34) and using these more limited pedestrian scale signs to express the unique identity or brands of specific tenants.
 10. Four future monument signs (page 2) are conceptual only and are subject to generally applicable standards until the sign plan is updated with specific designs and standards.
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Project Description

Requested Action*

Monument Sign

Legal Description*

Commercial Sign Standards Review for indicated properties

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Andrea Hildago

Address*

7200 Wisconsin Avenue, Suite 600

Owner Name*

GRI Corinth South, LLC

Location of Property*

3901 W 83RD ST

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

Commercial sign standards review for 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*

Connor McRae

Nov 7, 2025

Date*

11/07/2025

Shops of Prairie Village

City of Prairie Village

First Washington Realty
Signage Guidelines

Gastinger Walker &



Site Plan - Vicinity Map



SCOPE

The highlighted orange buildings represents the buildings covered in this signage guidelines document. The corresponding numbers will be used to reference the buildings throughout the report.

Signage Guidelines - Overall Design Criteria

SUMMARY

The shops at Prairie Village is a large and historical shopping center with varied building types and architectural features. To build cohesion in the shopping center the following standards will apply to all new signage. This basis of signage design includes restrictions on the materials, scale, and color of new signage. Due to the varied architectural features on the site, there are additional subcategories that must be implemented. These subcategories are intended to address how to mount signage to different architectural features and how to incorporate logos. These variations are indicated on the following pages and highlighted by corresponding colors on the elevations.

The following requirements apply to all signage unless noted on the subcategories or elevations.

CONSTRUCTION OVERVIEW

- Front-Lit Channel Letters with white translucent acrylic facing
- LED or approved equal module lighting
- Uniform brightness required across all faces
- No exposed raceways or wiring
- Aluminum casing/returns shall be black
- All text that is not part of a logo shall be individual channel letters
- Maximum 50 SF unless noted otherwise in subcategory or elevation. SF measured as indicated by city of Prairie Village signage standards.

SIGNAGE SPECIFICATIONS

- Front-Lit Channel Letter Signage, a depth of 3” and white LED or approved equal.
- All mounting attachments shall be sleeved and painted to match the background panel coloring on which it is attached. Metal letters shall be fabricated using full welded construction, with all welds ground smooth so as not to be visible. All penetrations of the building structure that are required for sign installation must be neatly sealed in watertight condition and match the façade.
- Faces: 3/16” translucent acrylic.
- Returns: Shall be fabricated using full welded construction, with all welds ground smooth so as not to be visible. Minimum 0.063” aluminum
- Junction boxes, wires, transformers, conduits, supports, any visible fasteners and other equipment shall be concealed from public view.
- Exposed bulbs or exposed neon signs are not allowed.
- Trim Caps: 1” premium aluminum or plastic trim cap, color-matched to returns
- ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE, MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES AND MUST HAVE A UL LABEL.

LOCATION AND ADDITIONAL INFORMATION

- All primary signage shall display the business name
 - If tenant floor plan aligns with more than one side of the building then tenant shall be entitled to additional signage for each side of building. This additional signage must still align with one of the designated signage locations.
- For example: A tenant located in a the northeast corner of a building that has one entrance that faces north and one entrance that faces west, then the tenant may install two wall signs.

Signage Guidelines

Additional Sign Guidelines

Under canopy pedestrian blade sign

- Each tenant will be allowed one (1) non illuminated double faced projecting under canopy pedestrian sign located at public entrance to the Tenant's space as defined within this document and mounted at 8'-9" clearance above grade.

Window signs, temporary signs or banners, merchant event signs, leasing information signs, menu board signs, poster boxes, promotional signs

- Prairie Village standard applicable requirements shall dictate application of window signs, temporary signs or banners, merchant event signs, leasing information signs, menu board signs, poster boxes, and promotional signs.

SIGNAGE MAINTENANCE, REPAIRS AND REMOVALS

- Tenant shall be solely responsible for the repair and maintenance of all structural and electrical elements of their signage and agrees to keep signage in good repair at all times during the Lease Term and all option periods. Failure to do so will result in the Landlord making arrangements for such needed repairs to be made and charged back to the tenant.
- Tenant shall be responsible for the cost of repairs of any and all damage to in-place construction caused by the installation of any sign. Such repairs will be done by Landlord and back charged to Tenant.
- Upon the permanent closing of a store, the Tenant shall be responsible for the removal of signage from the building. All repairs, patching of holes or repainting of surfaces due to Tenant's signage will be done by Landlord and back charged to Tenant.
- Landlord, at their option, may use Tenant's Security Deposit funds to pay for any signage repairs or sign installation or removal repairs that may be necessary.

APPROVAL PROCESS

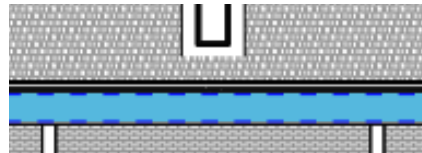
- Prior to the submission of a sign permit application to the City of Prairie Village or the production of any sign or installation, the proposed signage must first be approved in writing by Landlord's Authorized Agent. Signs must comply with design criteria and guidelines and all building, fire, electrical and other applicable codes.
- For the Landlord's review of signage, Tenants shall provide the Landlord with two (2) copies of the building elevation drawing, showing the following specific locations: (a) proposed sign location, (b) layout, (c) dimensions of business façade/wall and signage, (d) colors, (e) materials, (f) finishes and (g) section through sign showing construction and installation details.
- When applying for permits with the City, please include a copy of the Landlord's written approval with your permit application. The Tenant is responsible for obtaining and making payment for all sign permits.

EXISTING SIGNAGE

- Existing tenants are entitled to leave existing signage in place and maintain and repair existing signage to its original condition. All new signage installations must match the requirements in this document or be submitted separately to the city planning commission for review.

Tenant Sign Subcategory Locations - Standard Signage Band

DESIGNATED AREA; STANDARD SIGNAGE BAND



The existing signage band for the majority of buildings at The Shops of Prairie Village is a horizontal painted wood signage band above a colonnade. The area for signage is designated by a white trim piece that is typically located between columns. Area designated on elevations by blue highlight.

Category Guidelines (Standard Signage Bands)

- Signage shall fit within white trim piece with at least 1 inches of clearance from white trim on all sides

Secondary Signage

In addition to the backlit lettering there is an additional allowance for signage at these signage band locations. Tenants that are adjacent to multiple marquee locations (as outlined by the white trim pieces) may use 1 of the additional location(s) per facade for flat white unlit lettering. These areas are intended to be secondary sign where tenants can display wording that is not their primary business name.

These signage locations can also be used in lieu of a backlit sign for the primary business name.

Category Guidelines (Secondary)

- Lettering shall be white acrylic 1/4"-1/2" depth
- No exposed fasteners
- Lettering shall be centered vertically and horizontally between the white trim pieces
- Signage shall fit within white trim piece with at least 1 inches of clearance from white trim on all sides



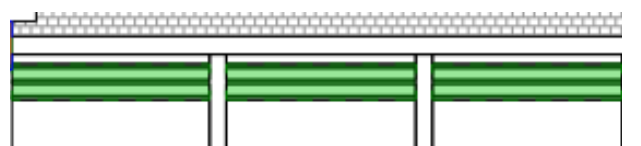
Existing example of "Standard Signage Band"



Example of "flat white acrylic" lettering.

Tenant Sign Subcategory Locations - Updated Signage Band

DESIGNATED AREA; WALL MOUNTED



Some locations of the shopping center use 3 horizontal rectangular extrusions to designate the signage band area. The design of this signage band requires an addition of a black rectangular backing behind the letters. This is utilized as a raceway to hide unsightly wiring. Several areas of the shopping center is in the process of adding this style of signage. These requirements will apply to future areas of the shopping center that are renovated with this style of signage band. Area designated on elevations by green highlight.

Category Guidelines

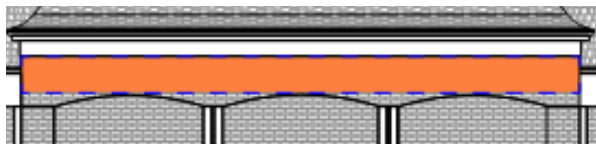
- Lettering shall be centered horizontally on black backing
- Letters shall not exceed size of black backing piece or horizontal extrusions
- Black backing shall not fully overlap or extend past the top or bottom horizontal extrusion.
- Black backing shall be aluminum of same thickness and finish of lettering.



Existing example of "Updated Signage Band"

Tenant Sign Subcategory Locations - Standard Wall Mounted

DESIGNATED AREA; WALL SIGNAGE



These are wall mount areas that are not part of a standardized signage band. This subcategory allows for the inclusion of a signage logo in addition to the typical sign. Area designated on elevations by orange highlight.

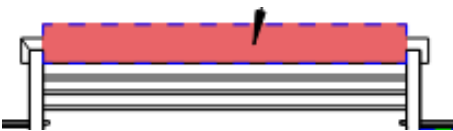
Category Guidelines

- Any one sign may reserve up to 33 percent of the sign area for logos or icons that are unique to the tenant.
- Symbols and logos may incorporate other colors. Colors or color combinations that interfere with the legibility of the sign copy should be avoided.
- Minimum 1” clearance on all sides of sign from edge of wall face and from any trim or protrusions.



Tenant Sign Subcategory Locations - Raised Lettering

DESIGNATED AREA; RAISED SIGNAGE



Several existing locations on site make use of entry awnings and overhangs as well as covered patios. These architectural features means that there must be areas for raised lettering. Area designated on elevations by red highlight.

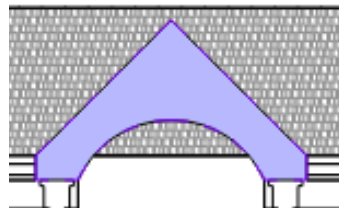
Construction Overview

- Signage shall be mounted at the lower half or bottom of channel letters.
- Raceway allowed at locations, but must be less than 1/2 height of signage letters.



Tenant Sign Locations - Logo Signage

DESIGNATED AREA STANDARD LOGOS



Some wall surfaces that have a unique shape or reduced horizontal area are ideal for locating logos. All attachments should be located within designated area. No logo signs shall exceed 50 square feet as measured per City of Prairie Village provisions. Logo sign areas are designed to coordinate with business names located on the sign bands locations. Area designated on elevations by purple highlight.

Overview

- Symbols and logos may incorporate other colors besides white. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Returns shall match adjacent facing color.

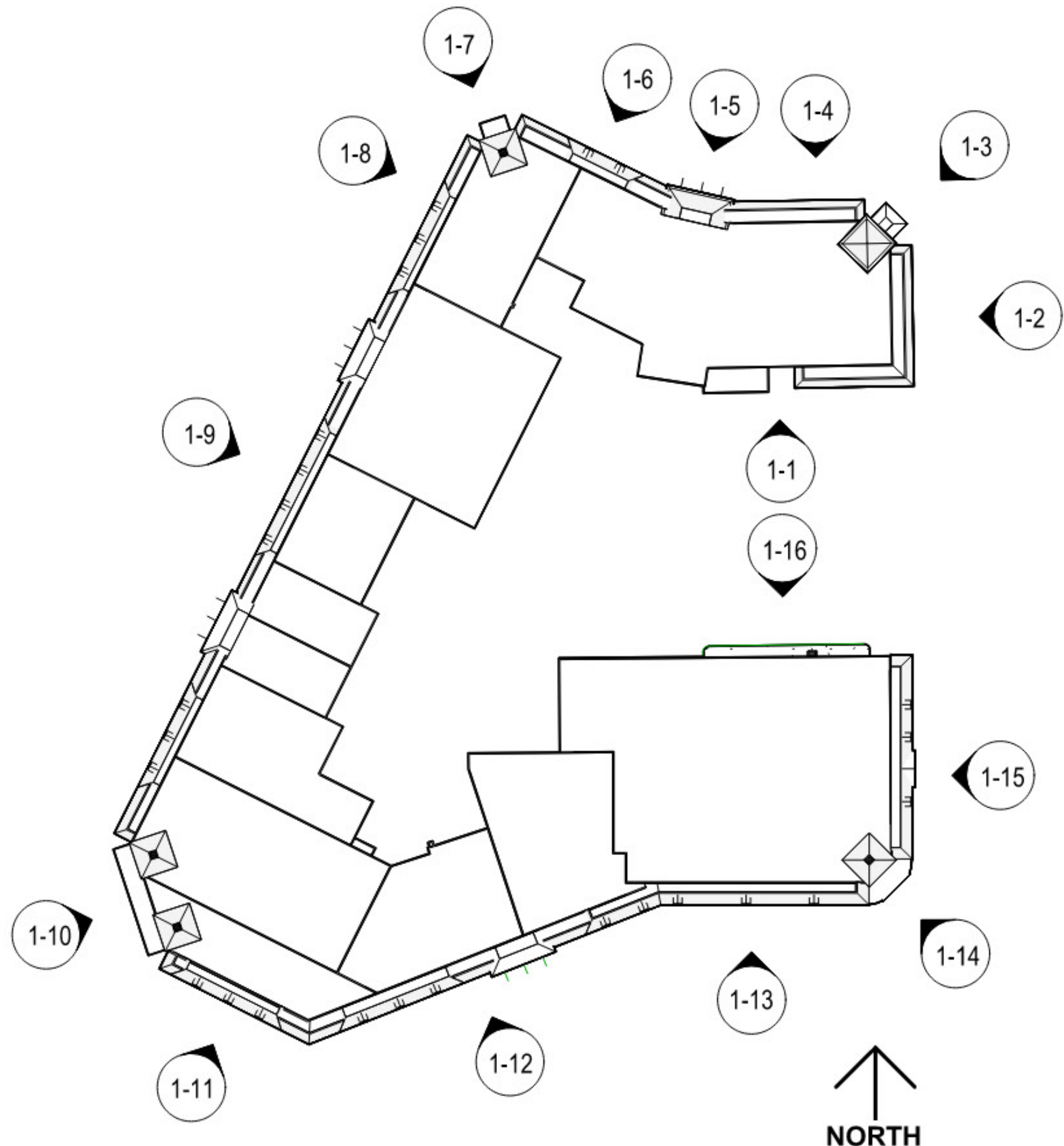


Example of area designated for a logo only.



Example of area designated for a logo only.

Area 1- Reference Plan

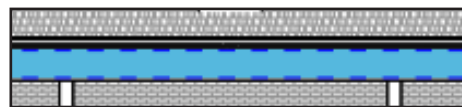
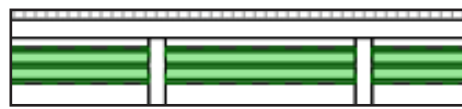


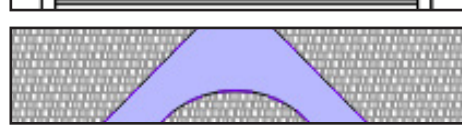


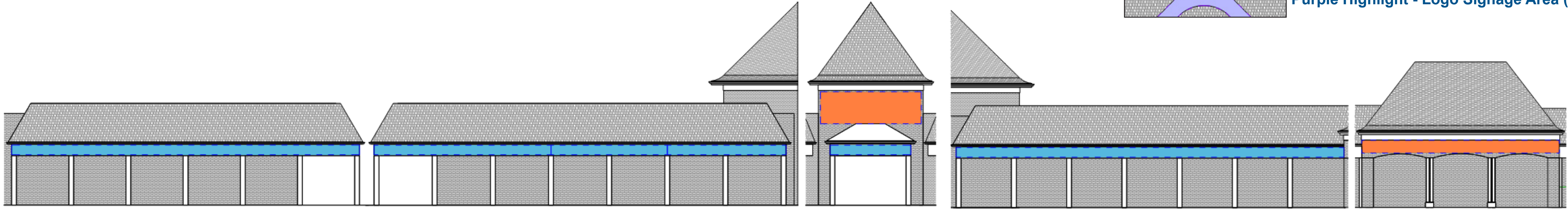
Building 1 - Elevation Reference Plan



Site Plan Building 1

Area 1- Elevations

-  Blue Highlight - Standard Signage Band (Pg 5)
-  Green Highlight - Updated Signage Band (Pg 6)
-  Orange Highlight - Standard Wall Signage (Pg 7)
-  Red Highlight - Raised Signage Area (Pg 8)
-  Purple Highlight - Logo Signage Area (Pg 9)

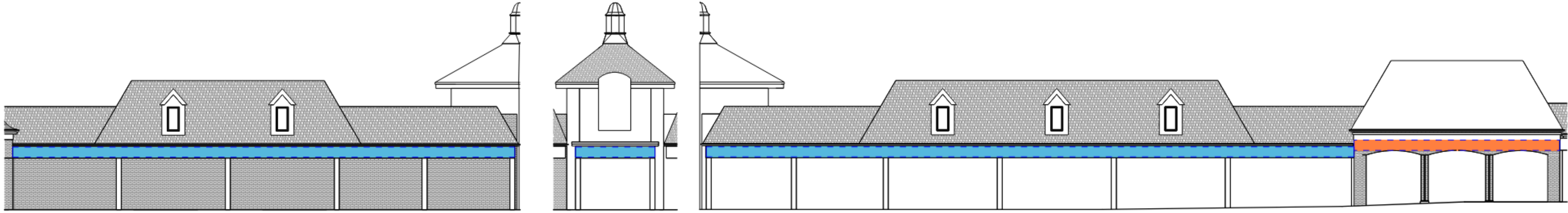


Elevation 1 - 1

Elevation 1 - 2

Elevation 1 - 3 Elevation 1 - 4

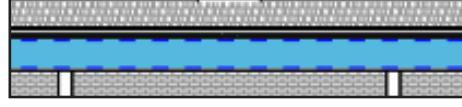




Elevation 1 - 5

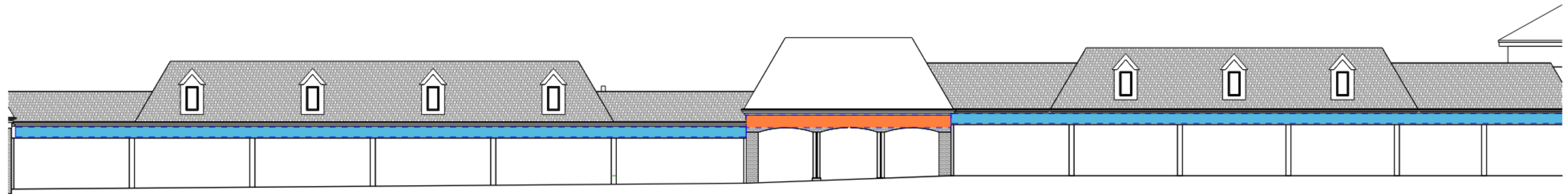


Elevation 1 - 6

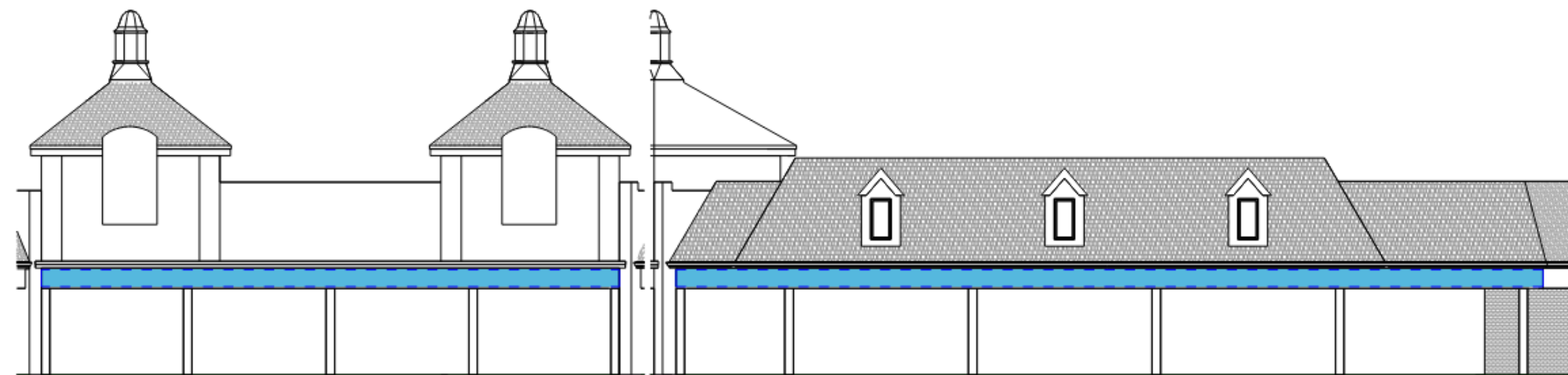
Elevation 1 - 7 Elevation 1 - 8

Area 1- Elevations

-  Blue Highlight - Standard Signage Band (Pg 5)
-  Green Highlight - Updated Signage Band (Pg 6)
-  Orange Highlight - Standard Wall Signage (Pg 7)
-  Red Highlight - Raised Signage Area (Pg 8)
-  Purple Highlight - Logo Signage Area (Pg 9)



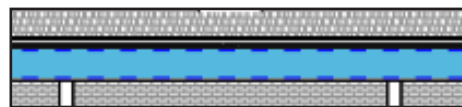
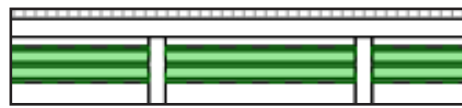


