

The public may attend the meeting in person or view it online.

**Planning Commission Meeting Agenda
City of Prairie Village
7700 Mission Road
Council Chambers
Tuesday, May 5, 2026
6:00 PM**

I. Roll Call

II. Approval of Planning Commission Minutes

- A. Approval of Planning Commission Minutes - April 7, 2026

III. Public Hearings

- A. PC-26-1 Rezoning from R-1A to RP-1B and Final Plat
4200 W. 79th Street
Zoning: R-1A
Applicant: Price Brothers / Olsson Engineering

IV. Non-Public Hearings

- A. PC-26-11 Final plat approval
4200 W. 79th Street
Zoning: R-1A
Applicant: Luke Moore, Olsson Engineering
- B. PC-26-7 Site plan review for fence/wall with exception
7500 Sagamore Road
Zoning: R-1B
Applicant: Nick Hanaway
- C. PC-26-9 Site plan - design exception for side windows
8432 Linden Lane
Zoning: R-1A
Applicant: Matt Brunner

V. Other Business

VI. Adjournment

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

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

If any individual requires special accommodations – for example, qualified interpreter, large print, reader, hearing assistance – in order to attend the meeting, please notify the City Clerk at 913-385-4616, no later than 48 hours prior to the beginning of the meeting.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: May 5, 2026 Planning Commission Meeting

Application: PC 26-01 & 26-11

Request: Rezoning from R-1A to RP-1B and Final Plat

Property Address: 4200 W 79th Street

Action: *A rezoning requires the Planning Commission to evaluate facts and weigh evidence and based on balancing the factors and criteria in the zoning ordinance, make a recommendation to the City Council.*
A final plat requires the Planning Commission to apply the facts of the application to the standard and criteria of the ordinance, and if the criteria are met to approve the application

Applicant: YMPB LLC, Owner; Price Brothers, Applicant

Current Zoning & Use: R-1A Single-Family Residential - Civic / Recreation building (vacant)

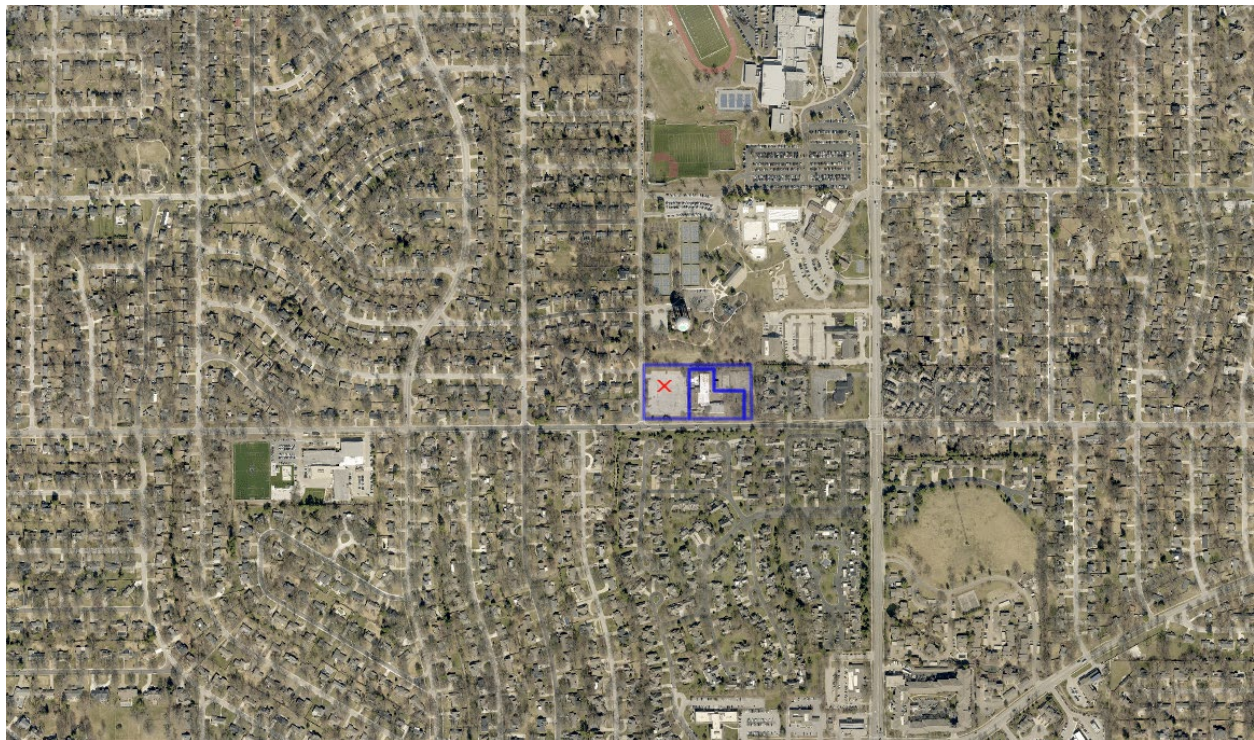
Surrounding Zoning & Use: **North:** R-1A Single-Family Residential - Community Park & Civic Uses (city hall & fire station)
East: RP-4 Planned Mixed Dwelling District - Condominiums
South: R-4 Mixed Dwelling District - Townhouses
West: R-1B Single-Family Residential - Single-Family Dwellings