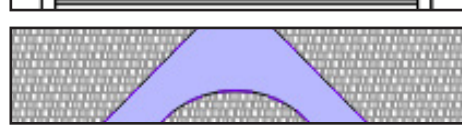
Elevation 1 - 9

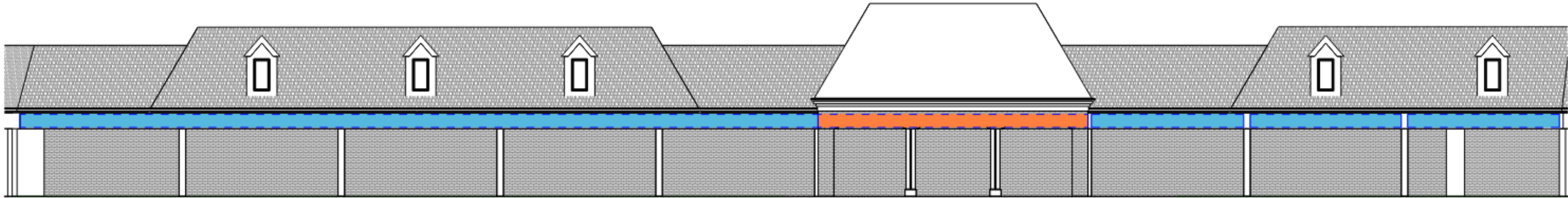


Elevation 1 - 10

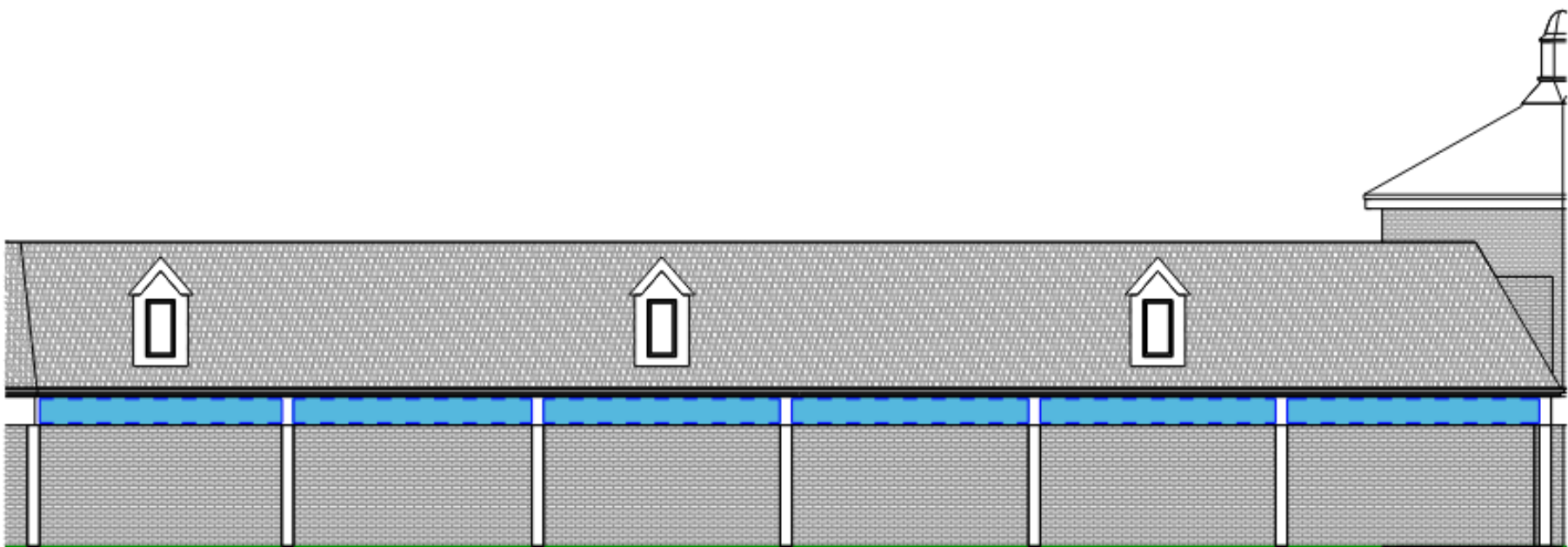
Elevation 1 - 11

Area 1- Elevations

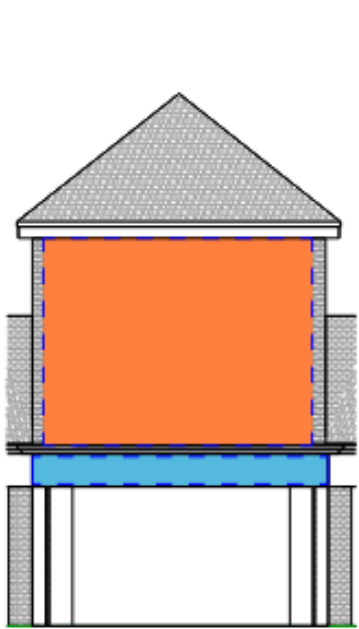
-  Blue Highlight - Standard Signage Band (Pg 5)
-  Green Highlight - Updated Signage Band (Pg 6)
-  Orange Highlight - Standard Wall Signage (Pg 7)
-  Red Highlight - Raised Signage Area (Pg 8)
-  Purple Highlight - Logo Signage Area (Pg 9)



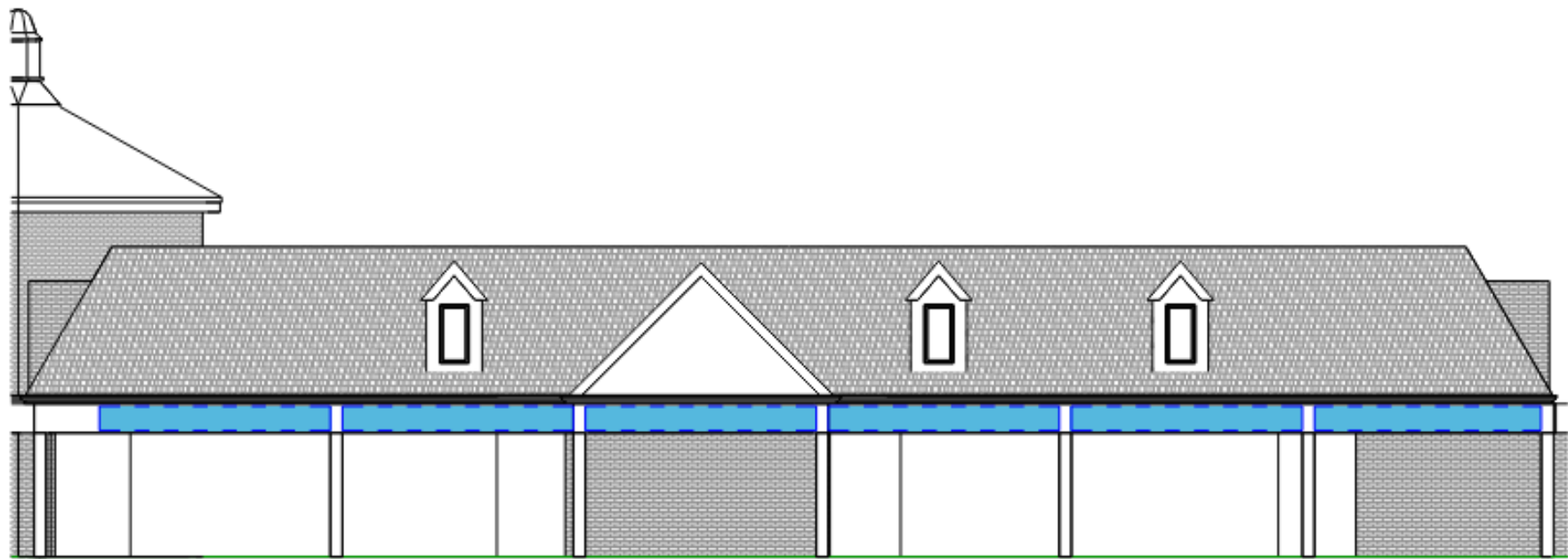
Elevation 1 - 12



Elevation 1 - 13

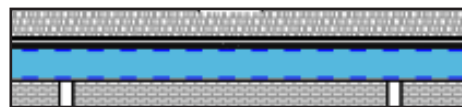
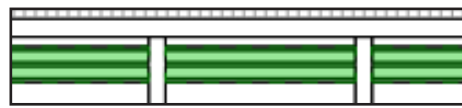


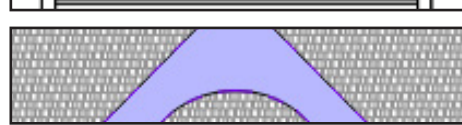


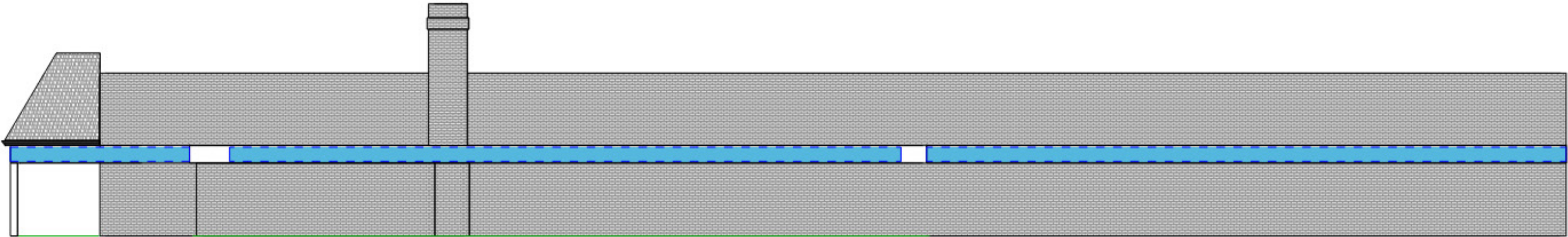
Elevation 1 - 14



Elevation 1 - 15

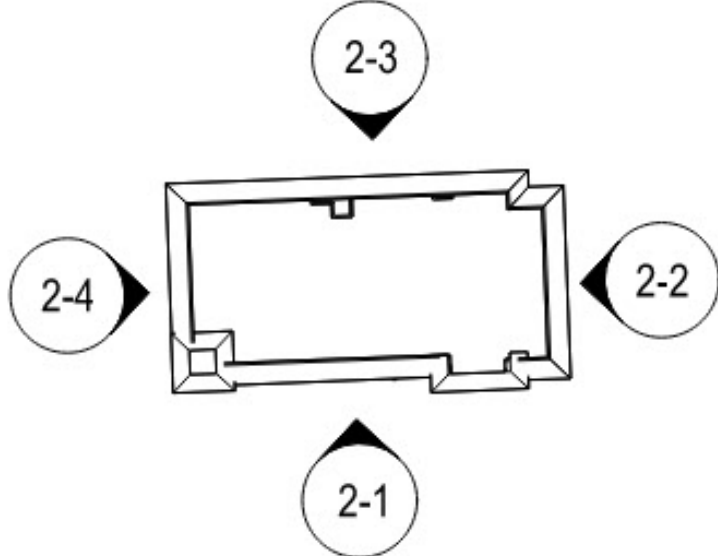
Area 1- Elevations

-  Blue Highlight - Standard Signage Band (Pg 5)
-  Green Highlight - Updated Signage Band (Pg 6)
-  Orange Highlight - Standard Wall Signage (Pg 7)
-  Red Highlight - Raised Signage Area (Pg 8)
-  Purple Highlight - Logo Signage Area (Pg 9)



Elevation 1 - 16

Area 2- Reference Plan

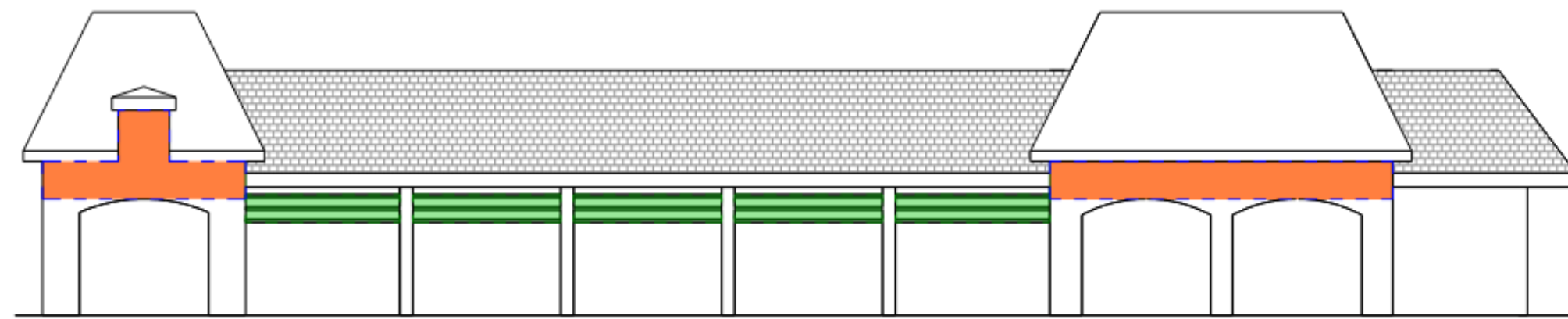
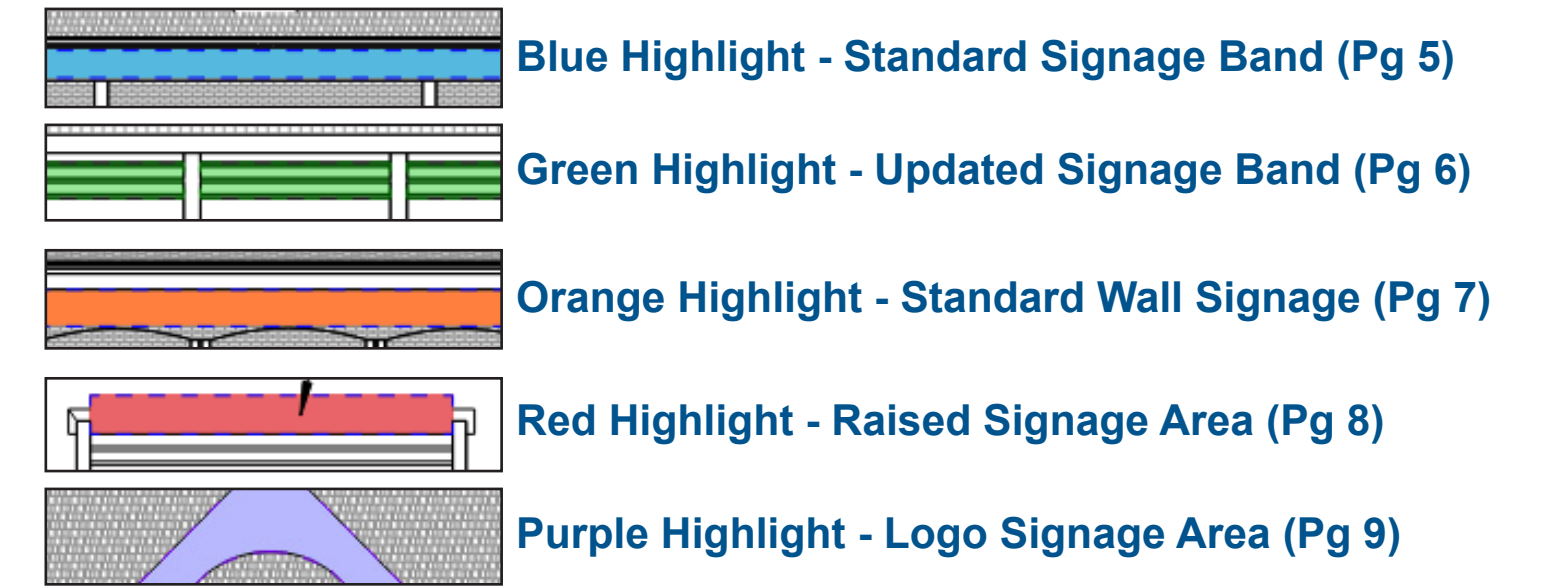


Building 2 - Elevation Reference Plan

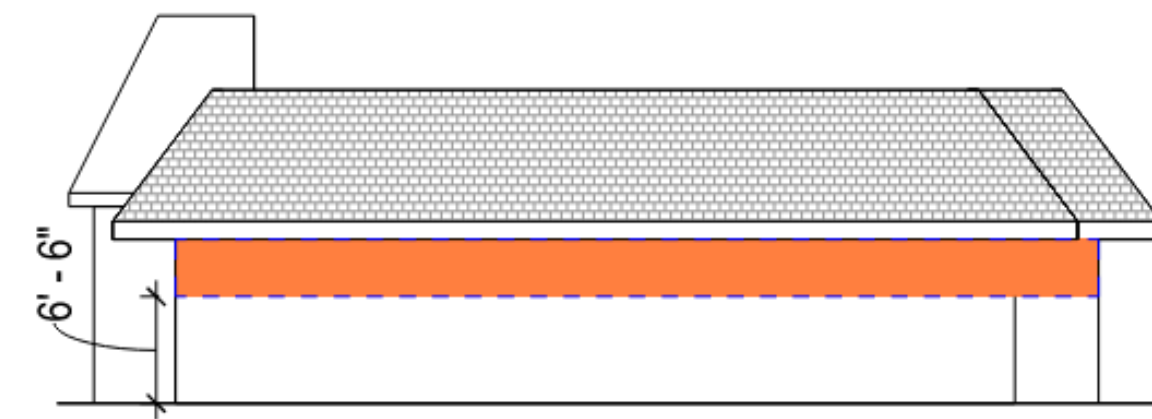


Site Plan Building 2

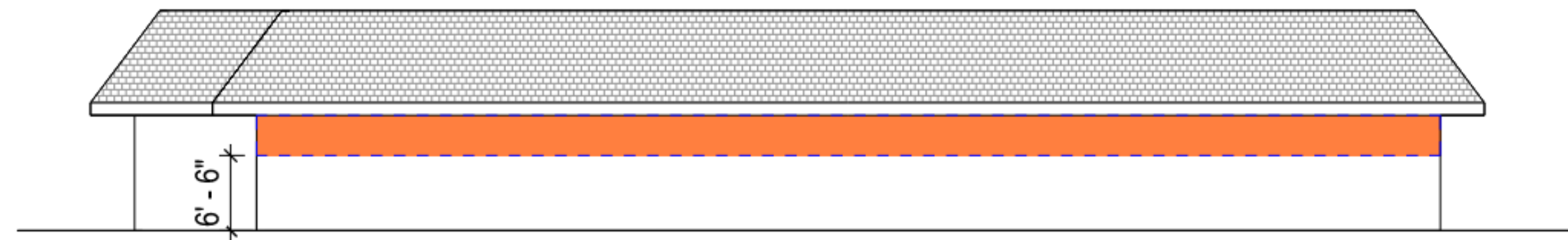
Area 2- Elevations



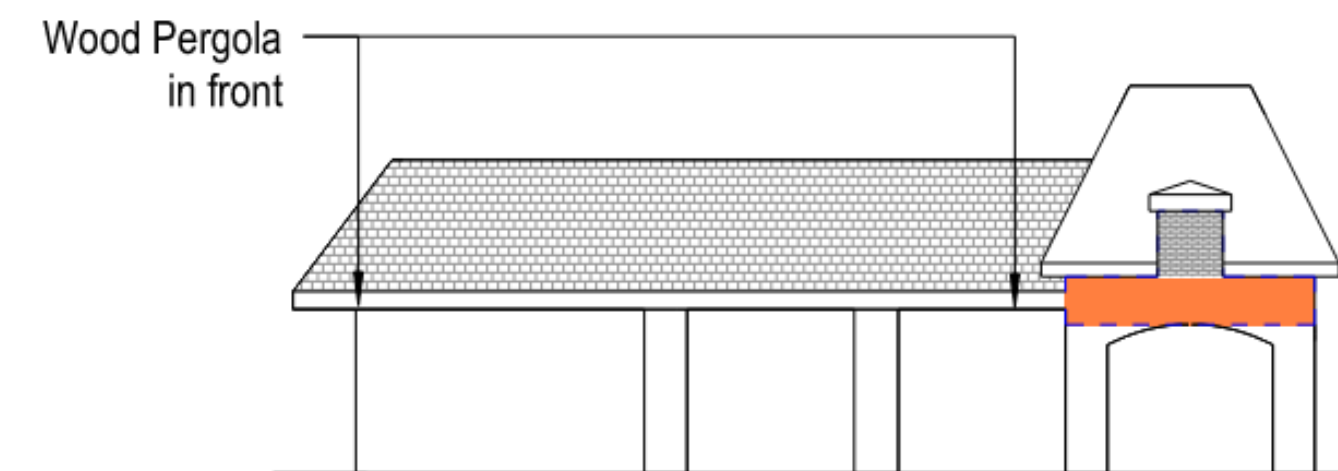
Elevation 2 - 1



Elevation 2 - 2

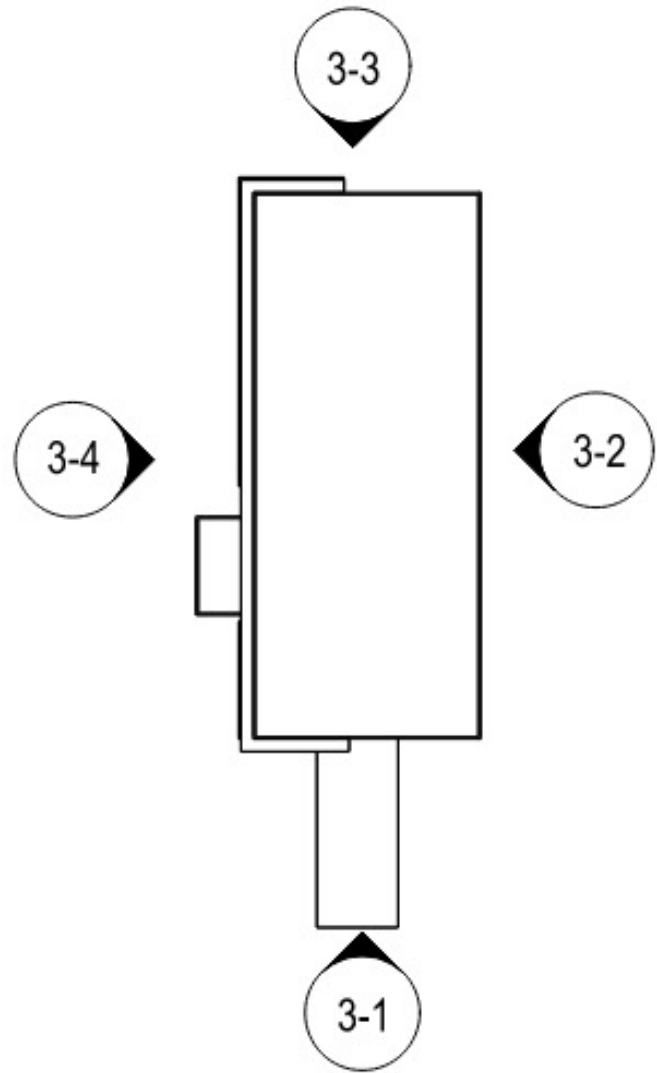


Elevation 2 - 3



Elevation 2 - 4

Area 3 - Reference Plan



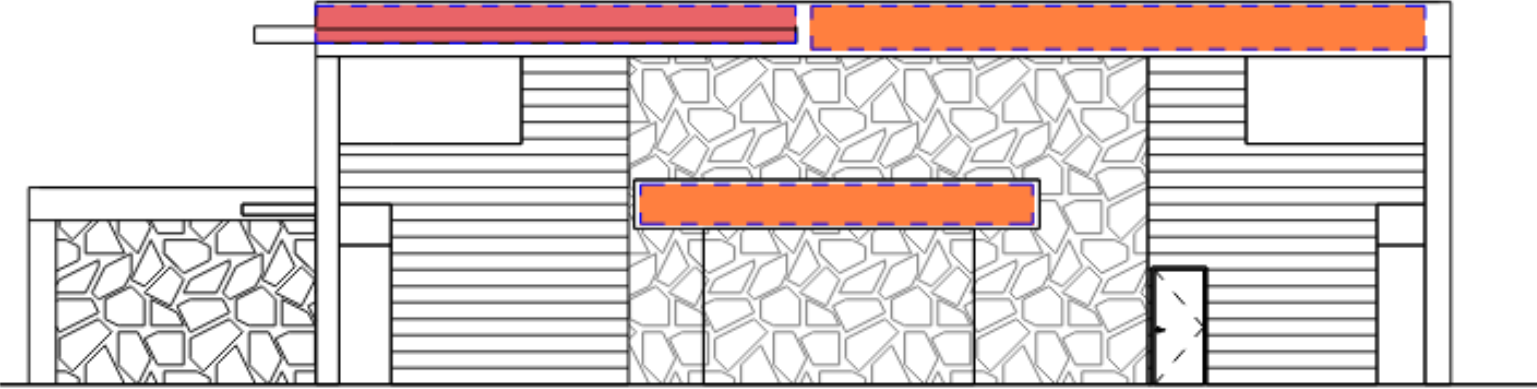
Building 3 - Elevation Reference Plan



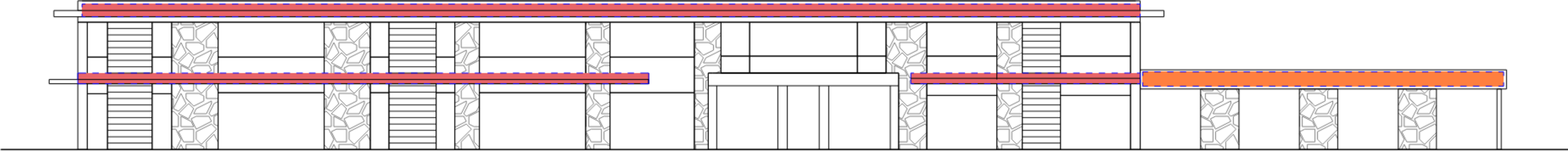
Site Plan Building 3

Area 3- Elevations

- Blue Highlight - Standard Signage Band (Pg 5)
- Green Highlight - Updated Signage Band (Pg 6)
- Orange Highlight - Standard Wall Signage (Pg 7)
- Red Highlight - Raised Signage Area (Pg 8)
- Purple Highlight - Logo Signage Area (Pg 9)



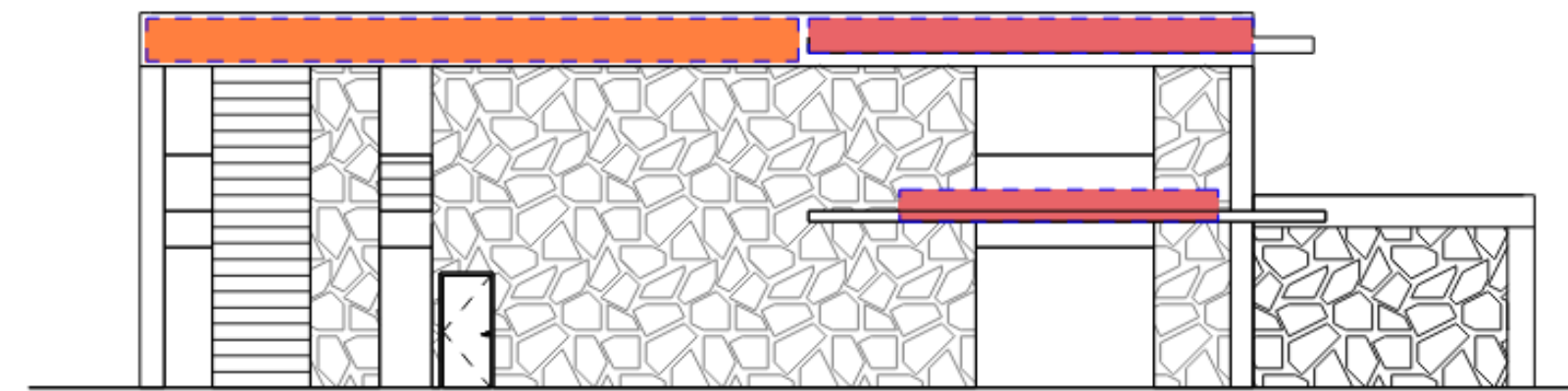
Elevation 3 - 1



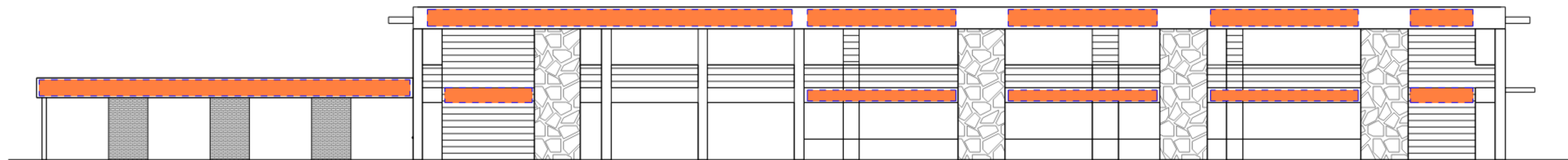
Elevation 3 - 2

Area 3- Elevations

-  Blue Highlight - Standard Signage Band (Pg 5)
-  Green Highlight - Updated Signage Band (Pg 6)
-  Orange Highlight - Standard Wall Signage (Pg 7)
-  Red Highlight - Raised Signage Area (Pg 8)
-  Purple Highlight - Logo Signage Area (Pg 9)

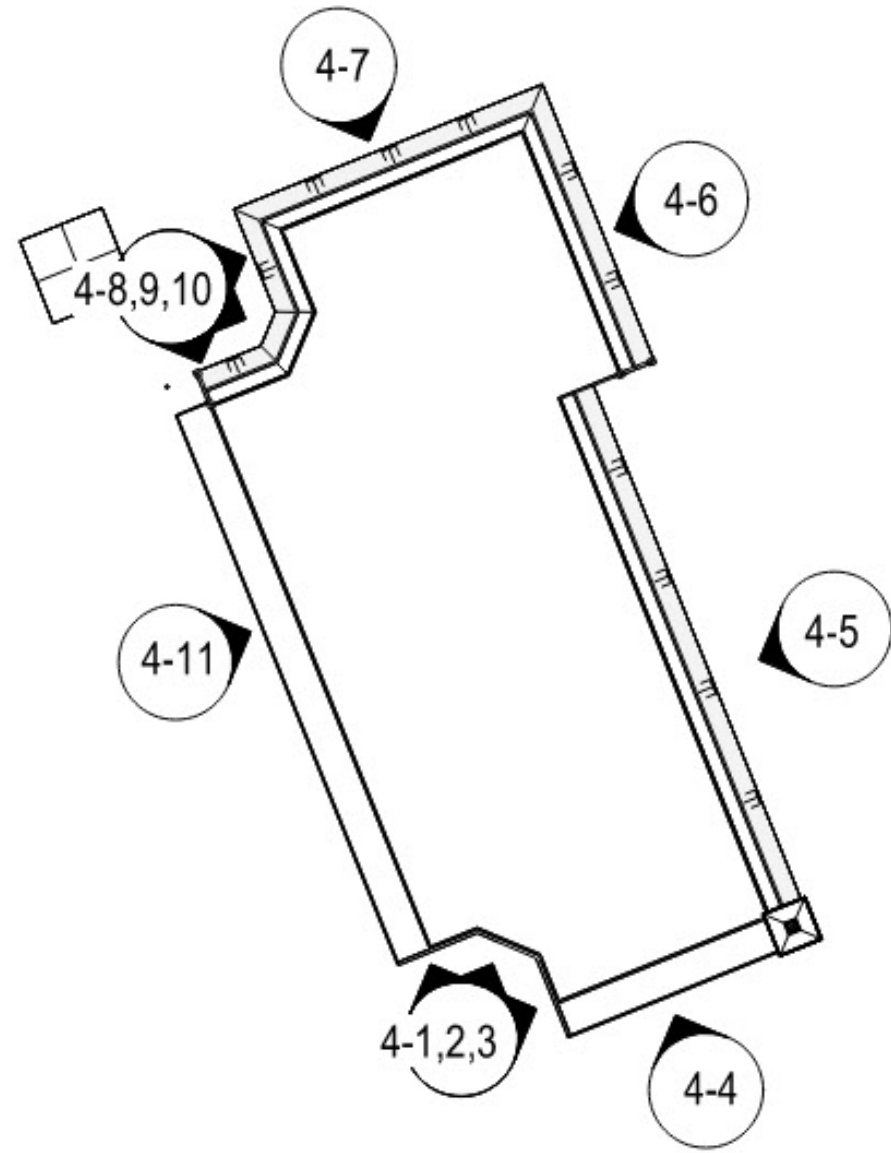


Elevation 3 - 3



Elevation 3 - 4

Area 4 - Reference Plan

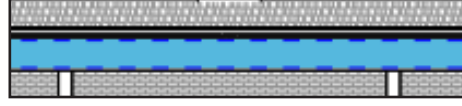






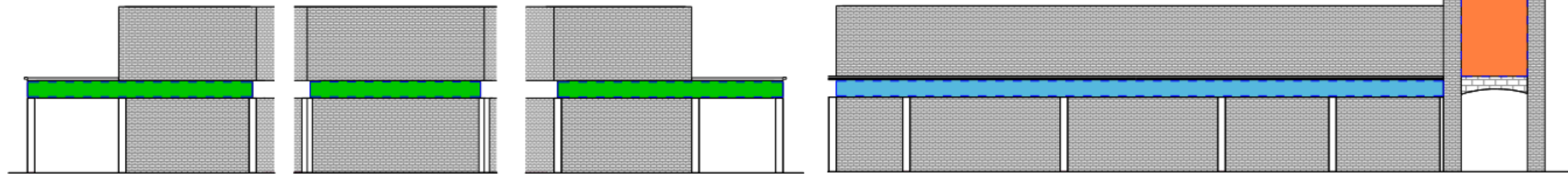
Building 4 - Elevation Reference Plan



Site Plan Building 4

Area 4- Elevations

-  Blue Highlight - Standard Signage Band (Pg 5)
-  Green Highlight - Updated Signage Band (Pg 6)
-  Orange Highlight - Standard Wall Signage (Pg 7)
-  Red Highlight - Raised Signage Area (Pg 8)
-  Purple Highlight - Logo Signage Area (Pg 9)

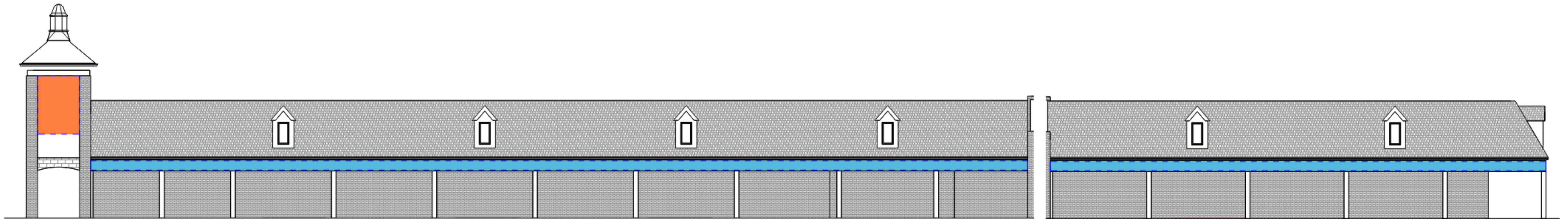


Elevation 4 - 1

Elevation 4 - 2

Elevation 4 - 3

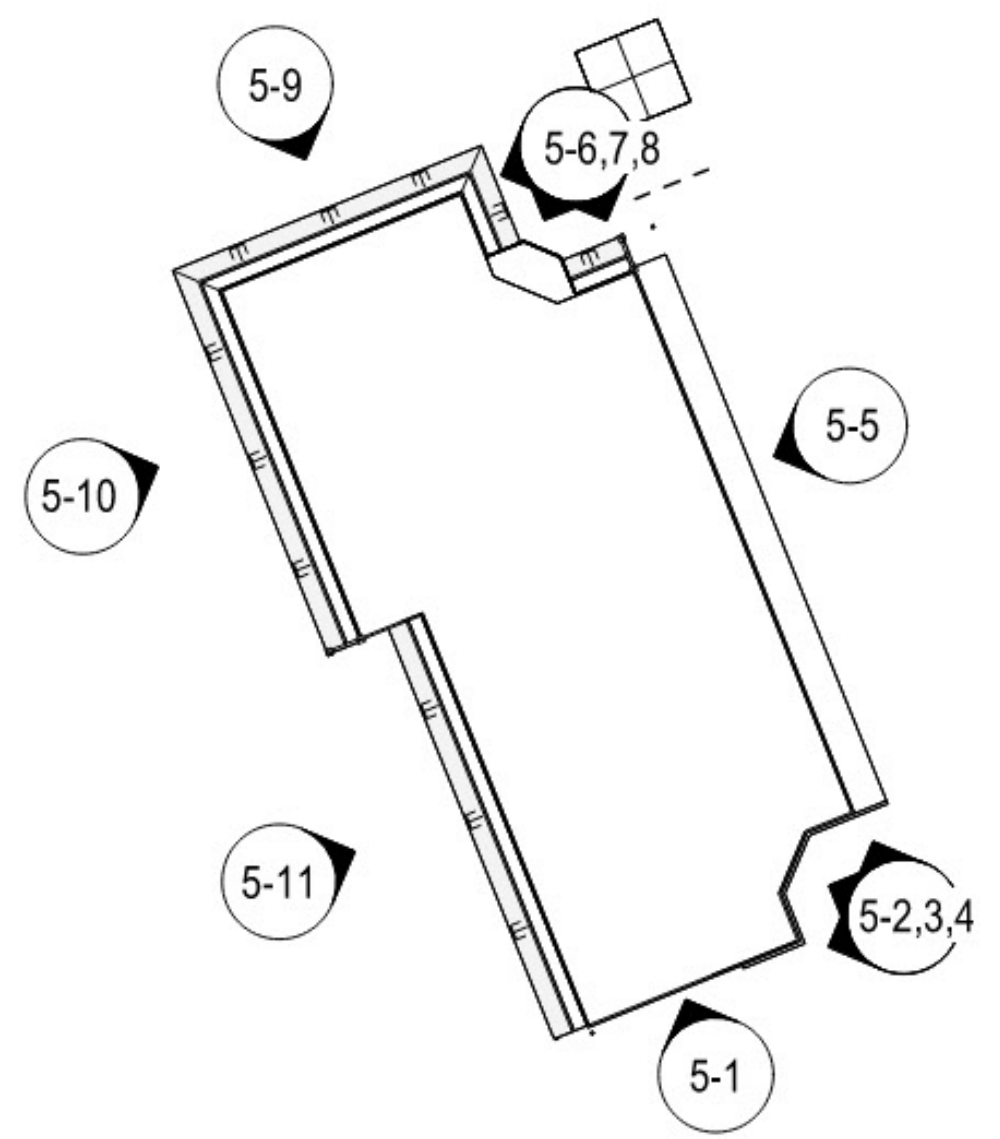
Elevation 4 - 4



Elevation 4 - 5

Elevation 4 - 6

Area 5 - Reference Plan

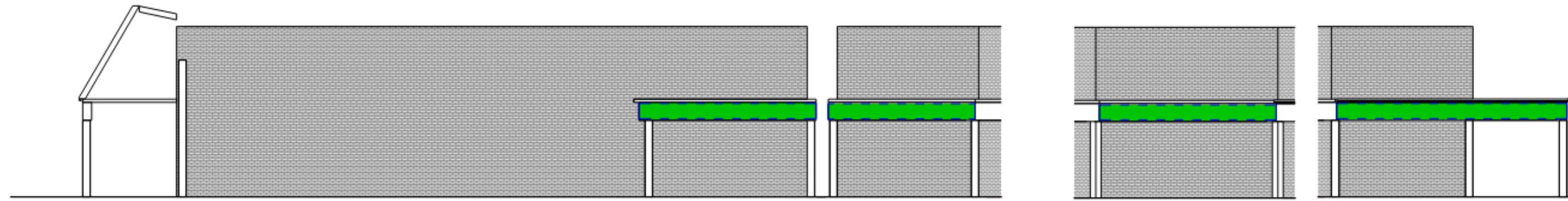
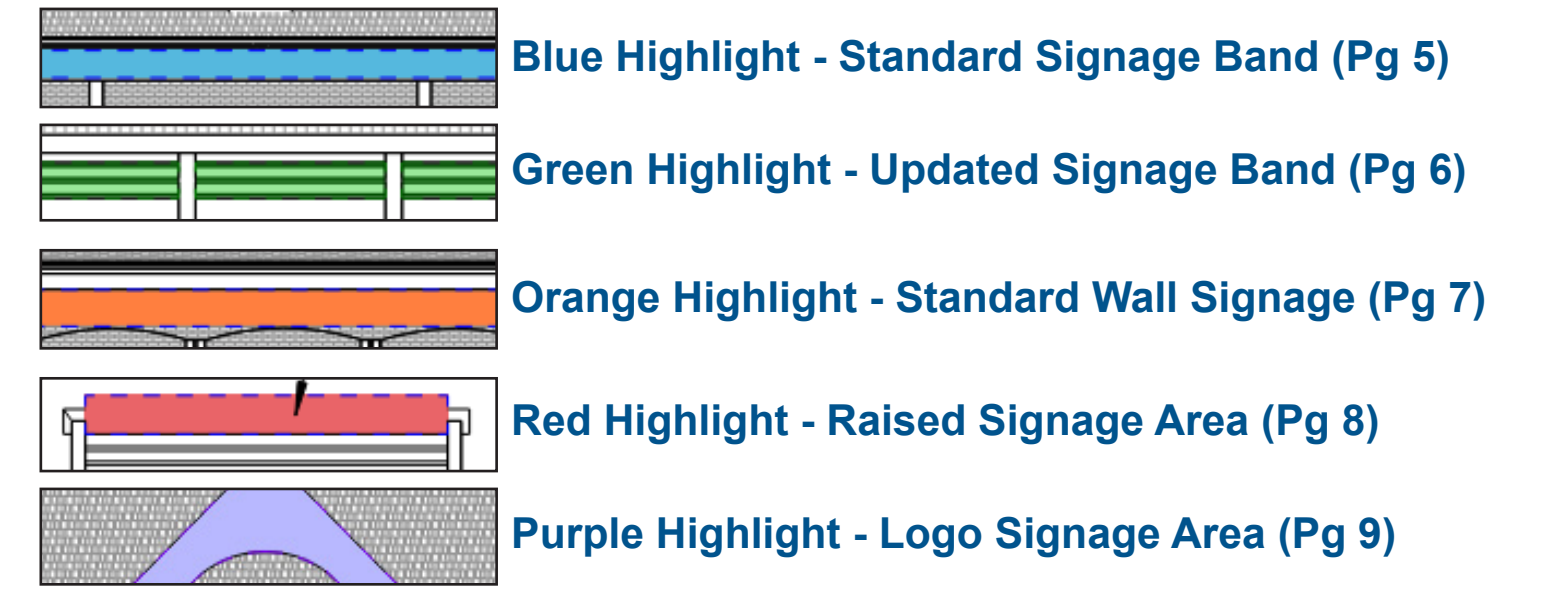