Legal Description: JARBOE VIE PT LTS 3 & 4 BG 10' N & 33.98' W SE CR LT 3 W 44.8' N 155' W 170' N 125' W 140' S 280' W 255' TO SW CR LT 4 N 305' E 606.23' To E/L LT 3S 305' TO BG PVC 4372 BTAO 1445-3 (2.75 ac.); and JARBOE VIEW PTS LTS 3 & 4 BG 255' E SW COR LT 4 N 280' E 140' S 125' E 170' S 155' W 310' To BG PVC 4372 BTAO 1445-3 (1.5 ac.)

Property Area: 4.25 Ac (185,257.65 ft.)

Related Case Files: N/A

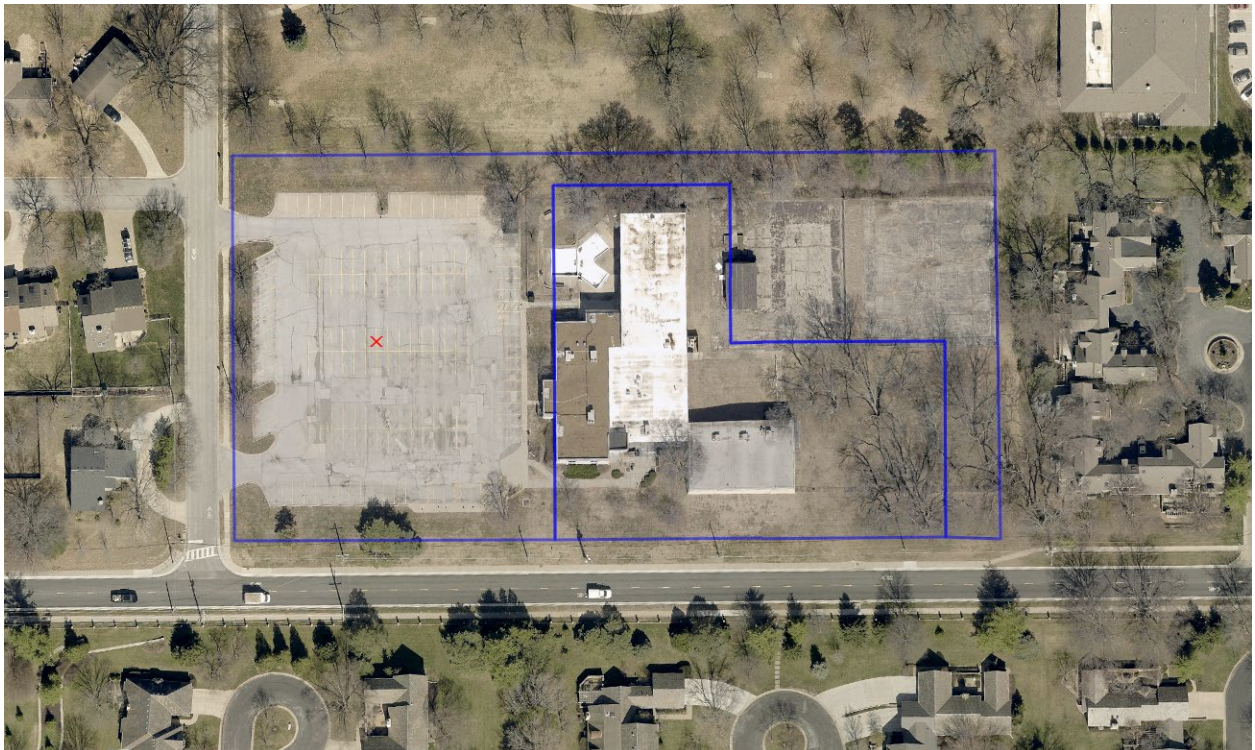
Attachments: Application, Development Plan, Conceptual Design & Covenants, Plat

General Location Map**Aerial Map**

Block



Lot



Birdseye View



Street View



Looking west on 79th Street - subject property on the right.