Building 5 - Elevation Reference Plan



Site Plan Building 5

Area 5 - Elevations

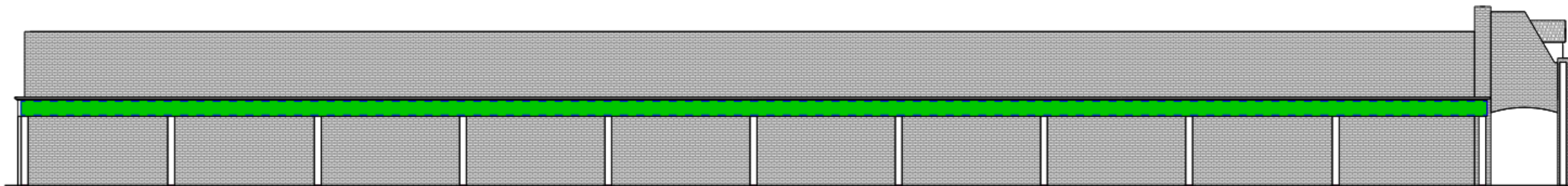


Elevation 5 - 1

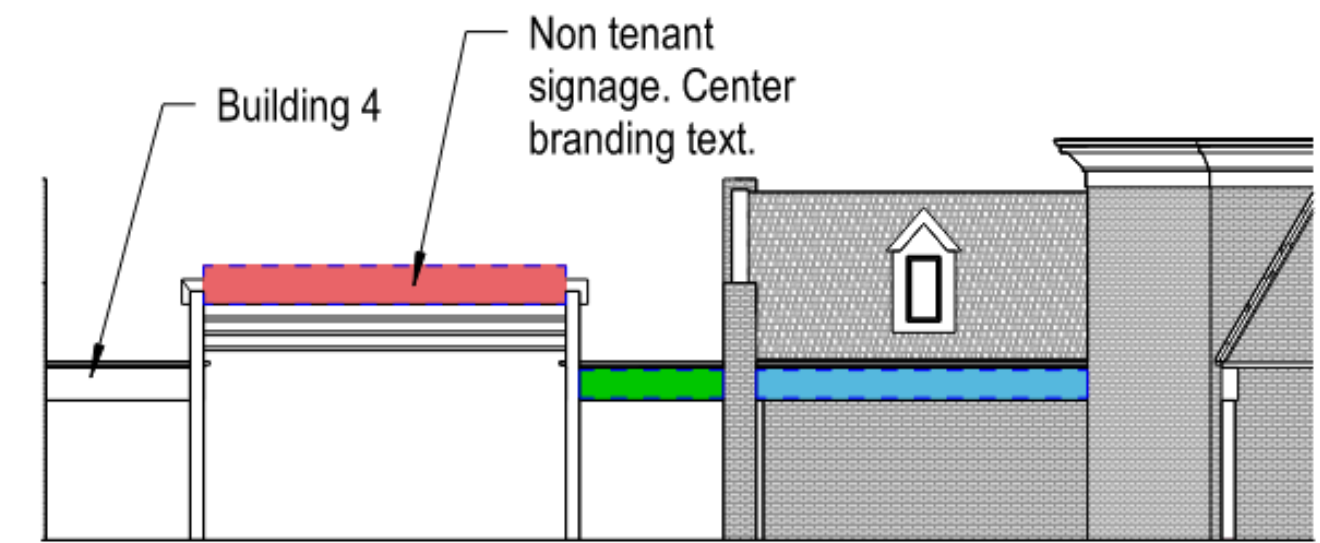
Elevation 5 - 2

Elevation 5 - 3

Elevation 5 - 4

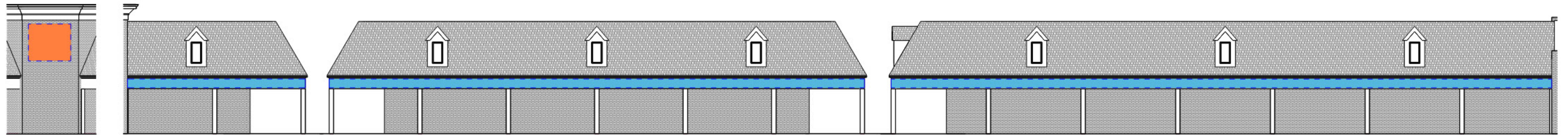
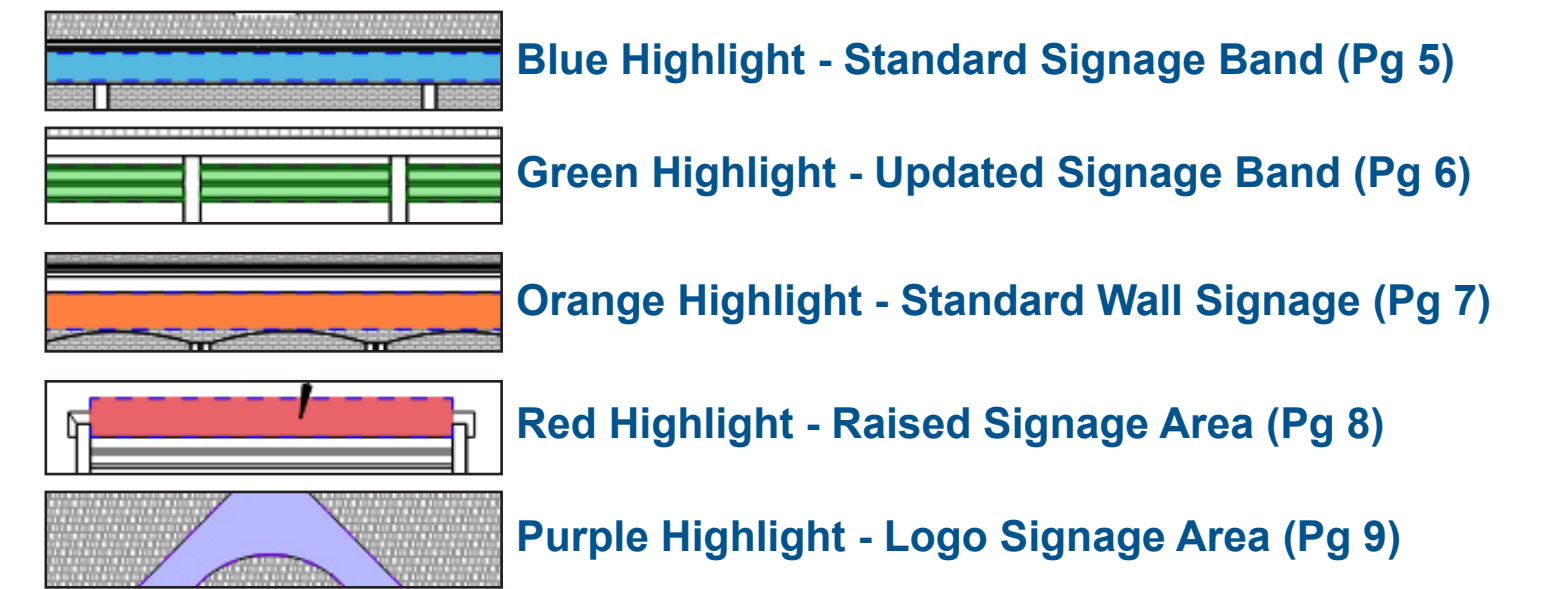


Elevation 5 - 5



Elevation 5 - 6

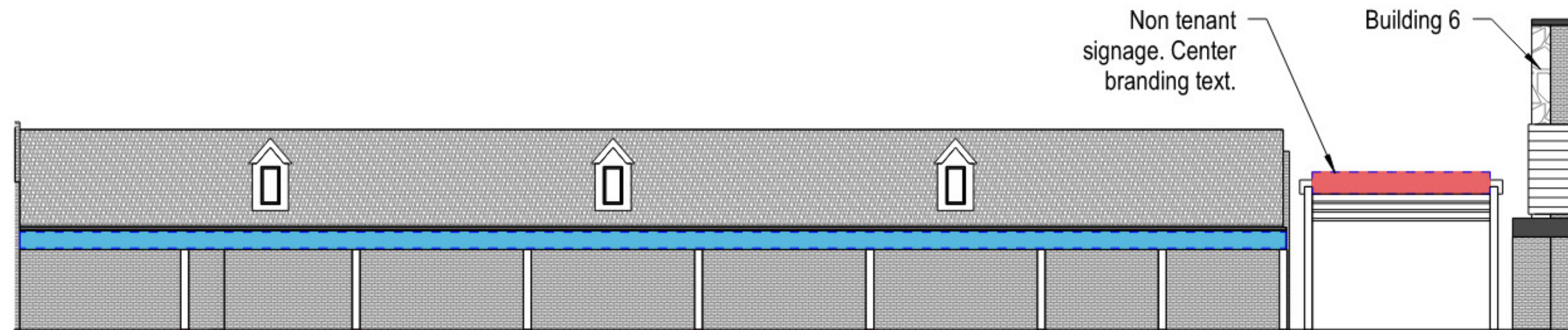
Area 5 - Elevations



Elevation 5 - 7 Elevation 5 - 8

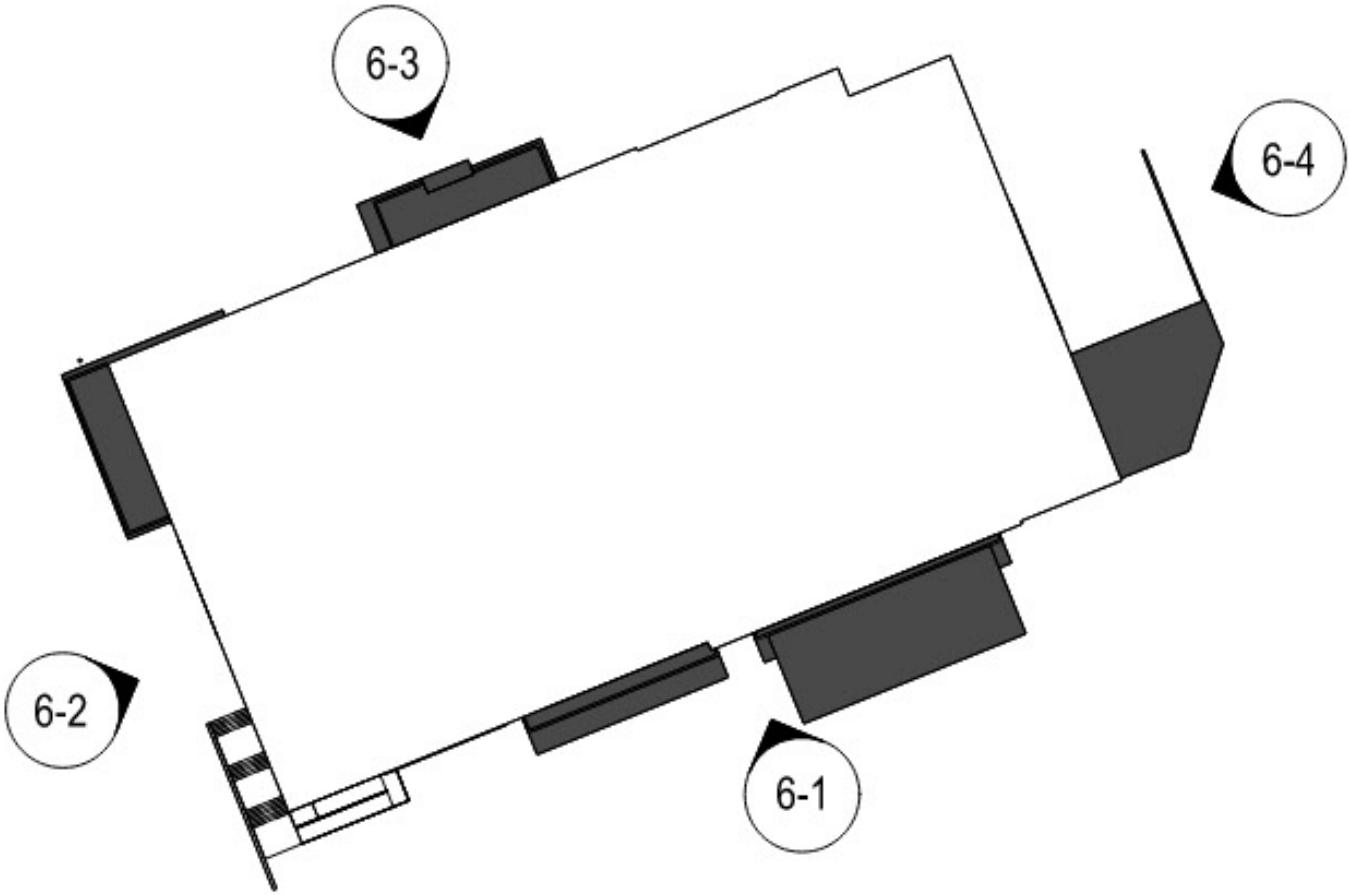
Elevation 5 - 9

Elevation 5 - 10



Elevation 5 - 11

Area 6 - Reference Plan

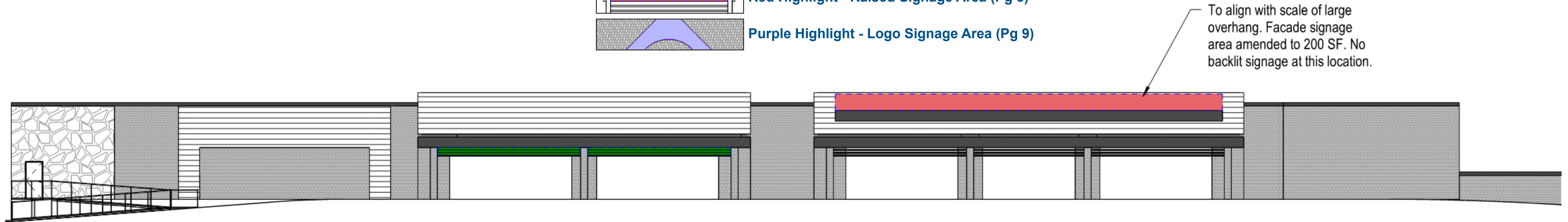
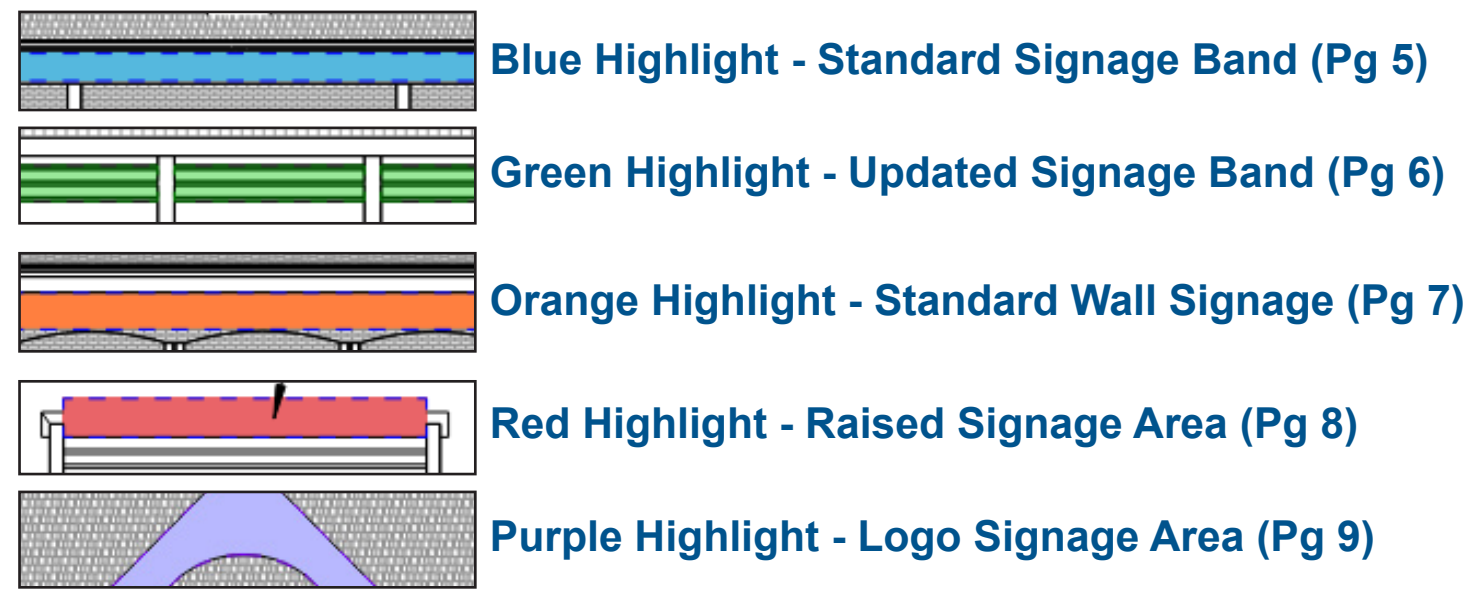


Building 6 - Elevation Reference Plan

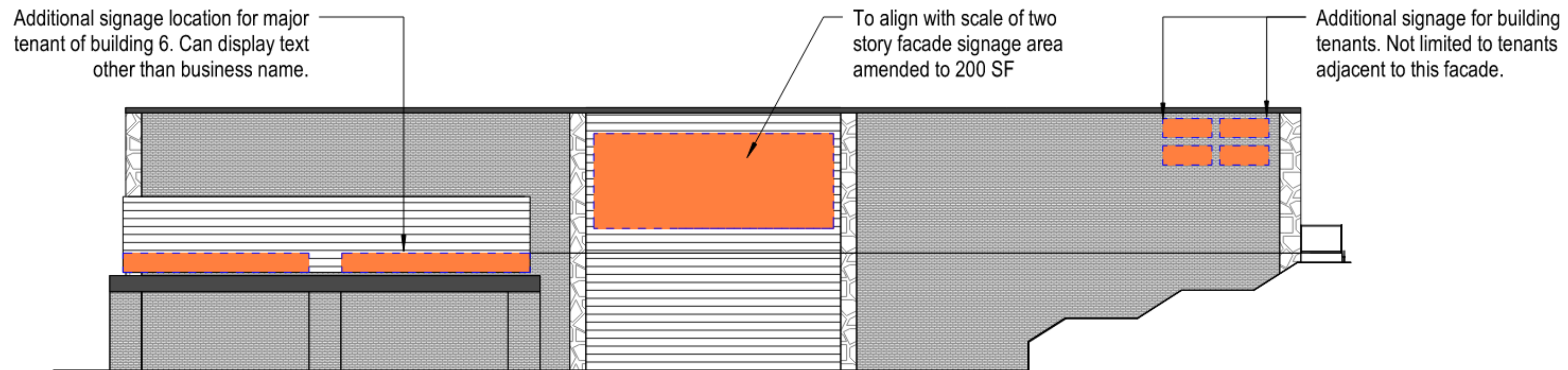


Site Plan Building 6

Area 6 - Elevations

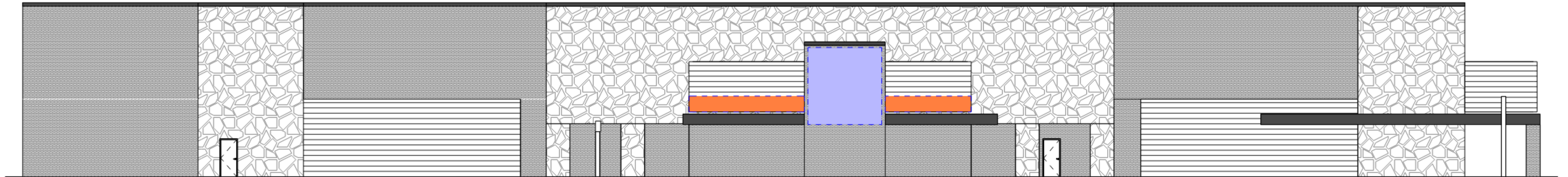
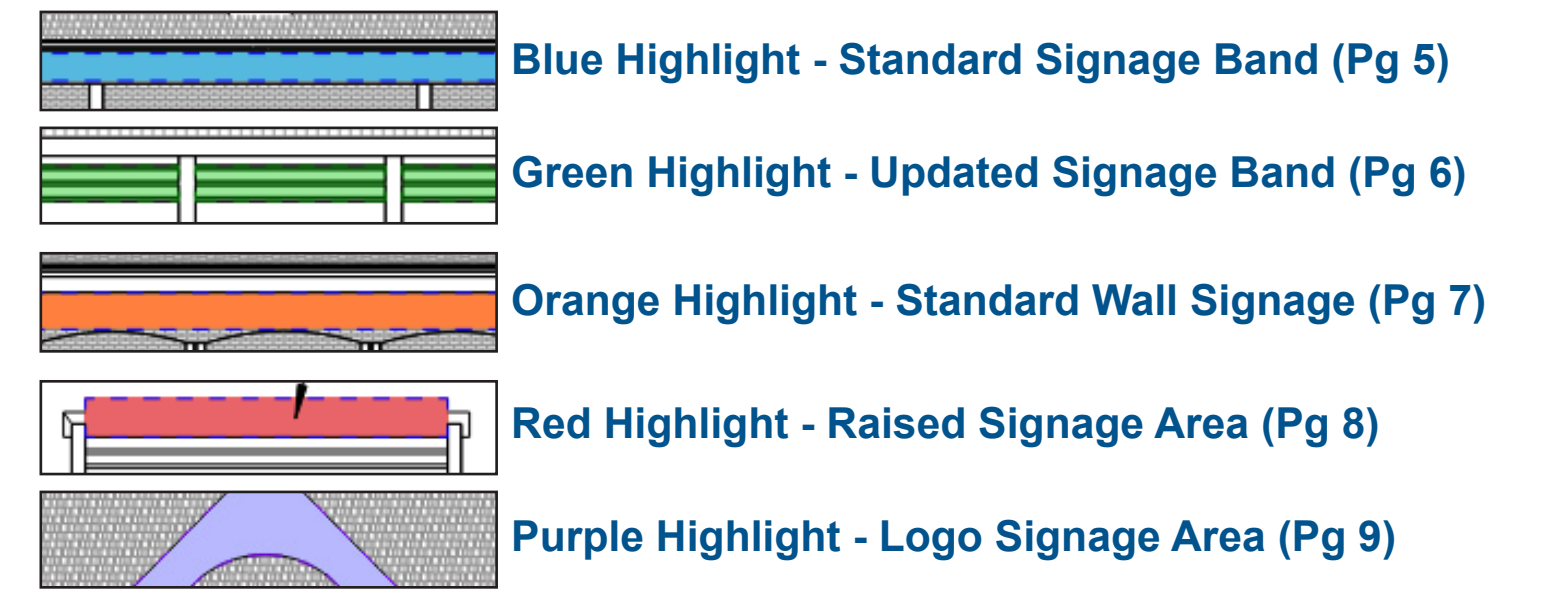