Looking north at 79th & Delmar - subject property on the right.



Looking southeast on Delmar at the transition of subject property (background) with the park (foreground).

SUMMARY:

The applicant is requesting to rezone approximately 4.5 acres from R-1A Single-Family Residential to RP-1B Planned Single-Family Residential district to build 20 detached dwellings. The property was used as the YMCA up until 2024, which is a permitted use in the R-1A zoning district. The proposal includes a “planned” designation of R-1B for specific deviations from the standards of R-1B, primarily regarding the minimum lot width. The applicant is also submitting a corresponding final plat to divide the property into 20 residential lots, plat a private common access for the lots, and designate common space fronting the park on the north and providing a north/south connection from 79th Street.

The applicant had a neighborhood meeting on April 14, 2026, as required by the Prairie Village Resident Participation Policy and has supplemented the application with background on that meeting.

ANALYSIS – RE-ZONING:

In considering a change in zoning classification, the Planning Commission must consider following factors from the City’s Zoning Ordinance [\[19.52.030\]](#) and make a recommendation to the City Council. The Commission should evaluate the facts, weigh the evidence presented to it, and determine if the criteria have been met. The factors should be considered on balance, and the weight of any single factor in determining the recommendation is up to the Commission based on its evaluation of the facts and evidence applied to the context.

1. The character of the neighborhood;

This area is at a transition between single-family neighborhoods to the west, moderate density neighborhoods with a mix of townhomes and condominiums to the east and south, and public and institutional uses to the north. The largest influence to the character of this area is a large, regional park - Harmon Park, that has an immediate border with this property to the north. The park is part of a larger civic campus that receives a lot of activity from other institutional uses, including the Prairie Village Pool, Shawnee Mission East High School, and Prairie Village City Hall. The property is situated at the corner of 79th Street - a collector street connecting neighborhoods east and west of this area to civic destinations and activity centers, and Delmar Street - a residential street that serves as a transition to single-family neighborhoods and the civic and institutional uses.

2. The zoning and uses of property nearby;

North: R-1A Single-family District – Civic and Institutional Uses

East: RP-4 Mixed Dwelling District – Condominiums

South: R-4 Mixed Dwelling District – Townhomes

West: R-1B Single-family District – Single Family Dwellings

This property is situated at the transition of various residential neighborhoods and development intensity and supporting civic and instructional uses.

3. The suitability of the property for the uses to which it has been restricted under its existing zoning;

The property is zoned R-1A, which requires a minimum lot width of 80 feet and a minimum area lot of 10,000 sq. ft. for residential lots. Its prior use was a civic / recreational center taking advantage of its location on a collector street corner, proximate to neighborhoods and other civic uses. The prior use and facility was no longer viable and ceased operating in 2024. Other allowed uses under the current zoning would be detached houses on 10,000 square foot, 80-wide lots or other public, civic, and institutional uses that support neighborhoods and are allowed in residential districts.

4. The extent that a change will detrimentally affect neighboring property;

The most immediate adjacencies are the park abutting this property on the north boundary and the condominiums abutting this property on the south boundary. While the city's plans, standards, policies on neighborhood design support residential development adjacent to public green spaces, the transition and frontage on these public areas is an important detail. The transition to the condominiums is also important to ensure no negative impacts. The land use and building scale transition is compatible, and since there is no specific connection proposed to this area, the primary concern will be longer-term drainage effects and mitigating any impacts on the current buffer area to the east of the property during construction. Property to the south and west is also a generally compatible transition in terms of land use and building scale. The greater impact on property to the west and south is a result of this property having a prominent public corner and will be determined by how buildings address 79th Street and the streetscape designs along both 79th and at the intersection of the common private access with Delmar.

5. The length of time of any vacancy of the property;

Previously this property was used as a recreation facility operated by the YMCA and built in 1970. The YMCA closed permanent in 2024.

6. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners;

The property has been vacant for approximately 1.5 years and plans for its reuse as a civic or instructional use did not materialize. Provided that redevelopment for residential uses can address the abutting streets and immediate adjacencies appropriately, there is no anticipated detrimental effect on adjacent landowners.

7. City staff recommendations;

[See detailed staff recommendation below.]

8. Conformance with the Comprehensive Plan;

The Prairie Village comprehensive plan, Village Vision was updated in 2019-20 and the updates were officially adopted in 2021 (Village Vision 2.0). The land use policy plan designates this area as “public place” on the Land Use Policy Map. It is at the south edge of this designation and at a transition between Traditional Neighborhoods to the west, Village Neighborhoods to the south and east, and larger Public Places to the north.