Elevation 6 - 1

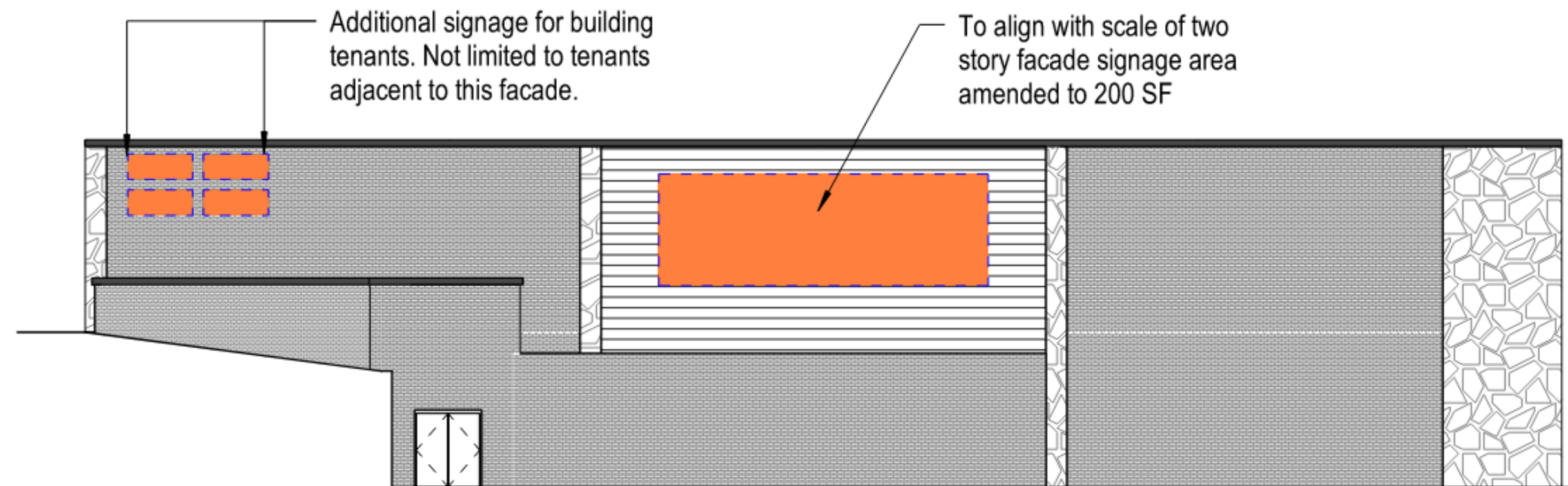


Elevation 6 - 2

Area 6 - Elevations

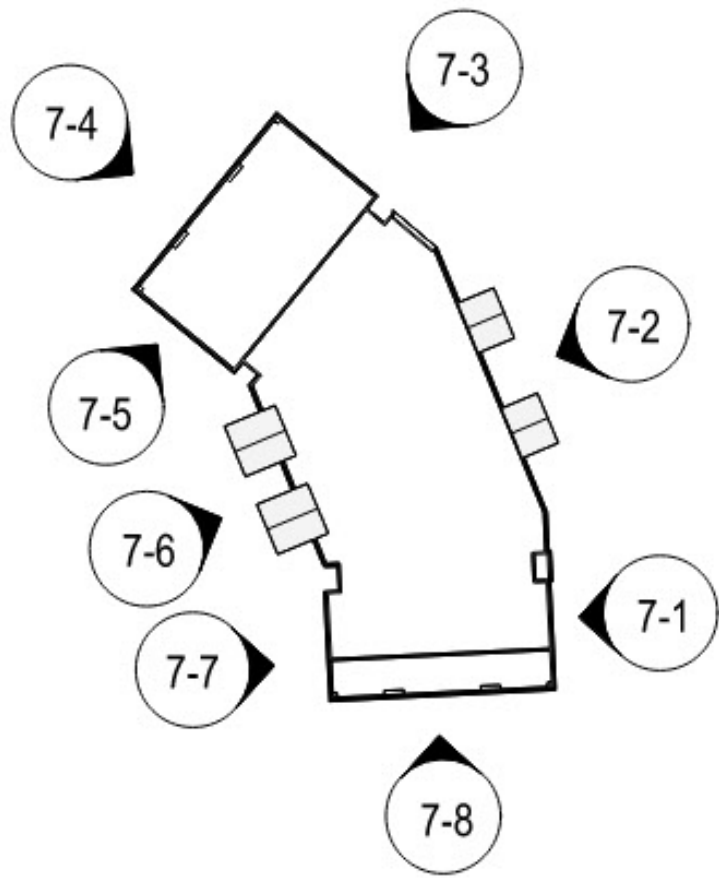


Elevation 6 - 3

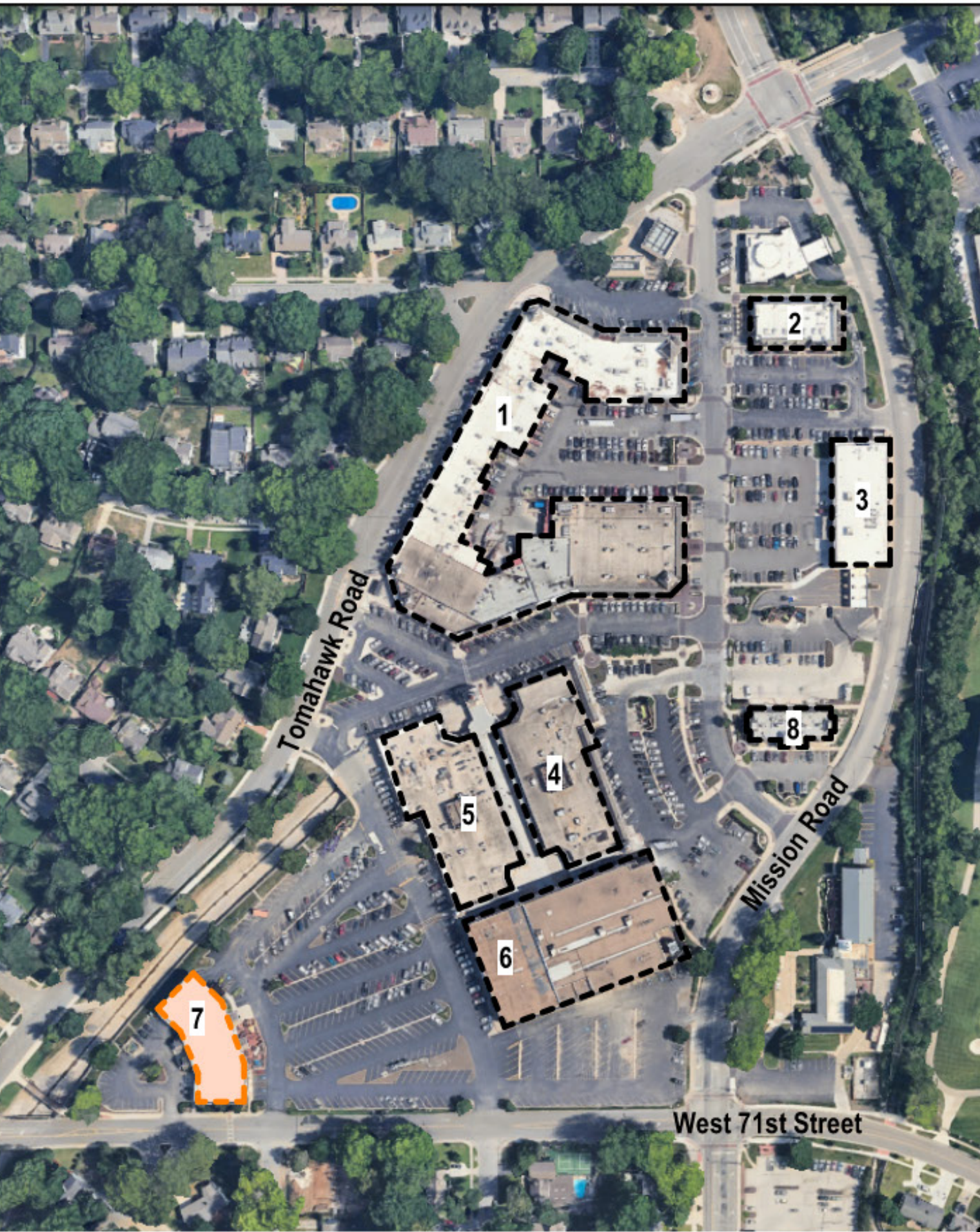


Elevation 6 - 4

Area 7 - Reference Plan

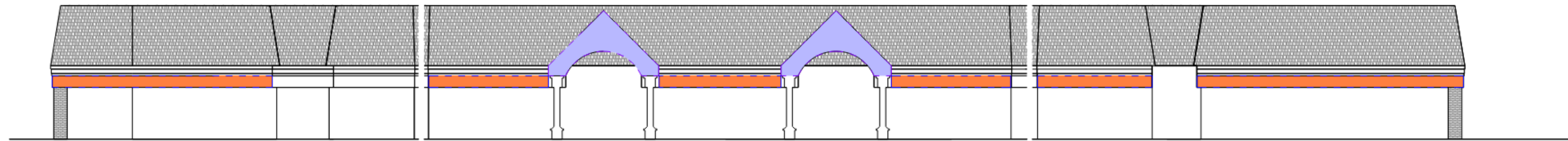
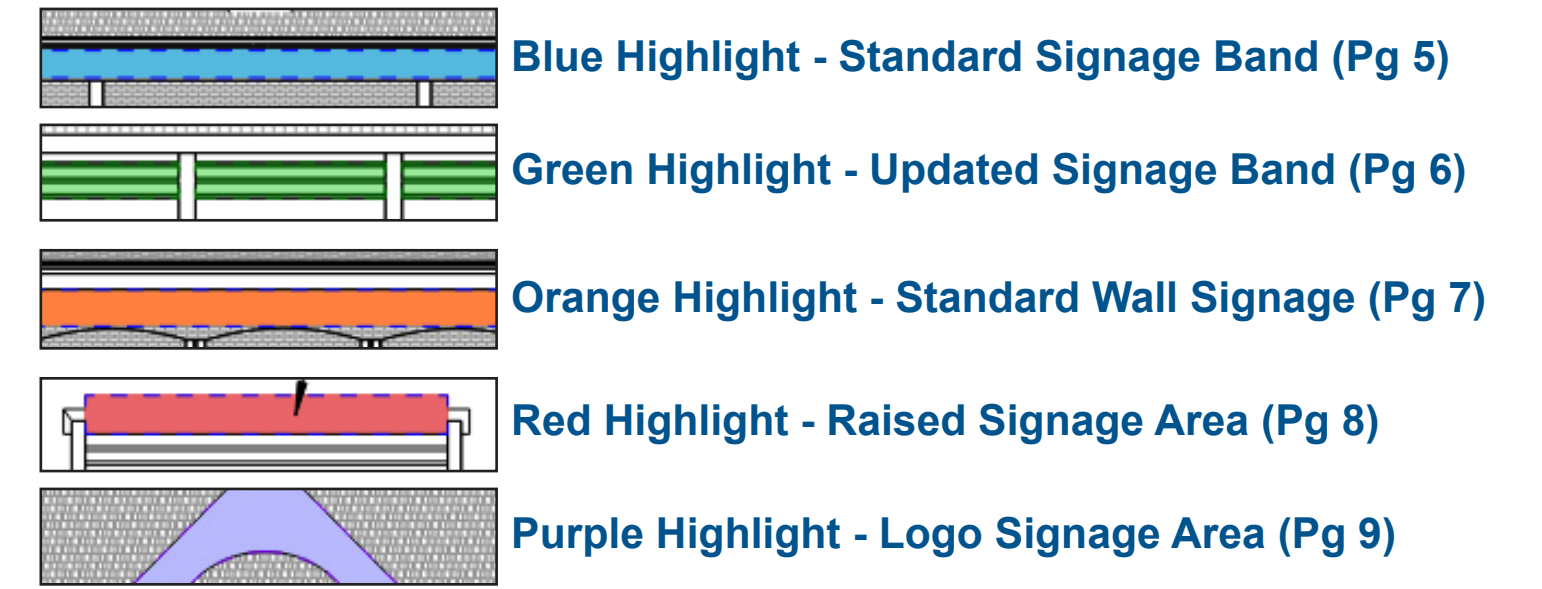


Building 7 - Elevation Reference Plan



Site Plan Building 7

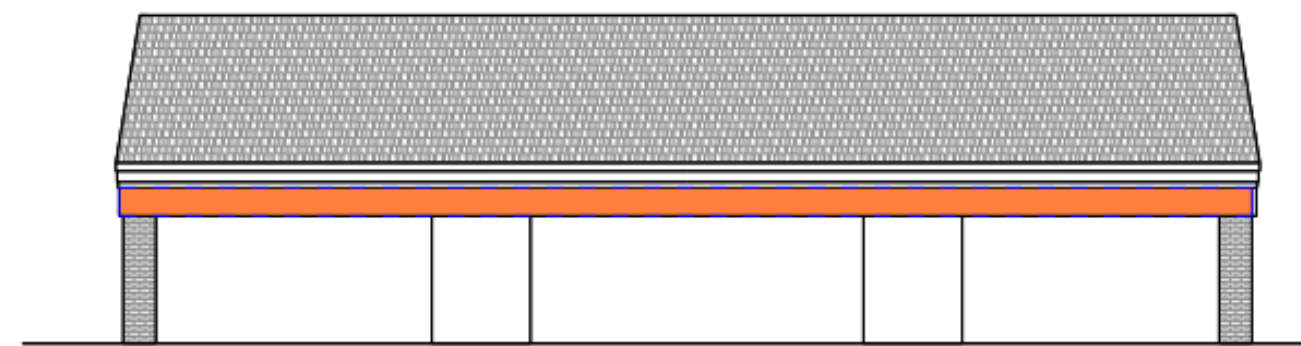
Area 6 - Elevations



Elevation 7 - 1

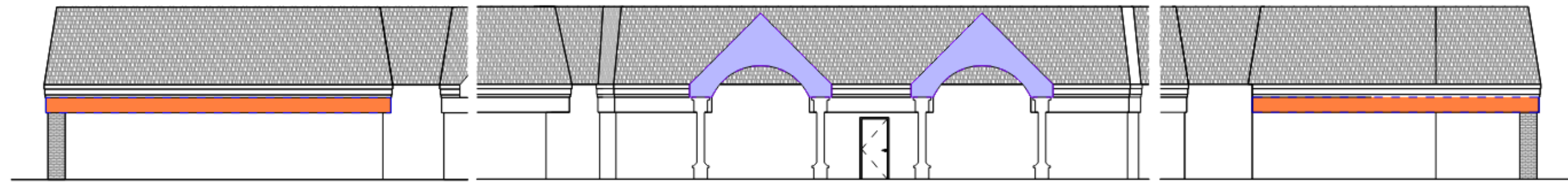
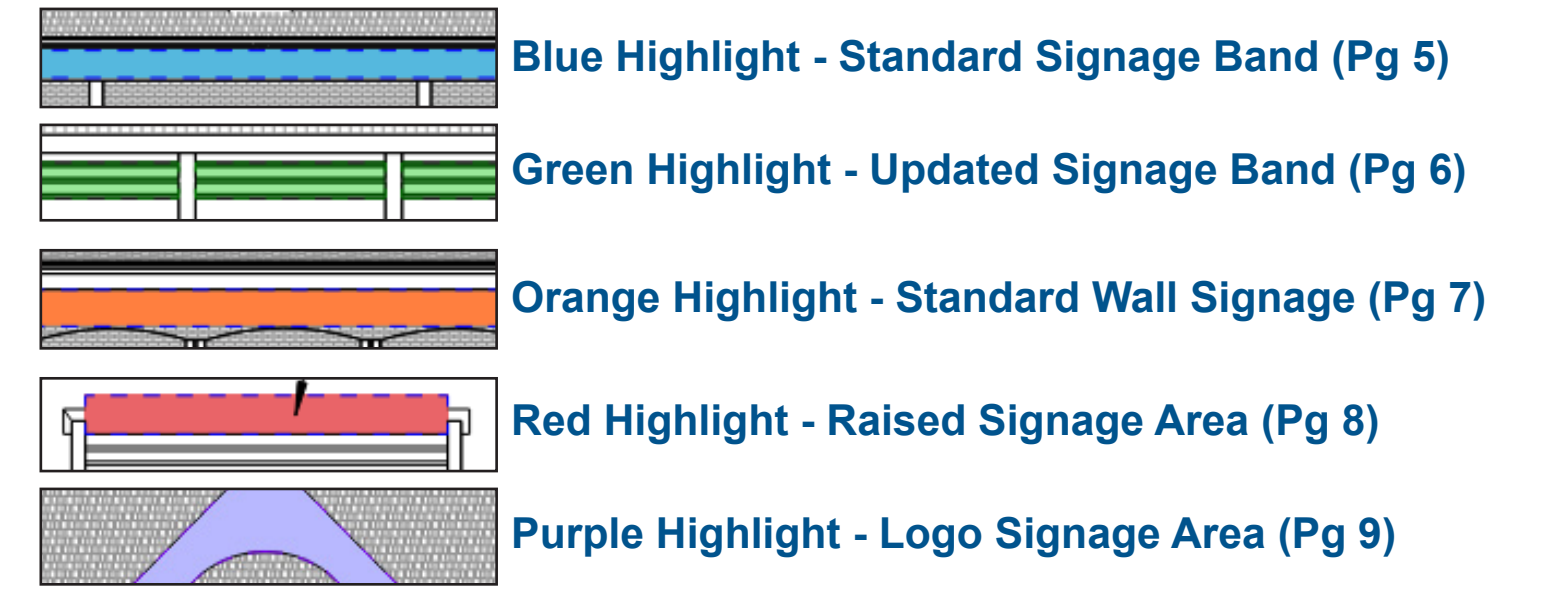
Elevation 7 - 2

Elevation 7 - 3



Elevation 7 - 4

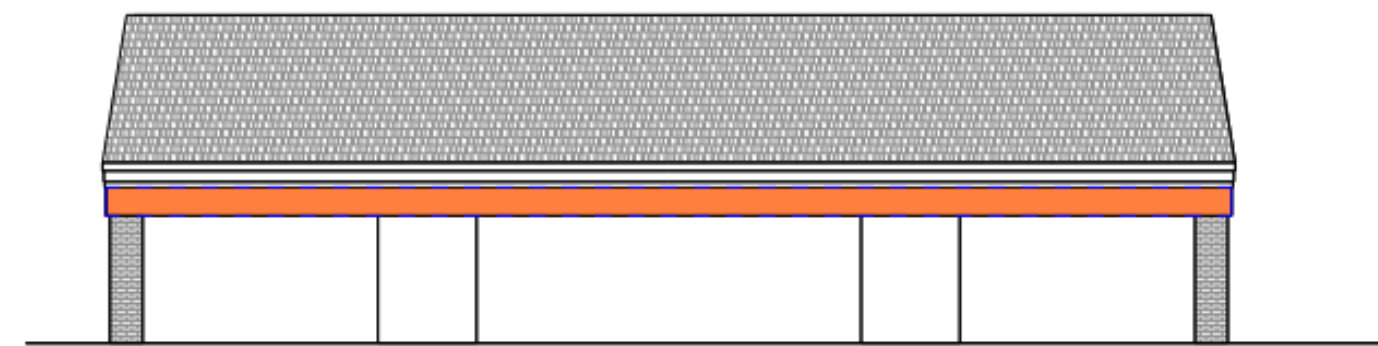
Area 6 - Elevations



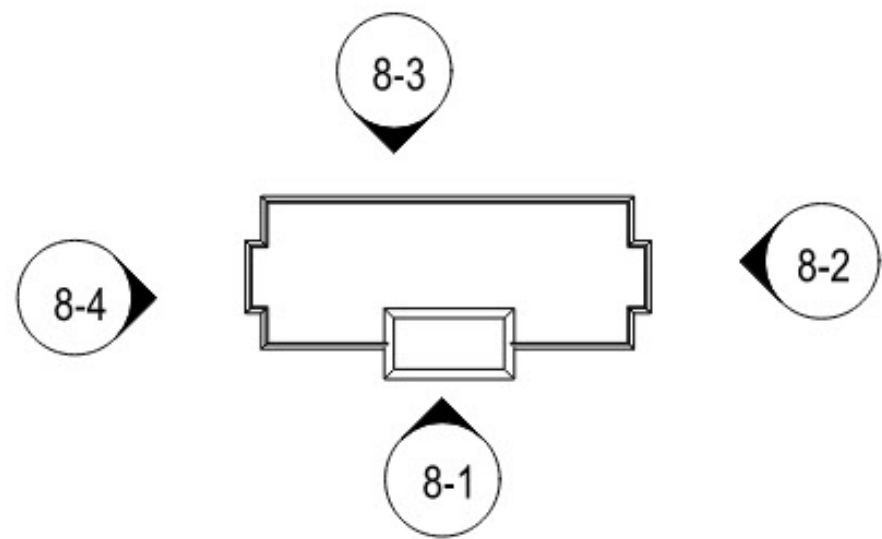
Elevation 7 - 5

Elevation 7 - 6

Elevation 7 - 7



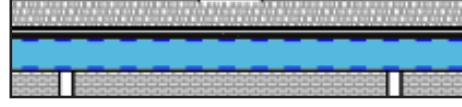




Elevation 7 - 8

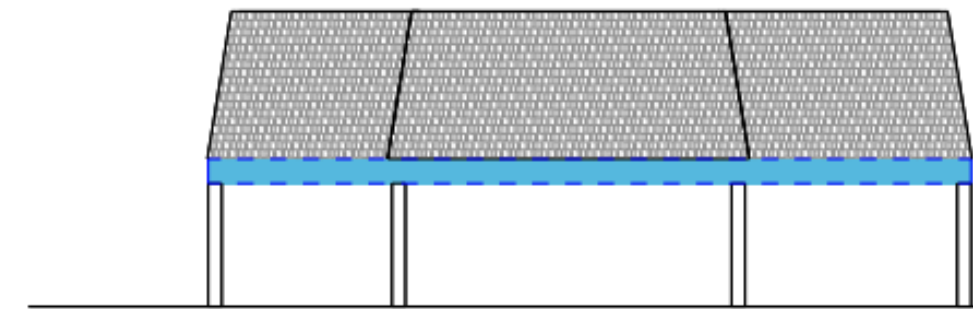
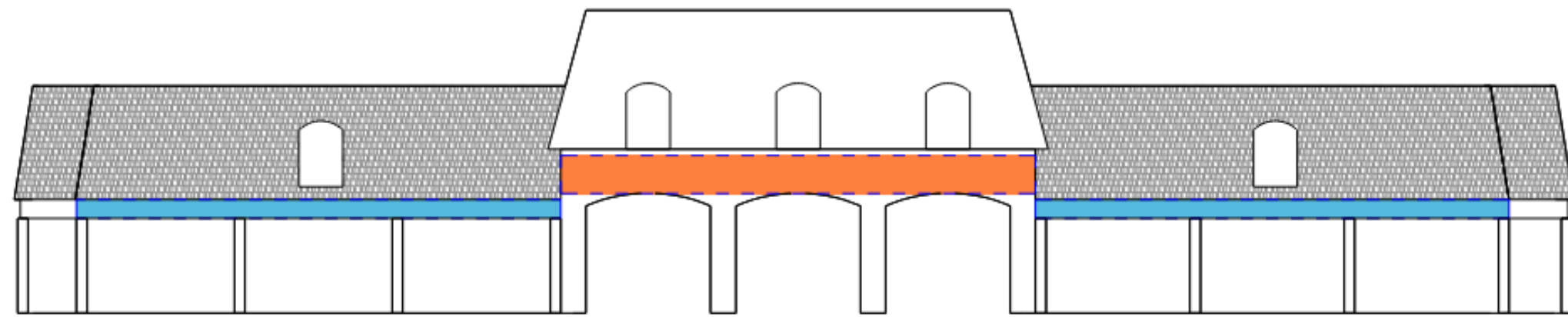