This specific Public Place is part of a concept plan identified as a Civic Campus in the implementation section of the plan. Public places and the civic campus are intended for a hub of institutional, recreational, and some residential uses arranged in a campus-like setting. The concept plans suggests coordinated reinvestment in this area by a number of public, institutional and civic uses that are in the area through a future master plan and coordinated redevelopment that meets the overall goals of the comprehensive plan, and in a way that supports the needs of adjacent neighborhoods are responds to the context. A number of different uses were listed as possible options depending on specific redevelopment plans. No official plans advanced the Civic Campus concepts beyond those identified in the comprehensive plan.

The transitions to the adjacent neighborhood designations include:

- Traditional Neighborhood (west). Neighborhoods of narrower single-family lots arranged along well-connected streets, where housing options would be directed to throughfares, adjacent to village centers, or at transitions to green space.
- Village Neighborhood (south and east). Neighborhood with the broadest range of housing types in a neighborhood setting that provide alternatives to “conventional apartment complexes.” These neighborhoods create transitions to more intense hubs and activity centers.

This property also fronts on 79th Street, which is designated in the public space polity plan as a Residential Connector street type. This street type provides connections through neighborhoods but also are important streets in the overall transportation network. A balance of slower, neighborhood-appropriate speeds; multi-modal facilities; and connections to destinations throughout the city are intended design attributes. Neighborhood Connectors are anticipated to support low intensity residential and civic uses along the frontages.

Village Vision 2.0 has the following overarching goals

- *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.

- *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.
- *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.
- *Sustainability.* Protect the natural and built systems within Prairie Village and beyond through environmentally sustainable practices.
- *Productivity.* Ensure the City's development activities and investments create more community value than liabilities.

9. Planned Zoning Designations

The applicant is also requesting a rezoning to a planned zoning designation - RP-1B. The intent of planned zoning processes is for development concepts that require a higher degree of specific planning due to scale, complexity and design to be based on a specific plan, and to grant flexibility that supports innovative projects not anticipated by the standards or designed for a distinct relationship to a particular context [19.24.010]. Planned zoning districts allow deviations from the base district standards of proposed districts, but must be based on the following additional criteria demonstrated by the plan:

- a. The plan reflects generally accepted and sound planning and urban design principles with respect to meeting the goals of the comprehensive plan and the purposes and intent of the zoning ordinance in Section 19.01.010.
- b. The flexibility offered by the planned zoning is not strictly to benefit the applicant or a single project but provides other benefits to the community or supports plans and policies in an equal or better manner than the base district standards.
- c. The proposed deviations to the standards do not undermine the intent of any other standards relative to the proposed projects or relative to adjacent property.

[19.24.025]

ANALYSIS – Final Plat:

Plats are required to divide property into separate lots to be recorded eligible for sale. The preliminary and final plat process established that all required improvements (access, utilities, drainage, etc.) are in place prior to the potential fracturing of ownership and that all lots meet the required development and zoning standards and will result in buildable lots ready for final design and permits. In this case the applicant has proposed a final plat avoiding the preliminary plat, which is allowed by the regulations. The plat is generally based on the proposed development plan. However, staff believes that it is premature to authorize the final plat for the following reasons:

1. Public works has provided comments on the applicants submitted drainage study that have not been adequately addressed, and these could alter some of the documentation on the plat.
2. Planning staff has requested additional information and documentation to meet the planned zoning requirements, and this information is necessary to justify rezoning to R-1B and to further support the “planned designation” of RP-1B. Addressing these issues could lead to differences in the lot sizes, arrangement, frontages, streetscape, or open space areas designated on the plat.
3. The details regarding the private access (identified as “W 78th Place”) could be altered by some of the concerns with the planned development designation and design criteria.

RECOMMENDATION:

The proposed zoning (RP-1B) is reasonable for this location. Although designated within a potential civic campus, that concept in the plan included an anticipated mix of uses including residential and also envisioned larger scale development concepts based on a master plan coordinating many civic and institutional investors. Absent this coordinated effort it is reasonable that smaller scale development and redevelopment plans will occur. This location is also at the edge of two specific types of neighborhoods designated in the plan - the lower-scale Traditional Neighborhoods and the larger-scale Village Neighborhoods (south and east), and the zoning of those properties reflect this. Therefore, it is reasonable to balance these transitions with housing compatible with either of these scales.

Additionally, the comprehensive plan envisions housing reinvestment fronting Neighborhood Connector street types and fronting public green spaces - and this property abuts both in 79th Street to the south (Neighborhood Connector) and Harmon Park to the north (Public Green Space). The proposed rezoning of this site may make sense to promote this redevelopment, and general reinvestment in the neighborhood.

The applicant has proposed a “planned” zoning designation, which based on larger scale planning and design can support deviations from the base zoning district standards. In this case the applicant has proposed only minor deviations from the R-1B development standards:

- Allowance for 58’ wide lots rather than the required 60’ wide lots. *[Note: the current zoning is R-1A, which requires 80’ side lots so this request is to change to R-1B which allows 60’ wide lots, and based on the plans submitted, allow a deviation to support 58’ wide lots.]*
- Vary the front and rear setbacks on 4 lots in relation to the turn-around at the east end of the common access.
- Specific lot coverage standards for each lot. *[Note: it is not clear if these are proposed as a replacement of the R-1B imperious surface coverage (40%), building coverage (30%), or lot frontage green space (60%) - or a combination of all of these.]*

In concept, the proposed rezoning is reasonable.

However, the application has not submitted all requirements or clearly demonstrated that the application meets all criteria, and there are some aspects of the plan submittals that could potentially allow development that would not meet the required criteria. Staff recommends continuing this application for the applicant to submit further details that support and strengthen the planning concepts. Specifically, these items include:

1. There is no project narrative as required by Section [19.24.020\(c\)](#) for planned zoning applications. Specifically, the applicant is required to address the following elements in the narrative:
 - How the proposal meets criteria in Section [19.24.025](#) and [19.52.030](#).
 - How the proposal integrates the project plan and community plan and what other public benefits result from the plan.
 - Identify specific deviations (the applicant has supplied a sheet of specific deviations). However, the deviations should also be considered in light of the intent statement for all planned zoning districts in Section [19.24.010](#) and the deviation criteria in Section [19.24.015](#).
2. The community plan (page 2 of the submittals titled “zoning plans”) is deficient. While the ordinance does acknowledge that existing conditions analysis may qualify for a community plan on infill or smaller planned zoning submittals, some analysis and documentation of those existing conditions to establish the context and transitions to the proposed development and justify why the proposed project resulted from this analysis. (See items Section [19.24.020\(a\)](#) and items (a)(1) through (a)(6))
3. The project plans (Rezoning Plans and Delmar Design Criteria) do not adequately address the following (See Section [19.24.020\(b\)](#) and items (b)(1) through (b)(6)):
 - There are no specific design plans or standards for the open spaces (Tracts A and B primarily) and how those (a) integrate with open spaces identified in the community plan; and (b) support the development plan as a community amenity.
 - Frontages of each lot are not adequately designated to eliminate the risk of the project turning its back on the primary public spaces in the vicinity of the project - Harmon Park and 79th Street, exemplified by
 - The private access is designed as a conventional suburban cul-de-sac, with a 28' wide street and a 50' wide easement.
 - The buildings have a conventional front setback from the private access (25'+ typically), which making it likely to function as a “front” absent other design considerations or adjustments.
 - The supplied building elevations only apply to the internal elevations on the private access sides and have the dominant garages. These appear

to be the “fronts” of the conceptual designs, while they should be the rear elevations for this plan. Conversely, there are no elevations, design concepts, or guidelines for how homes should address the park or 79th Street. (This is compounded by the lack of specific designs for Tract A and 79th Street)

- There are conceptual illustrations of 79th Street frontages and streetscape but no specific design standards or objective criteria for either the public or private portions of the frontage, and how lots and buildings will relate to the frontages.
- Although there are guidelines saying all buildings shall have an entry facing the “primary street frontages” and that garages shall be on the interior and “secondary alley-esq,” those areas are not designated on a plan, and as indicated above some of the physical arrangements in the plans and lack of specific design standards for each presents a risk that the buildings will not function in this manner.
- Design Criteria
 - The criteria are inconsistent with the submitted plans (i.e. they include 26 lots in one graphic while the zoning plan has 24).
 - The design elements do not have substantive; measurable criteria bind future permits to the conceptual images.
 - There is no specific analysis or coordination of these guidelines compared to the Neighborhood Design Standards that are otherwise applicable in R-1B (see Section [19.08.025](#)) Further, there is no indication if the design criteria are proposed to replace those standards. (If so, having specific, measurable standards would be even more crucial and this would need to be added to the requested deviations in the project narrative, and that requisite deviation would need to be evaluated on if it equally or better met the design objectives of the Neighborhood Design Standards expressed in 19.08.025(a).
- 4. Public Works has requested several adjustments to the drainage study, and these have not been addressed. Some of these could present significant issues for adjacent property and the overall drainage system in the vicinity, which includes a combination of public and private facilities.