Building 8 - Elevation Reference Plan

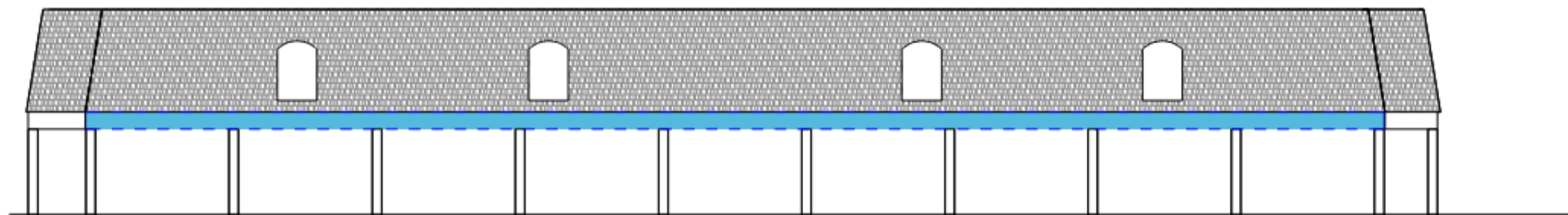


Site Plan Building 8

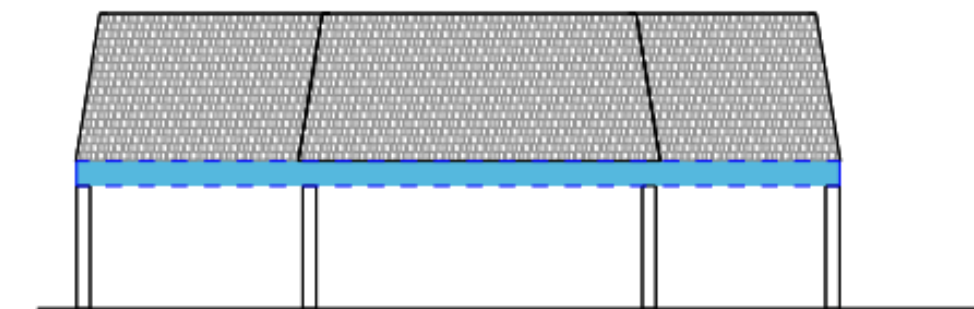
-  Blue Highlight - Standard Signage Band (Pg 5)
-  Green Highlight - Updated Signage Band (Pg 6)
-  Orange Highlight - Standard Wall Signage (Pg 7)
-  Red Highlight - Raised Signage Area (Pg 8)
-  Purple Highlight - Logo Signage Area (Pg 9)



Elevation 8 - 2



Elevation 8 - 3



Elevation 8 - 4

Blade Signs

BLADE SIGN DESIGNATED AREA

Location

Attached to soffit nearby to tenant entrance door. If tenant has multiple entrances that align with separate sides of the building. Then tenant may install additional blade signs for each entrance that aligns with separate face of the building. For example: A tenant is located in the northeast corner of a building that has one entrance that faces north and one entrance that faces west may install one blade sign for each entrance.

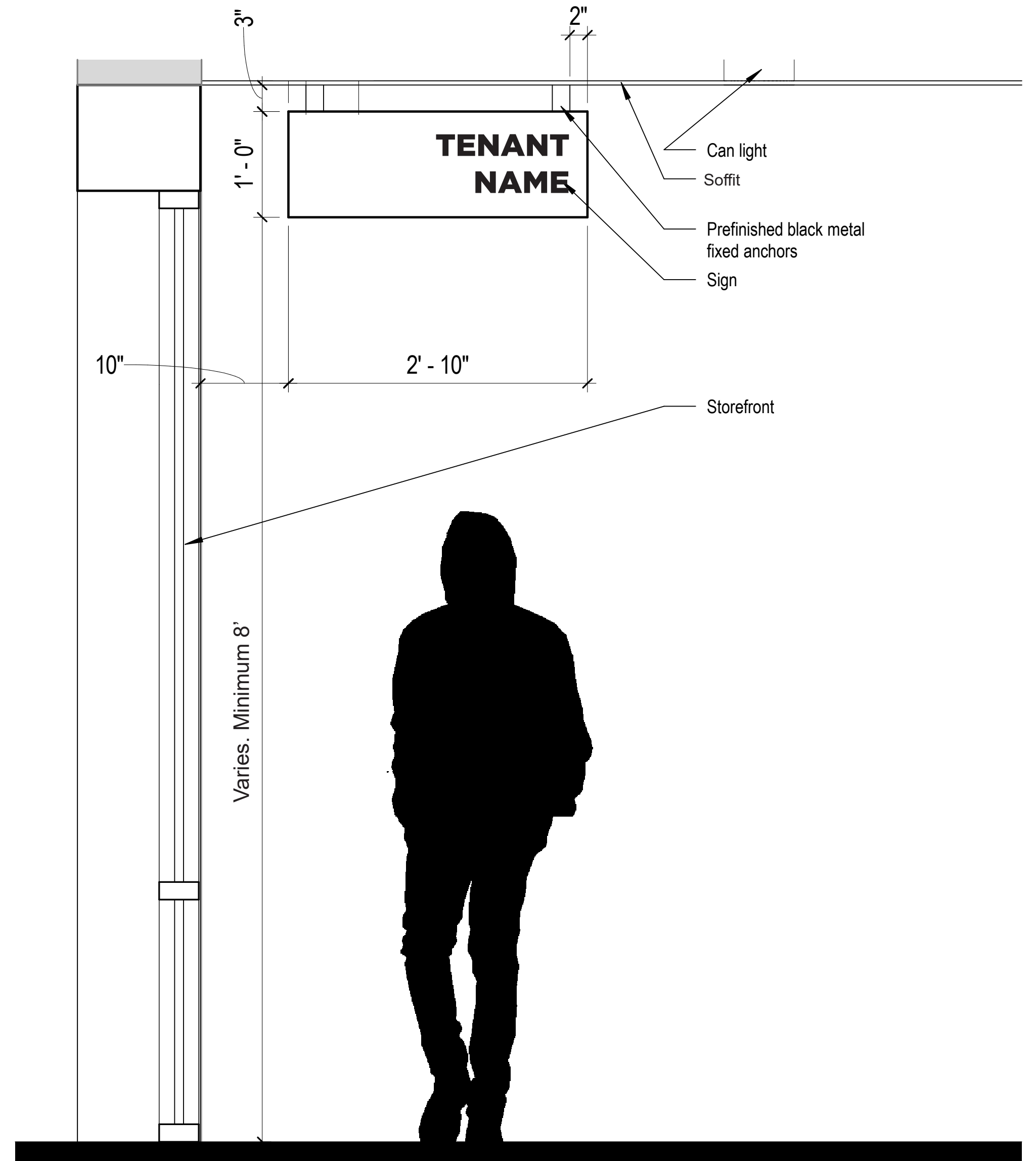
Alternative Blade Sign Mounting: Sign may be anchored on the side of the sign to the face of the building or column adjacent to tenant business.

Construction

Hardware approved by owner - black aluminum fixed fastener. Logo shall be located within acrylic panels.

Non illuminated field plate painted white

1/4" black raised lettering/logo on both sides in font "Gotham Black" or as approved by Landlord. All new hardware, size, and color should match previous installations.



From: Connor Mcrae
Sent: Monday, November 24, 2025 12:01 PM
To: Adam Geffert
Subject: RE: Shops of Prairie Village - Signage Guidelines

Adam,

We held the meeting last Wednesday. We did not have any attendees or comments.

Best,

Connor

Connor McRae

Architect

GastingerWalker& | Associate

817 Wyandotte Kansas City, MO 64105

816.569.0825 | gastingerwalker.com

NOTICE TO NEIGHBORING PROPERTY OWNERS

RE: COMMERCIAL SIGN STANDARDS REVIEW – The Shops of Prairie Village

Dear Neighbor,

GastingerWalker& has submitted a sign standards plan on behalf of First Washington Realty to the City of Prairie Village Planning Commission for review and approval. The sign standards design intent is to provide a cohesive plan for the development and establish quality aesthetic standards.

The development team is inviting you to a neighborhood meeting at which time we can answer questions about the sign standards. The meeting will be held online at 6pm on November 19th, 2025 (Thursday). Information about joining the online meeting is listed below.

Join with a video conferencing device:

Meeting ID: **298 426 576 661 3**

Passcode: **xm3FB3Se**

Or call in (audio only):

+1 872-242-9833, 912361383# United States, Chicago

Phone conference ID: **912 361 383#**

Join Teams meeting using web browser steps:

1. Open a web browser: and go to:

“<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>”

or **“<https://teams.live.com/free>”**

4. Enter the meeting ID and passcode

5. Click **“Join a meeting”** and **“continue in browser”**

We look forward to hearing your feedback.

Sincerely,

GastingerWalker&

Connor McRae, GastingerWalker&
Andrea Hildago, First Washington Realty
Kaysha Rios, GastingerWalker&

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Nickie Lee, Deputy City Administrator & Chris Brewster, Multistudio Planning Consultant
DATE: December 2, 2025 Planning Commission Meeting

BACKGROUND:

The Planning Commission should review the Comprehensive Plan on at least an annual basis. Since the adoption of [Village Vision 2.0](#), the Planning Commission and City Council have explored several action items from the “Action Plan”, mostly focusing on housing-related items.

Throughout 2025, several issues have come up that the Planning Commission asked to consider revisiting. Staff recommends reviewing the Action Items in the “Action Plan” portion of Village Vision and providing direction to staff to begin working on certain items.

It is expected this may be the first of several discussions.

Natural Food Store

CHAPTER 3 IMPLEMENTATION

This chapter presents implementation steps supporting the Vision, Goals, and Development Principles defined in the previous chapters. The Strategies address issues facing the city, including proactive and reactive strategies. The proposed Development/Redevelopment Opportunities are conceptual and illustrate application of the Principles and Policies for specific areas of the city. The Action Plan defines specific changes desired within the community

IMPLEMENTATION

STRATEGIES

Each Goal, as defined in Chapter 2, is supported by a series of proposed Strategies intended to assist in decision-making of City staff, as well as appointed and elected officials. These Strategies are intended to help support continued conversations and decision-making processes regarding physical change in Prairie Village, addressing both public and private investments and their impact on the community. Specific, actionable items can be found in the Action Plan defined further in this chapter.



RECOMMENDED STRATEGIES

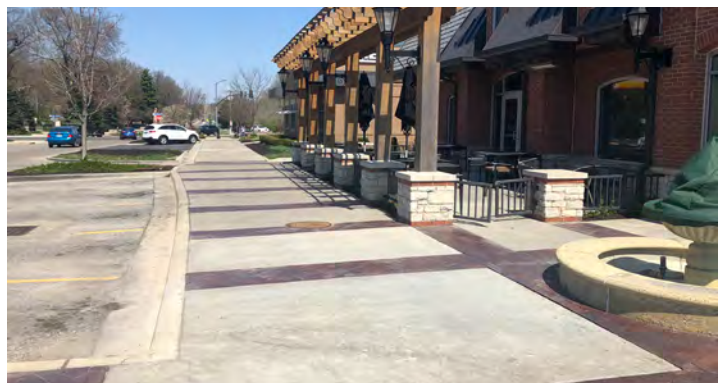
Quality Public Space -- Encourage the design of public spaces, including streets, parks and gathering spaces, that support recreation, social/community life, a healthy environment, connectivity, and access in Prairie Village.

Public space, including parks, open space, and streets, defines the framework within which everyone experiences the community, representing and providing visitors an impression about the community's collective values. In Prairie Village, public spaces have been established and refined over time to support a connected network of recreational amenities, quality greenspace, and compact, suburban development patterns that have become an integral part of the community's character. As Prairie Village continues to evolve, public space will continue to be an important public investment that must adequately support desired private investment.

- Create context-appropriate street designs that support adjacent land uses and multi-modal access from surroundings.
- Continue to implement the recommendations of the adopted Bike-Ped Plan.
- Create a citywide complete streets framework to ensure multi-modal access options throughout the community.
- Preserve and enhance the community tree canopy, particularly as reinvestment in property occurs.
- Reinforce slow travel speeds in neighborhoods through design of narrow travel lanes, on-street parking, street trees, and other necessary pedestrian facilities and amenities.
- Design streets that support activity centers by encouraging safe pedestrian activity and connectivity from adjacent neighborhoods; including on-street parking, transit stops, wide sidewalks, bike facilities, and pedestrian facilities and amenities (crosswalks, lighting, seating, shade, trash, etc.).
- Continue to maintain and enhance the community and neighborhood park network.
- Incorporate public gathering spaces and pedestrian access within activity centers to support social activities, community gatherings, and connectedness.
- Program public space to encourage both active and passive use.



Pedestrian Crossing | Prairie Village, KS



Wide Sidewalks | Prairie Village, KS



Bikeable Street | Prairie Village, KS



Wide Tree Lawn | Prairie Village, KS

RECOMMENDED STRATEGIES (CONTINUED)

Strong Neighborhoods -- Allow neighborhoods to evolve in ways that reinforce their defining physical characteristics, while also supporting the progressing needs of existing and future residents.

Strong neighborhoods have always defined Prairie Village and they will continue to play a key role in the future of the community. Neighborhoods are more than just houses, they are defined by the development pattern and scale, streets and streetscapes, landscape and design aesthetics, and social spaces; They are also defined by the people, and Prairie Village neighborhoods should aim to provide a broader range of opportunities for housing. The demographics of Prairie Village are changing, and its neighborhoods need to respond by providing a variety of living and community experiences that appeal to existing and future neighbors.

- Encourage infill and redevelopment that is appropriate to the physical context of established neighborhoods or commercial centers.
- Enable a wider range of compatible housing types within neighborhoods, particularly where pedestrian access to employment opportunities, resources, and amenities can be improved.
- Encourage the preservation and development of workforce and affordable housing in Prairie Village, as defined by local resources such as the Regional Housing Summit Report.
- Emphasize the public realm as a valuable social space, beyond its function as a utility, to support neighborhood development and community use.
- Ensure accountability and maintenance of rental housing by continuing code enforcement and ensuring property owners are providing quality housing.
- Strengthen resources for homeowners, with consideration for expanded exterior and interior maintenance programs and home ownership assistance.
- Explore resources and tools to support the housing needs of long-term residents, including potential tax abatement programs.



Townhouse | Prairie Village, KS



Townhouse | Prairie Village, KS



Multi-modal Street | Prairie Village, KS



Apartment Building | Prairie Village, KS

RECOMMENDED STRATEGIES (CONTINUED)

Viable Commercial Centers -- Guide reinvestment in activity centers to support dynamic, walkable, and bike-able places with a diverse offering of commercial, civic, and living opportunities, while responsibly growing the sales and commercial property tax bases.

The commercial centers within Prairie Village have long served the community, providing goods and services, as well as public events particularly within the Village Shops and Corinth Shops. These destinations not only provide essential daily needs, but are also important centers of community life for residents and activity centers for visitors. The evolution of these centers should continue to improve their physical integration and connectedness to neighborhood settings, with support for uses that reflect changing needs and desires of the surrounding community. Recognizing and supporting the mixed-use nature of these destinations and their surroundings will enhance daily life for residents and attract new visitors to the community.

- Encourage Village Centers to evolve in their size, scale and provision of goods, services, to support local job growth and businesses.
- Incorporate small-scale, low-intensity commercial uses and a variety of housing types into defined Neighborhood Hubs.
- Promote the development of mixed-use buildings, a variety of housing options, and gathering spaces within and surrounding Village Centers.
- Invest in infrastructure that supports the redevelopment and long-term evolution of the Village Centers and Neighborhood Hubs, with regard to the defined Goals of this plan.
- Connect Neighborhood Hubs to the neighborhoods they serve through multi-modal improvements that encourage walking and biking.
- Encourage the incorporation of alternative energy production in the redevelopment of Village Centers and Neighborhood Hubs.



Small Condo Apartment | Prairie Village, KS



Pedestrian-Oriented Frontage | Prairie Village, KS



Commercial Plaza | Prairie Village, KS



Neighborhood Hub | Prairie Village, KS

RECOMMENDED STRATEGIES (CONTINUED)

Sustainability – Protect the natural and built systems within Prairie Village and beyond through environmentally sustainable practices.

Prairie Village can enhance its sustainability as redevelopment occurs and the needs of the community change. The Development Principles, Strategies, and Action Plan were developed to incorporate values of sustainability across all components of this plan. Special attention is given to the pattern and intensity of development, efficiency of the infrastructure systems, and housing options for current and future generations to focus limited resources and create a lighter imprint on the natural resources within Prairie Village. The following practices will not only improve environmental sustainability for Prairie Village, but will improve the long-term fiscal resiliency and productivity of the community. For additional information regarding sustainable practices, please consult the Climate Action Playbook developed by the Mid-America Regional Council.

- Encourage the rehabilitation and reuse of existing structures through modest modifications and upgrades.
- Encourage new commercial and residential development to meet a green building standard.
- Expand multi-modal transportation options to everyday destinations and between neighborhoods.
- Seek district-wide strategies, and cooperate regionally, to address storm water challenges and improve drainage.
- Create and expand programs that encourage sustainable development practices, specifically to encourage connected development patterns, green design and construction, and multi-modal investments.
- Reduce any local regulatory or process-related barriers to implementing alternative energy production.
- Encourage the greening of Prairie Village through the planting of trees, shrubs, and vegetation that reduces the heat island effect, manages storm water, and improves the air quality.
- Minimize the impact of the built environment using best management practices for site design.
- Prohibit new development, or modifications to existing development, within the floodway and 100-year floodplain.
- Reduce the City's contribution to waste and carbon emissions.
- Use sustainable building practices for the construction of new civic buildings.



Solar Panels



Bioswale | Broadview, WA



Dedicated Bike Lane



Street Trees | Kansas City, MO

RECOMMENDED STRATEGIES (CONTINUED)

Productivity – Ensure the City’s development activities and investments create more community value than liabilities.

There are several systems that are fundamental to the functionality of Prairie Village, including the infrastructure for water, sewer, storm water, and streets. These systems require continuous upkeep and long-term maintenance to adequately support the development and redevelopment in the City. Additionally, the public amenities found in Prairie Village, such as parks, community centers, and trails, are incredibly important to residents. To ensure that these systems continue to provide a solid foundation for the community, and amenities are supported long-term, strong financial resources generated through property and sales tax are necessary. These resources are vital to addressing the construction, maintenance, and ultimately replacement of physical infrastructure systems, as well as supporting strong amenities currently enjoyed by Prairie Village residents. Fiscal resilience requires ongoing attention to public costs and tax revenues, and what actions impact both sides of the ledger.

- Enable a development pattern throughout Prairie Village that supports the long-term maintenance and necessary upgrades to infrastructure.
- Invest in infrastructure that supports productive development patterns.
- Annually allocate a sufficient budget sum for ongoing maintenance and improvements of infrastructure.
- Encourage a variety of commercial offerings, including retail and office, to provide a stable sales tax base for Prairie Village.
- Recognize the value of public spaces, including streets and social open spaces, and their role in supporting commercial and residential settings.
- Continue to build meaningful relationships with other municipal and utility organizations to leverage resources, guidance, and support for public improvements.
- Continue to strive for effective and efficient coordination of internal departments.
- Continue to provide productive management of city services.



DEVELOPMENT & REDEVELOPMENT OPPORTUNITIES

Prairie Village has continued to attract investment over the years due to the many qualities and amenities illustrated in this plan -- the quality public space that emphasizes mobility and recreation, the strong and community-centered neighborhoods, the viable commercial centers that continue to meet the needs of residents and visitors alike, the sustainable fabric that helps Prairie Village be a regional leader, and the productivity and responsible city management that allows the community to access high-quality amenities.

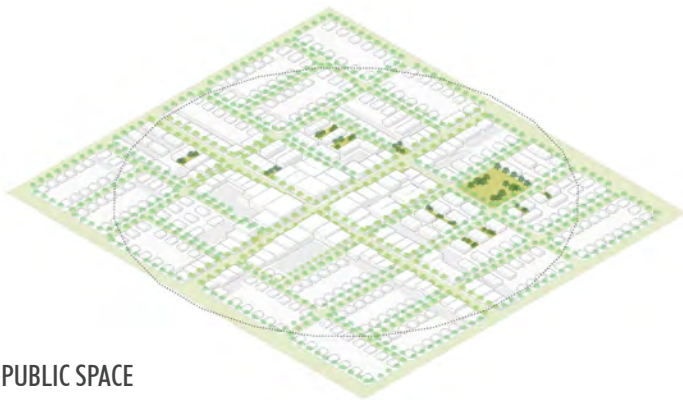
Because Prairie Village is such a unique place, it continues to attract investment. How this investment is guided is very important and will impact whether or not the community achieves the intent of their Comprehensive Plan. The following section identifies incoming opportunities that are likely to see reinvestment and/or redevelopment in the coming years. While not regulating plans, the guidance provided is intended to help steer discussions that residents and civic leaders will need to have as places evolve.





ACTIVITY CENTERS -- VILLAGE CENTERS & NEIGHBORHOOD HUBS

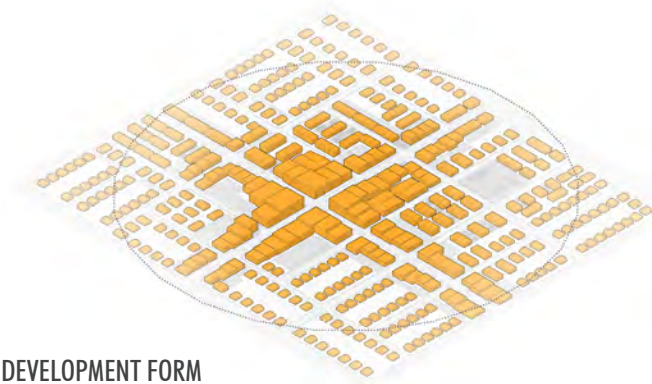
Activity centers are the foundation of development patterns that establish the character of Prairie Village. The location and design of the centers defines the village development pattern that is walkable, accessible, and community-oriented — the hallmark of Prairie Village. Prairie Village should leverage opportunities for reinvestment that enhance these desirable qualities to better serve the community for existing and future residents. To address change within the activity centers, there are four elements that require attention to ensure that the physical pattern, form, and character of the centers are reinforced. Those elements are: Public Space, Development Form, Land Use, and Adjacencies. Each provides direction to influence future changes to the activity centers, both Village Centers and Neighborhood Hubs. These four elements will be important to accommodate change while protecting the character of Prairie Village. Other commercial areas should also be encouraged to incorporate these elements into their designs as redevelopment occurs.



PUBLIC SPACE

Public Space — Public space defines the way in which all people experience a community, both through the public rights-of-way (streets) and public spaces (parks and open space). The importance of public space to the activity centers lies in multi-modal connectivity and access, creating comfort for all users, especially pedestrians. Reinforcing the public spaces as active space within the centers will support their use and the businesses, as well as create community gathering space within Prairie Village.

- Internal driveways and roadways should be improved to establish a clear network of activity streets that prioritize people walking while also supporting bicycle and automobile movements.
- Village Connector streets that border the centers should be designed to better accommodate pedestrian and bicycle connectivity and access from adjacent neighborhoods.
- Public spaces such as plazas, squares, and pocket parks should be added and enhanced to promote informal and formal social gathering spaces.



DEVELOPMENT FORM

Development Form — The form, including height, building orientation, and façade transparency, of buildings is important to defining the spaces within the activity centers. The relationship of development to the public spaces characterizes the quality and function of those spaces. Creating human-scaled, pedestrian friendly spaces has been an important priority and should be paramount as reinvestment in Activity Centers occurs. This can be achieved by enforcing the appropriate height of buildings to give a sense of comfort and enclosure within public spaces, building orientation that provides direct access for people walking, and transparency of the first floor façade that creates a visual relationship between the building activities and public space. These simple rules can enhance the development pattern and character of the Activity Centers.

- Village Centers — Ensure new development reinforces existing development patterns (both scale and height), with exception that increased height of multi-story structures may be considered by leadership if the developer is contributing to the Plan's stated policies in an exceptional way, particularly if providing lower cost housing units.
- Neighborhood Hubs — Ensure new development reinforces existing development patterns, both in scale and height. Multi-story buildings are intended to be generally limited in neighborhood hubs, with exception that increased height may be considered by leadership if the developer is contributing to the Plan's stated policies in a substantial way.
- Promote building fronts that are built to the street, oriented with direct access from the sidewalk, and with first-floor transparency to relate the internal use of building with the outside activity and streetscape.

ACTIVITY CENTERS -- VILLAGE CENTERS & NEIGHBORHOOD HUBS

Land Use — The uses within a center, including residential, commercial, institutional, and civic spaces, support the needs of the community and attract people to Activity Centers. Creating a broad mix of uses provides many reasons for people to use the center and can provide economic stability as retail and commercial markets continue to change. There is an opportunity to diversify how both Village Centers and Neighborhood Hubs can be used by integrating residential and institutional uses, while also promoting a greater variety of retail, service, and office uses.

- Enable a variety of uses beyond retail, including offices, residential, institutional, and small-scale maker options.
- Parking should be consolidated in a manner that serves the entire center and, former parking lots should be re-purposed with appropriate infill development.
- Parking lots should be minimized and shared, when possible, and alternative parking facilities including parking for bicycles and electric vehicles, should be accommodated.



LAND USE

Adjacencies — The relationship between the center and adjacent neighborhoods is an important part of the success of the community's village development pattern and character. Care must be given to enhance this relationship through a recognition of the development pattern, connectivity and accessibility, use, and scale, where two different contexts meet. Site and landscape design can support an appropriate relationship between two contexts where transitions occur.

- Enhance pedestrian and bicycle connectivity and access from the adjacent neighborhoods to encourage alternative modes of access to both Village Centers and Neighborhood Hubs.
- Ensure that the development pattern, scale, and use of buildings at the edges of a center relate to the adjacent neighborhood.



ADJACENCIES

VILLAGE CENTERS



PRAIRIE VILLAGE SHOPS



CORINTH SHOPS



STATE LINE COMMONS



95th/NALL

Established

The established Village Centers include the Prairie Village Shops and the Corinth Shops. These centers are strong, well-defined, commercial centers that are destinations for the community and provide goods and services for daily life and space for interaction and community. Strengthening the centers for the future while maintaining their pattern, form, and character of development is essential to their future success. While these centers have many of the important elements of successful centers, their improvement is the focus of future change and redevelopment.

Emerging

The commercial areas, State Line Commons and the northeast corner of the 95th Street and Nall Avenue (adjacent to Meadowbrook), have been defined as “emerging” Village Centers. These areas are important commercial destinations, but their design does not reinforce the “village” development pattern characteristic of Prairie Village, and instead emphasizes automobile access while discouraging multi-modal networks.

Though less defined as Village Centers, the areas are physically connected to their surroundings/neighborhoods. 95th Street and Nall Avenue, for example, is directly adjacent to the recently developed Meadowbrook neighborhood and park, which has become a valuable community destination. However, the center at 95th Street and Nall Avenue is experiencing a significant amount of vacancy and limited new tenants.

These emerging centers have the necessary ingredients to become celebrated community destinations. Redevelopment of these centers, similar to the “established” centers, should focus on arrangement of public space and development form, the variety of land uses, and their relationship to adjacent neighborhoods.

PRAIRIE VILLAGE SHOPS

The Prairie Village Shops (“The Shops”) are often thought of as the heart of Prairie Village, and certainly are a vital commercial and community destination enjoyed by residents and visitors alike. As this center continues to evolve, redevelopment efforts should focus on expanding and enhancing the public space to support walkability, strategically improving the urban development form, diversifying the types of businesses within, and improving the physical relationship between the center and adjacent neighborhoods. Specific attention should be paid to the following opportunities:



PUBLIC SPACE

- Improve internal connections with better-defined “A” streets ([pg. 28](#)).
- Redesign Tomahawk Road to prioritize pedestrian movement along and across the street and slow automobile traffic. See Village Connector concept for design ideas.
- Maintain Mission Road’s ability to move through traffic in the area around the Prairie Village Shops while providing access.
- Encourage the addition and enhancement of gathering spaces for individual use as well as community event use as development and redevelopment occurs.
- Incorporate green infrastructure to manage storm water and add natural areas to the center.

FORM

- Reinforce walkable patterns throughout the center by promoting development that engages public space.
- Maintain commercial, retail, and entertainment/restaurant uses on the first floor of buildings and allow residential and offices uses on upper floors of any multi-story buildings.
- Leverage the redevelopment of the Macy’s site to create a more human-scaled and pedestrian-oriented setting, while potentially supporting a mixed-use development approach that reinforces the shops’ traditional development form.
- Encourage the incorporation of alternative power sources, solar or wind, within the center, that do not detract from the character of the place.

LAND USE

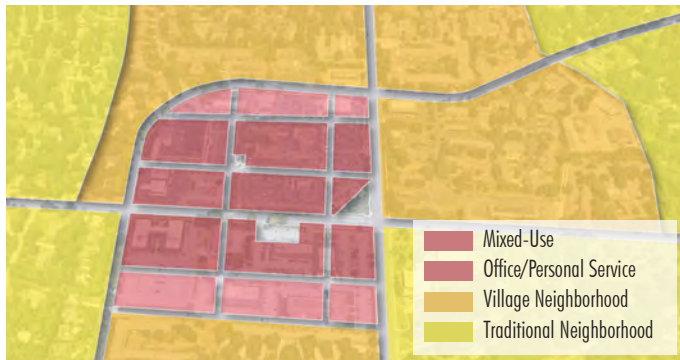
- Encourage the development of smaller mixed-use buildings to expand the variety of uses while maintaining the area’s traditional scale, increasing the reasons for people to use the shops.
- Encourage the development of a variety of housing types within the center in a way that reinforces existing development patterns with regard to scale and height.
- Replace the surface parking lots along 71st Street with moderately scaled housing types, such as rowhouses, that support a transition between the Traditional Neighborhood context to the south, and commercial offerings within the shops.

ADJACENCIES

- Encourage a variety of neighborhood-scale housing types at the edges of the center that directly relate to the adjacent neighborhood scale and character.
- Continue to design and clearly delineate pedestrian crossings and access points to the center, particularly on Tomahawk Road and 71st Street.
- Enable the development of accessory dwelling units (“ADUs”) within adjacent neighborhoods to expand housing opportunities and improve access to the center.

CORINTH SHOPS

As a well-defined commercial destination, Corinth has provided important retail, service, office, and entertainment purposes to the residents of Prairie Village for decades. Recent efforts to modernize the center have strengthened the character of the northern portion with aesthetic improvements. Currently, redevelopment within the southwestern portion are underway. As reinvestment in the Corinth Shops continues, attention needs to be focused beyond aesthetics and towards improvements to connectivity and access, the pedestrian experience, and the diversification of the uses within the center.



PUBLIC SPACE

- Redesign 83rd Street to reduce the width of the street and stitch the two halves of the center back together, by prioritizing pedestrian and bicycle movement, safety, and on-street parking while accommodating slower through traffic for automobiles.
- Expand the quality and quantity of public social spaces and gathering areas throughout the center.
- Maintain Mission Road’s ability to move through traffic around the center while also improving access to and from adjacent contexts.

FORM

- Create a more compact, walkable development pattern throughout the center that deemphasizes the prominence of large surface parking lots.
- Encourage infill / redevelopment along 83rd Street that is oriented to the street, in conjunction with repositioning the roadway to support development and pedestrian activity.
- Maintain commercial, retail, and entertainment/restaurant uses on the first floor of buildings and allow residential and offices uses on upper floors of any potential mixed-use buildings.
- Encourage the incorporation of alternative power sources, solar or wind, within the center that do not detract from the character of the place.
- Define redevelopment opportunities along Mission Road that enable a greater variety of development concepts.

LAND USE

- Prioritize the continued presence of a grocery store.
- Encourage the development of mixed-use buildings to expand the variety of uses.
- Encourage the development of a variety of housing types within the center, ranging from moderately scaled mixed-use buildings at the center, and rowhouses and small-scaled apartment buildings at the edges.
- Incorporate more offices uses into a mixed-use development environment.
- Encourage shared parking arrangements between different uses to reduce the need for large parking areas.

ADJACENCIES

- A challenge specific to Corinth is the development patterns of the adjacent apartment complexes, creating a physical barrier hindering connections between neighborhoods and the center. New investment in adjacent neighborhoods and apartment complexes should establish streets and pedestrian networks that provides better access to Corinth for people walking or biking.
- Reposition the pattern and form of development north of Somerset Drive, west of Mission Road to create a better relationship between this area and the center.
- Enable the development of accessory dwelling units (“ADUs”) within adjacent neighborhoods to expand housing opportunities and improve access to the center.

CORINTH SHOPS (Continued)

CONCEPTUAL EXAMPLE

83rd Street -- Today

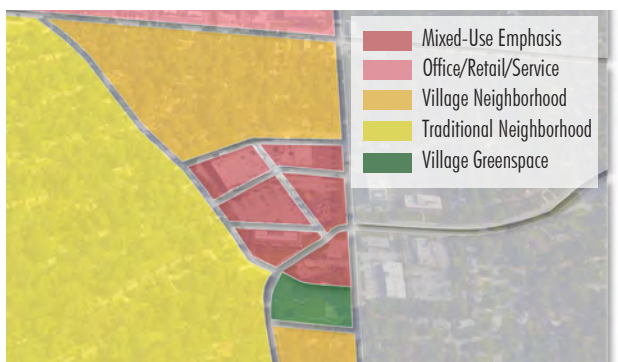


83rd Street -- Village Connector Visioning Concept



STATE LINE COMMONS

“The Commons” represent an important commercial destination for the residents of Prairie Village and in neighboring communities. The presence of a grocery store creates a community and, in some case, regional destination for goods and services. Today this center is primarily accessed by automobiles and designed to accommodate such access. However, when looked at within the broader context the State Line Commons has all the ingredients to create a Village Center. Redevelopment of this center should focus on rearrangement and integration of the elements that define a Village Center, the public space, the development form and pattern, the mixing of uses, and the relationship to adjacent neighborhoods.



PUBLIC SPACE

- Improve the internal pedestrian connectivity within the center to create “park-once” opportunities for patrons using multiple destinations at the center.
- Redesign Cambridge Street and Booth Drive as Village Connectors to prioritize pedestrian movement along and across the street and slow automobile traffic, creating safe convenient access.
- Create an improved pedestrian access across W 76th Street to improve access to the center from the neighborhood to the north.
- Incorporate usable public space — plazas, courtyards, pocket parks, or open space within the center to support development and provide social spaces.
- Maintain the ability of State Line Road to move through traffic adjacent to the center, while improving connectivity and providing access for people crossing.

FORM

- Encourage redevelopment to occur in connected and walkable format.
- Define redevelopment opportunities to increase the intensity and scale of development along State Line Road.
- Define neighborhood-scaled redevelopment opportunities along the edges of the center the relate to the adjacent neighborhoods.

LAND USE

- Prioritize the continued presence of a grocery store.
- Encourage the diversification of uses including services, office, institutional, and residential within the center.

ADJACENCIES

- Improve pedestrian connectivity to Weltner Park from the center and adjacent neighborhoods.
- Encourage neighborhood-scale redevelopment along W 76th Street and along Booth Drive to create better relationships between the center and the adjacent neighborhoods.
- Enable the development of accessory dwelling units (“ADUs”) within adjacent neighborhoods to expand housing opportunities and improve access to the center.

95th / NALL

The 95th Street and Nall Avenue Center is well-positioned for reinvestment, presenting a valuable opportunity to reinforce a Village Center development pattern that is characteristic of Prairie Village. The significant investment in the Meadowbrook neighborhood and park has created new destination in proximity to the center that can support redevelopment. Creating a cohesive, connected, mixed-use center that supports new residents and visitors will expand the amenities of the neighborhood and support its continued development. While present along two significant Thoroughfares, the center should strive to meet the design elements of established centers and those outlined previously.



PUBLIC SPACE

- Redesign W 94th Terrace as an internal activity street to prioritize pedestrian connectivity within a repositioned center, with consideration for public on-street parking, pedestrian bump-outs, clearly marked crosswalks, street trees, and other safety features.
- Redesign Nall Avenue Street as a Village Connector to balance pedestrian, bicycle, and automobile traffic accessing the center and Meadowbrook Park.
- Maintain the ability of 95th Street and Nall Avenue to move through traffic adjacent to the center, while improving connectivity and providing access for people.
- Provide additional pedestrian and vehicle connections to Meadowbrook Park so that the center can become a natural extension of the newly developed neighborhood.

FORM

- Redevelopment should focus on creating a compact, connected, walkable Village Center, focused on becoming a destination for the area.
- Create new connections through the site north and south to provide internal connectivity and access from 95th Street and the adjacent Meadowbrook Neighborhood.
- Define redevelopment opportunities along 95th Street to increase the intensity and scale of development, particularly for increasing housing availability.

LAND USE

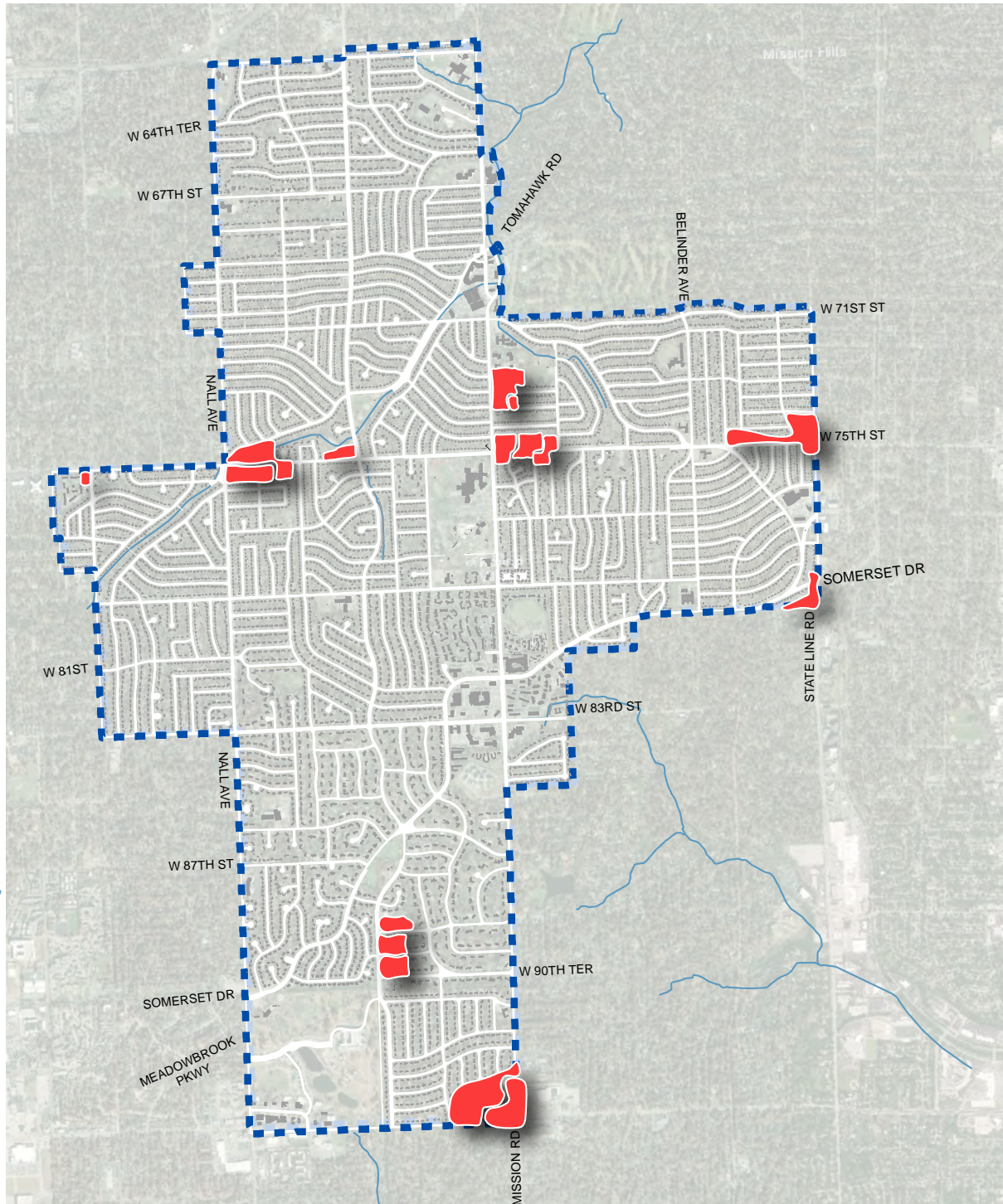
- Encourage the mixing of uses throughout the center.
- Encourage the continued development of a variety of higher intensity housing types within the center, ranging from moderately scaled mixed-use buildings to townhomes, rowhouses, and other small-scale residential buildings at the edge, near the Meadowbrook Neighborhood.

ADJACENCIES

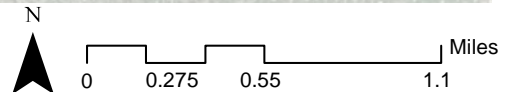
- Redevelopment should strive to extend the public space in the Meadowbrook Neighborhood into the center as a focal point for development, improved connectivity, and creation of social spaces.
- Coordinate with Meadowbrook to provide additional pedestrian and vehicle connections between destinations.
- Coordinate improvements along 95th Street and Nall Avenue with adjacent cities to support safer access.

NEIGHBORHOOD HUBS

There are a number of smaller neighborhood-scaled destinations throughout the community that provide important goods, services, and employment opportunities for residents and visitors alike. These small-scale commercial areas are also important in supporting small businesses, entrepreneurs, and housing diversity in the community. Improvements to Neighborhood Hubs should emphasize multi-modal connectivity and access including adequate sidewalks, bicycle facilities, on-street parking, and flexible standards for development and use. Similarly, the scale of redevelopment should respect the existing context in which the hub is located.



PRAIRIE VILLAGE: NEIGHBORHOOD HUBS



NEIGHBORHOOD HUBS | 75TH STREET CORRIDOR

Today, the 75th Street corridor spans through Prairie Village from Overland Park to the west, to Kansas City to the east. This corridor is currently designed as a Thoroughfare, and primarily serves as a regional automobile connection. The impact of this roadway, and its function in serving the region, has had some negative effects to the function of adjacent land use, connectivity, and urban design within Prairie Village. As a Thoroughfare, the design of the street supports higher volumes and higher speeds of traffic, making the area unfriendly to surrounding neighborhood-scale development patterns that include single-family houses, small and medium apartments, neighborhood hubs, and the Civic Center. In addition, Thoroughfares create a physical edge or barrier between adjacent neighborhoods. This is true of 75th Street, creating a physical separation of Prairie Village to the north and south.