Should the Planning Commission choose to make a recommendation, any decisions should be contingent on the application meeting the above deficiencies to a level sufficient to meet the rezoning criteria and the planned zoning submittal requirements and criteria.

Project Description

Requested Action*

Rezoning

Legal Description*

All that part of Lots 3 and 4, Jarboe View, a subdivision in the City of Prairie Village, Johnson County, Kansas, lying in the Southeast Quarter of Section 21, Township 12 South, Range 25 East, described by Michael J. Bogina, Kansas PS-1655, of Olsson, KSLS-114, on February 6, 2026, as follows:

BEGINNING at the Southwest corner of said Lot 4; thence North 02 degrees 19 minutes 36 seconds West, on the West line of said Lot 4, a distance of 314.98 feet to the Southwest corner of Tract 1, Prairie Village Municipal Office Complex, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence North 87 degrees 19 minutes 08 seconds East, departing said West line, on the South line of said Tract 1, a distance of 606.28 feet to the Northwest corner of Tract A, Village Park, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence South 03 degrees 01 minute 37 seconds East, departing said South line, on the West line of said Tract A, a distance of 314.97 feet to the Southwest corner of said Tract A, said point also lying on the South line of said Lot 3; thence South 87 degrees 19 minutes 03 seconds West, departing said West line, on said South line, and on the South line of said Lot 4, a distance of 610.13 feet to the POINT OF BEGINNING, containing 191,565 Square Feet or 4.3977 Acres, more or less.

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Luke Moore

Owner Name*

Bart Lowen

Location of Property*

79th and Delmar

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

Request rezoning of the old YMCA into Single Family Development

File No. 025-05875
79th & Delmar
V_AL_02505875
February 6, 2026

Property Description

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79th & Delmar

DESIGN STANDARDS OF 79TH & DELMAR FOR PRAIRIE VILLAGE, KS



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Purpose of These Standards

The 79th & Delmar Design Standards serve to provide a structure for future developers and property owners to follow as they prepare to start and continue to work through the development process. These standards are established to help achieve a desired aesthetic for 79th & Delmar. They are in place to ensure that development within 79th & Delmar begins with a high standard that continues throughout the years to provide and maintain a cohesive appearance throughout.

The 79th & Delmar Design Standards book serves as a central resource for the City of Prairie Village. These items are further supplemented by the City of Prairie Village (PV) Municipal Codes and Ordinances.

Acknowledgements

Design Team and Contact Information

PB Development
12721 Metcalf Avenue
Suite 200
Overland Park, KS 66213
PH: 913.381.2280

Klover Architects, Inc.
8813 Penrose Lane
Suite 400
Lenexa, KS 66219
PH: 913.649.8181

Olsson
7301 W 133rd Street
Suite 200
Overland Park, KS 66213
PH: 913.381.1170

Architectural Standards

Summary

The primary purpose of the architectural design guidelines is to provide a framework to ensure the high quality of the buildings proposed for the development.

These guidelines are to guide the quality of the materials selected, the proportion of the building massing, the definition of architectural elements, and to encourage high design standards.

Narrative

The intent of the 79th & Delmar plan and design is to create a walkable environment utilizing enjoyable, landscaped pathways connecting nodes and landscaped park areas.

79th & Delmar is intended to be a neighborhood that serves its surrounding community daily accessed both by vehicular and pedestrian means. Housing is oriented to the streets with walkable street frontages and are uniquely connected by landscaped paths with multiple park and community gathering areas. 79th & Delmar is oriented to encourage walking traffic by providing connected pathways, not only internally, but to its surrounding residential neighborhoods as well to become an integral walkable part of the city.

79th & Delmar – Proposed Site Plan



Single Family Residential

Description

Buildings where primary use is for single-family type living uses consisting of single or multi-story buildings including: Single Family Homes

Building Entry

There shall be a minimum of one primary entryway to each building facing the primary street frontage. Garages shall face internal to the secondary alley-esq.

Architectural Image & Character

Architectural design shall create harmony thru use of differing texture, material shadow lines and contrasting shapes to create visual interest. Use of simpler materials and colors shall be consistent throughout the development to provide continuity. Use of building material colors, façade design and roof lines shall be consistent on all sides.

Architectural styles shall include but are not limited to:

- Contemporary
 - o Contemporary style focuses on clean lines, curves, irregular, asymmetric facades, with strong geometric shapes, large windows and mix of exterior materials.
- Transitional
 - o Transitional styles blend the updated feel of contemporary design with more traditional details and classic style. One that combines two Architectural styles for a fresh design.