Repositioning the corridor in a meaningful manner means that the design of the street and traffic capacity needs to be addressed. Reimagining 75th Street can be a significant and helpful exercise for the community to pursue and will be important to assisting in the implementation of this plan's policies and goals. Additional considerations include:

- Advancing a robust community engagement process to explore potential design solutions that result in a safer 75th Street corridor.
- Considering how multi-modal facilities can help local connectivity and access, balance all modes of travel, and better prioritize people walking and biking to create a safe public space while still accommodating regional traffic flow.
- Prioritizing the edges of the 75th Street right-of-way as important social space that can serve as a “seam”, rather than an “edge” within Prairie Village by making significant pedestrian improvements.
- Promoting future development proposals that respond to a slower, lower volume, street that has improved access to adjacent property.
- Expand the multiple Neighborhood Hubs to support pedestrian connected, small-scale, mixed-use destinations that support neighborhood-oriented businesses, offices, and housing variety for surrounding neighborhoods.
- Enable a greater variety of housing types along the corridor to expand the housing portfolio of the City, including small and moderately scaled multifamily building types such as duplexes, rowhouses, multi-unit houses, and small and medium apartments.
- Considering how a redesigned 75th Street would impact regional and local traffic patterns.

Further detailed study of the 75th Street corridor should be undertaken to better understand the desired changes and potential impacts to the community, development, and traffic. Considering changes to the design of 75th Street will require a more specific planning/engineering process including robust engagement with residents in the community.

CIVIC CAMPUSES

The block bounded by 75th Street on the north, 79th Street on the south, Mission Road on the east and Delmar Street on the west, represents the civic campus that serves the Prairie Village community. This general area block currently contains City Hall, the Police Department, the City's swimming complex and skate park, a Johnson County Fire Station, Shawnee Mission East High School, Austin Harmon Park, the YMCA, two places of worship, and townhomes. In addition to these uses, there are opportunities to reposition other community amenities and services within this civic campus, as well as reinvest in existing ones.

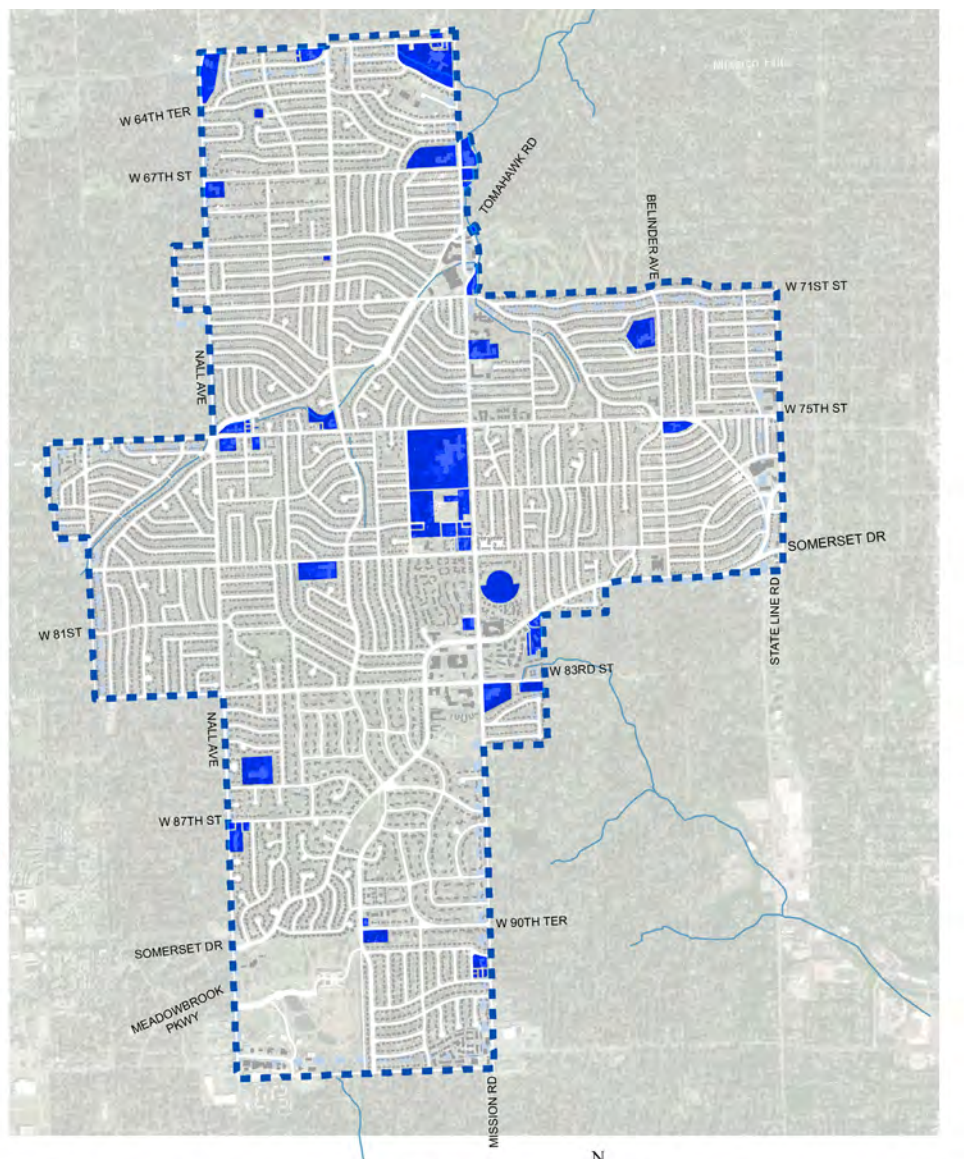
The Civic Campus is a viable part of the community, and the City will continue to explore opportunities, facilitate its evolution in the future, and remains committed to considering development of a new community center at the appropriate time.



INSTITUTIONAL USES

Several of the religious and civic institutions have closed recently and their properties have become available for reuse and redevelopment. If this trend continues, the redevelopment of those properties should be leveraged as an opportunity to achieve the vision and goals of this Comprehensive Plan, observing the policies and development principles for the future. Can those sites – diversify the housing stock, improve environmental and fiscal sustainability, provide needed goods and services, or create public space for residents, or other positive impacts to the community? The key to the reuse of these properties is to support and strengthen the context and character of their location. An example of this reuse can be seen in the redevelopment of a former church site in to the new Wassmer Park at 67th Street and Roe Avenue.

Reuse and redevelopment of these properties should support the needs of adjacent neighborhoods and respond to the context with the uses and pattern of development that is appropriate and/or complementary. Depending on the context and uses that exist, a variety of uses could be appropriate – including a range of housing types, office, commercial services and retail, institutional and public uses, including parks and open space. As an example, the development that would be appropriate within a neighborhood would be different in scale and use (smaller scale, less intense level of activity) than that found along a thoroughfare or adjacent to an Activity Center (medium scale, more intense level of activity). As reinvestment and redevelopment occurs, it is critical that the landowner work with the neighborhood to define the appropriate pattern and scale of development as well as the uses that are appropriate.



PRAIRIE VILLAGE: INSTITUTIONAL USES

CONSIDERATIONS FOR A COMPREHENSIVE HOUSING STRATEGY

The growing desire to live in Prairie Village is evidenced by recent levels of reinvestment in and redevelopment of aging properties. Newly developed housing stock has overwhelmingly emphasized upscale markets due to the high cost of land and construction, and existing homes are exceedingly facing redevelopment pressure over preservation. In addition, the ever-increasing cost of residential real estate and property taxes is a growing concern for many residents. While value increases do produce financial equity for existing homeowners, these conditions may also displace residents to other cities and discourage middle income residents from moving to Prairie Village. Housing access continues to be an exceedingly pertinent issue across the country and regionally, and in order to adequately tackle this nuanced and complex issue, creation of a Comprehensive Housing Strategy is recommended. As future discussions are pursued, consider the following:

DEFINING AFFORDABILITY

Measures of affordability are largely subject to an individual or family’s level of income, with a standard measure being the comparison of the home/property value to the median household income in that community. Because average income of Prairie Village residents are significantly greater than the broader metro, Kansas City Metropolitan Area Median Income (AMI) is used. The following housing affordability definitions should be considered when contemplating future housing development/redevelopment, as well as when exploring potential strategies to assist the affordability needs of residents:

- Workforce Housing — opportunities for housing that are affordable to those making less than 80% of KC-Metro AMI, with consideration that employment offered within Prairie Village offer average wages aligned with 60% KC-Metro AMI.
- Attainable Housing — opportunities for housing that are affordable to those making between 80% and 120% of AMI, roughly ranging from home values between \$220K and \$340K based on 2020 values. Consider that the 2020 average home value in Prairie Village is \$333K, and new housing development is far exceeding that price point.
- Moderate Priced Housing - opportunities for housing that are affordable to those making between 120% and 200% of AMI, with consideration that Prairie Village’s local AMI aligns with 130% KC-Metro AMI. While some new housing units are accessible at this range, much of the new housing development seen in Prairie Village far exceeds this definition, even exceeding 450% KC-Metro AMI.

HOMEOWNER ASSISTANCE

One of the most pressing concerns in Prairie Village, like many cities, is the ability to create and maintain Workforce and Attainable housing options. In recent years, Prairie Village has experienced an unprecedented level of reinvestment often resulting in redevelopment of new homes at the price point of, in many cases, greater than 200% KC-Metro area median income. While the community has little control over external forces driving housing cost up, there are a number of ideas that were brought forward by residents and leadership throughout the planning process that should be explored as part of a comprehensive housing strategy:

- Expansion of the City’s exterior grant program, potentially to include some interior improvements that are vital to an existing home’s structural integrity.
- Provision of accessory dwelling units as a strategy for adding lower cost housing stock and potentially increasing the financial feasibility of housing preservation.
- Creation of a tax abatement program specifically targeted at residents who are at-risk of displacement due to the overwhelming increase of property taxes.
- Exploration of existing tools available at the state, county, and local level that can support the needs of residents and support maintenance of existing housing stock.

Recently Built Housing (below):



CONSIDERATIONS FOR A COMPREHENSIVE HOUSING STRATEGY



HOUSING DIVERSITY

The current demand for alternative and lower cost housing options in Prairie Village is under-served, and diversification of the community’s housing portfolio has been defined as a development principle through this planning process. A variety of housing types can provide home owners and renters the opportunity to live in Prairie Village throughout their life, even as their housing needs change. While Prairie Village currently has some housing variety, there are opportunities to create additional options for existing and future residents of the community. Regulatory measures enabling a more extensive housing portfolio for Prairie Village should be explored, with consideration of guidance outlined for each Neighborhood Type ([pg. 33](#)).

ACCESSORY DWELLING UNITS (“ADUs”)

External realities related to construction and land cost make it unlikely that most new development projects will result in low-cost housing in the immediate future without market intervention. However, accessory dwelling units (“ADUs”, “granny flats”, “mother in-law suites”, etc.) are more likely to provide a relatively low-cost housing option than other types of housing products. ADUs have many benefits, and their implementation requires nuanced consideration to preserve the unique physical characteristics of Prairie Village neighborhoods:

- The existing Neighborhood Design Standards would ensure any accessory structure conforms architecturally with the primary house, yet contain coverage and greenspace standards that may prevent ADUs from being built. These standards should be further considered with regard to ADUs. Maintaining consistent scale and architectural elements was a high priority for residents who provided feedback on ADUs during the planning process.
- ADUs provide economic benefits to homeowners, including the opportunity to diversify income and ease the burden of rising property taxes. Ensuring long-term maintenance and owner-occupancy was a high priority for residents who provided feedback on ADUs during the planning process.
- Ability to build an ADU may enhance the financial feasibility of preserving existing housing stock, rather than demolishing and rebuilding houses.
- ADUs provide an alternative living option for aging residents who are unable to or uninterested in maintaining a larger home, yet independent enough to live alone. In some circumstances, ADUs may provide an alternative to institutional living arrangements that have been especially risky during pandemics.
- ADUs within walking distance of a Village Center or Neighborhood Hub can enable local employees to live in Prairie Village, and ease the burden of transportation costs associated with commuting longer distances.
- Many Prairie Village neighborhoods have streets adequate for supporting an on-street parking space for people living in ADUs. Whether a tenant would park on- or off-street was a low priority concern of residents who provided feedback on ADUs during the planning process.

Accessory Dwelling Unit Examples:

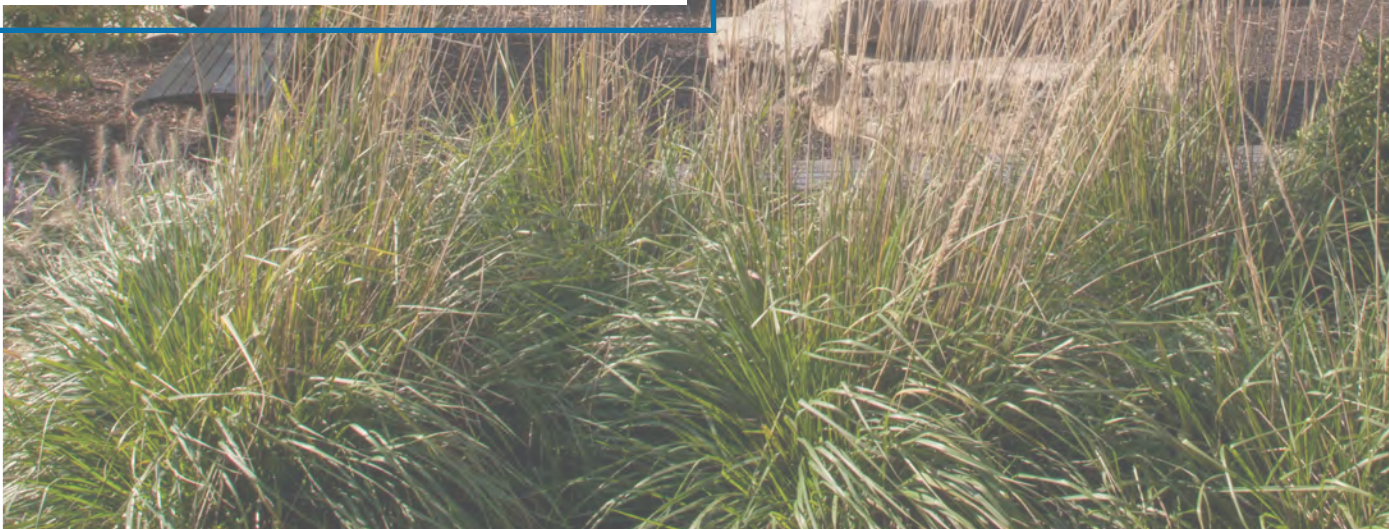


IMPLEMENTATION

ACTION PLAN

The action plan identifies current priorities of the community based on the vision and goals of Village Vision 2.0, but will need further prioritization based on available resources.

Four time frames are identified - Short (0-2 years), Medium (2-5 years), Long (5+ years) and On-going, allowing strategic implementation. Additionally, various groups are identified to assist with implementation include City Leadership, City Staff, the community, developers and others.



ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
PUBLIC SPACE					
Continue exploring the feasibility of providing an up-to-date community center for residents, as part of the Civic Campus.				X	LEADERSHIP
Prepare a redesign of 83rd Street between Mission Road and Somerset Drive that rejoins the north and south Corinth Shops, including an incremental demonstration project that implements temporary change prior to reconstruction that would occur as investment or redevelopment in the shops occurs adjacent to 83rd Street.		X			LEADERSHIP, PUBLIC WORKS, BUSINESSES, RESIDENTS
Consider studying options to improve safety of 75th Street, including potential redesign from a Thoroughfare to Connector street, advised by professional expertise and robust engagement with residents.			X		PUBLIC WORKS, LEADERSHIP, RESIDENTS
Consider burying power lines and utilities to enhance the appearance of Prairie Village.			X		
Complete implementation of the adopted Bike/Ped Plan.				X	ADMINISTRATION, PUBLIC WORKS
Continue the street tree planting program for the City and for residents. More information about appropriate tree species can be found here: Great Trees for the Kansas City Region and Prairie Village Tree Board .				X	
Implement Neighborhood Street design standards to slow traffic and improve safety and use of neighborhood streets.				X	CITY PLANNING/ PUBLIC WORKS
Enhance the multi-modal function of key corridors and encourage pedestrian oriented development.				X	

ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
STRONG NEIGHBORHOODS					
Support rehabilitation of the existing building stock, including by expanding the exterior grant program.		X			LEADERSHIP, ADMINISTRATION
Update the zoning code to enable a greater variety of housing types, with specific standards to address appropriate location criteria, scale, and design.	X				LEADERSHIP, CITY PLANNING
Adopt a rehabilitation building code to allow incremental life-safety improvements to the existing housing stock.		X			ADMINISTRATION
Coordinate with neighboring communities to address development patterns and scale along the city borders.				X	
Ensure quality infrastructure that support neighborhood investment.				X	ADMINISTRATION, PUBLIC WORKS
Enable the development of accessory dwelling units (ADUs) in the zoning code.	X				
Ensure subdivision and development regulations maintain neighborhood development patterns by limiting lot consolidation, which reduces the number of housing units.	X				ADMINISTRATION, CITY PLANNING
Continue to discourage lot splits and lot consolidation, unless they serve a higher public purpose that aligns with the policies of this Comprehensive Plan.				X	
Ensure subdivision regulations establish internal streets and pedestrian connections for large parcels, particularly for Village Neighborhoods.				X	
Continue code enforcement to ensure strong neighborhoods and reinvestment.				X	CITY STAFF, RESIDENTS, BUSINESS OWNERS
Continue to participate in regional discussions regarding affordable housing.				X	
Consider establishing a tax abatement program to ease burden of increased taxes caused by rapid investment.	X				
Establish incentive policies regarding affordable housing development, including potentially creating a Housing Trust Fund funded by demolition permit fees.	X				LEADERSHIP

ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
VIABLE COMMERCIAL CENTERS					
Coordinate needed infrastructure upgrades with redevelopment projects.				X	LEADERSHIP, PUBLIC WORKS
Promote Prairie Village as a regional retail and employment destination.				X	LEADERSHIP, BUSINESSES
Ensure quality infrastructure that supports reinvestment in the Activity Centers, especially emerging ones.				X	ADMINISTRATION
Adopt a rehabilitation building code to encourage the reuse of existing building stock through incremental life-safety improvements.		X			
Enable the mixing of uses within commercial districts, including residential uses, within the zoning code.	X				CITY PLANNING, PROPERTY OWNERS
Create commercial development standards for Village Centers and Neighborhood Hubs to ensure buildings are oriented to public space, pedestrian active streetscape design, active ground-floor uses and building transparency.	X				CITY PLANNING, PROPERTY & BUSINESS OWNERS
Create commercial driveway standards that mirror those of a pedestrian street incorporating sidewalks, street trees, on-street parking and narrow, slow travel lanes.		X			CITY PLANNING, PUBLIC WORKS

ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY	
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING		
SUSTAINABILITY						
<p>Create and/or expand programs that encourage sustainable development practices, specifically to encourage connected development patterns, green design and construction, alternative energy production, and multi-modal investments.</p> <p>Continue to minimize the local regulatory or process-related barriers to implementing alternative energy production.</p> <p>Adopt green building standards for public buildings.</p> <p>Continue to convert City-owned vehicles to electric.</p> <p>Provide resources for sustainable building practices for residents and commercial building-owners, including information about alternative energy options.</p>		X			LEADERSHIP, ADMINISTRATION	
<p>Review city parking and landscaping standards to ensure development is not overbuilding impervious surfaces and that proper storm water mitigation practices are in place.</p> <p>Conduct an energy audit of City facilities and implement solutions to ensure that public buildings are environmentally sustainable.</p>	X	X				CITY PLANNING, PUBLIC WORKS
<p>Continue to participate in regional discussions to implement transit-improvements in NE Johnson County, with a local focus on serving Activity Centers.</p>				X		

ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
PRODUCTIVITY					
Continue to measure the city's value per acre to better understand and assess changes in development patterns.				X	LEADERSHIP, ADMINISTRATION
Continue to responsibly manage assets and liabilities, with the goal of creating value in assets that outweigh liabilities to the city.				X	
Prepare future Capital Improvement Programs with criteria that assesses the productivity of a project.		X			
Prioritize infrastructure investments that support productive development / redevelopment patterns.		X			

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**City of Prairie Village
 Planning Commission/Board of Zoning Appeals
 Meeting and Submittal Schedule
 2026**

Applications that are incomplete and do not include all supporting documentation may not be published or placed on an agenda.

January		February		March	
Meeting Date	01/06/2026	Meeting Date	02/03/2026	Meeting Date	03/03/2026
Filing Deadline	12/12/2025	Filing Deadline	01/09/2026	Filing Deadline	02/06/2026
Mail Notices By	12/17/2025	Mail Notices By	01/14/2026	Mail Notices By	02/11/2026
Publish By	12/17/2025	Publish By	01/14/2026	Publish By	02/11/2026

April		May		June	
Meeting Date	04/07/2026	Meeting Date	05/05/2026	Meeting Date	06/02/2026
Filing Deadline	03/13/2026	Filing Deadline	04/10/2026	Filing Deadline	05/08/2026
Mail Notices By	03/18/2026	Mail Notices By	04/15/2026	Mail Notices By	05/13/2026
Publish By	03/18/2026	Publish By	04/15/2026	Publish By	05/13/2026

July		August		September	
Meeting Date	07/07/2026	Meeting Date	08/04/2026	Meeting Date	09/01/2026
Filing Deadline	06/12/2026	Filing Deadline	07/10/2026	Filing Deadline	08/07/2026
Mail Notices By	06/17/2026	Mail Notices By	07/15/2026	Mail Notices By	08/12/2026
Publish By	06/17/2026	Publish By	07/15/2026	Publish By	08/12/2026

October		November		December	
Meeting Date	10/06/2026	Meeting Date	11/10/2026	Meeting Date	12/01/2026
Filing Deadline	09/11/2026	Filing Deadline	10/16/2026	Filing Deadline	11/06/2026
Mail Notices By	09/16/2026	Mail Notices By	10/21/2026	Mail Notices By	11/11/2026
Publish By	09/16/2026	Publish By	10/21/2026	Publish By	11/11/2026