All designs are subject to HOA Architectural Review Board (ARB) approval prior to any building permit submittals.

Building Mass & Roof Forms

Buildings shall have flat or pitched roofs for the majority of the footprint. Building entry and other articulated elements may have a featured roof other than flat roof.

Additional design requirements shall include, but not be limited to:

- Building facades shall reflect roof form and be four-sided architecture.
- 50-year composition roof or greater
- Exposed gutters & downspouts shall be painted to match the trim or body color
- Irrigation systems required; lots to be fully sodded with thoughtful landscaping
- Chimneys on exterior walls may not be cantilevered
- Divided lights on all front windows or as approved by ARB.
- Paint or stain all exterior components, including porches, decks, or lanais
- Exposed exterior foundations & walls shall be painted same color as residence

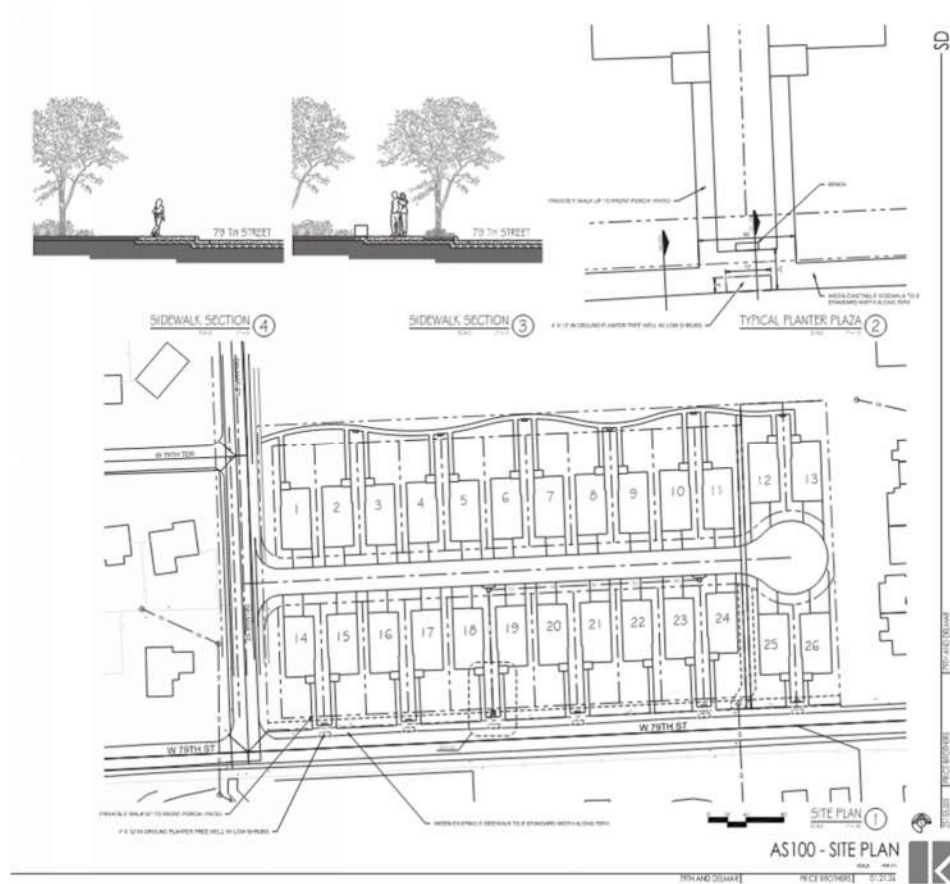
Materials & Color

All materials and colors to comply with LDO Guidelines for single family homes. Illustrative examples of single-family home styles are provided on the following pages.

Illustrative Examples Single Family Home style:



Pedestrian Oriented Design Standards



Purpose

These standards are to enhance the pedestrian experience and encourage more people to consider walking for short trips intended to provide for pedestrian connections between buildings, to the public sidewalk and provide for pedestrian-scale public space and amenities at the entrance of buildings.

Sidewalks within Development Sites

Each main entrance shall be connected by a sidewalk to the main entrance of the home and to the adjacent public sidewalk network.

Provision of Crosswalks

Crosswalks shall be provided where sidewalks cross streets and drives. Crosswalks shall be of a contrasting pavement treatment.

Amenities

Public spaces shall include seating in the form of benches and accent and seasonal plantings.



Equipment Screening and Outdoor Displays and Sales

Outdoor Storage

Outdoor storage of any products, materials, debris, garbage, carts, or equipment of any kind is prohibited except as provided herein.

Trash and Recycling Containers

All trash and recycling containers and dumpsters must be fully contained within resident garages.

Ground-Mounted HVAC Equipment, Solar Equipment, Towers, & Satellite Dishes

All ground-mounted HVAC equipment must be fully screened from view of public and private streets and adjoining properties. Screening shall be accomplished by a combination of screen walls and landscaping. Said equipment should be located behind the principal structures in areas to minimize the noise impact on adjoining properties. All equipment must be designed, enclosed, and/or muffled to produce minimal noise and shall comply with the City's noise control regulations.

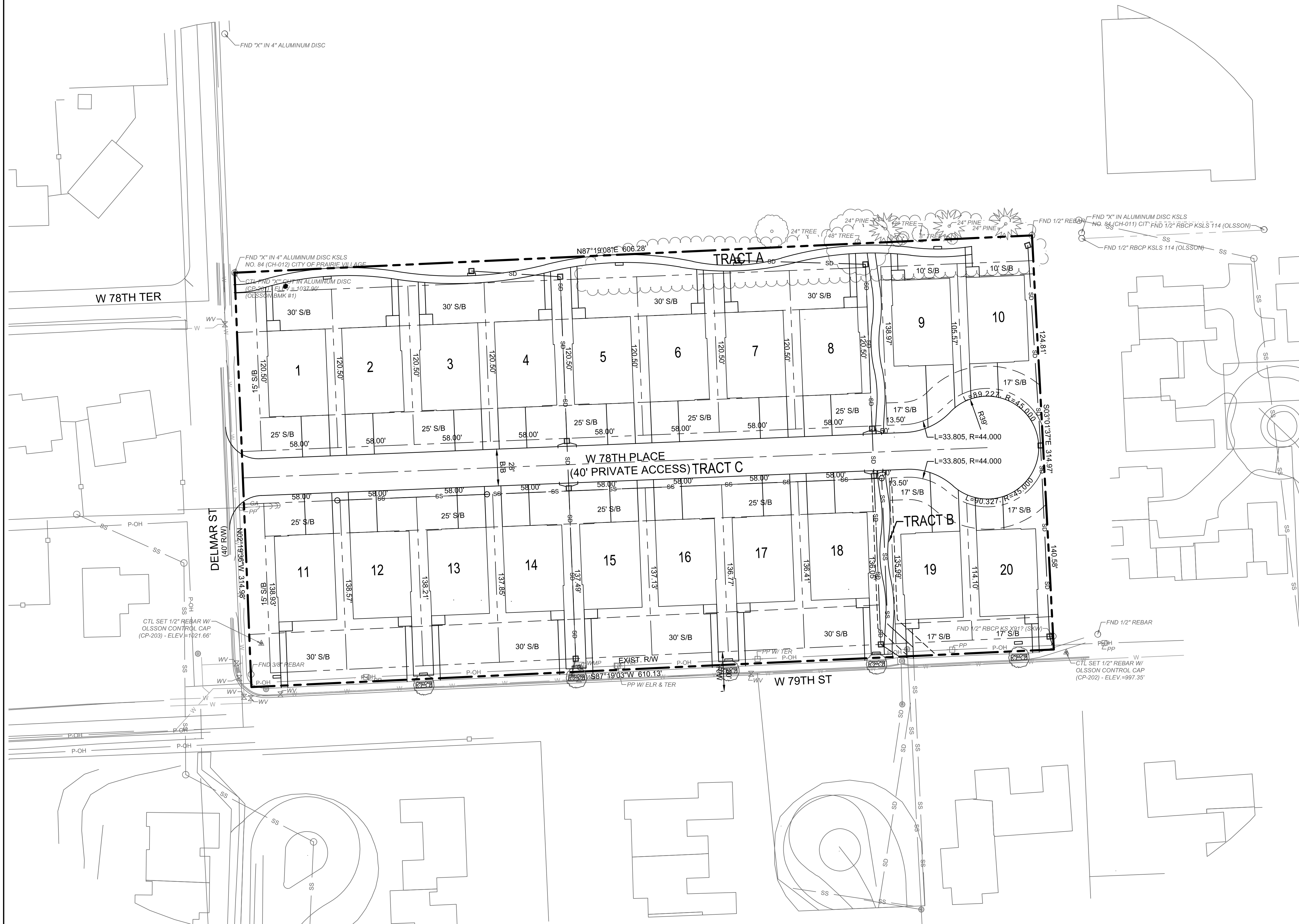
Utility Meters and Exposed Utility Conduits, Pipes, and Cables

Utility meters shall be located in an inconspicuous area and screened from view with a combination of screen walls and landscaping. All utility conduits, pipes and cables shall be fully concealed within the structure.

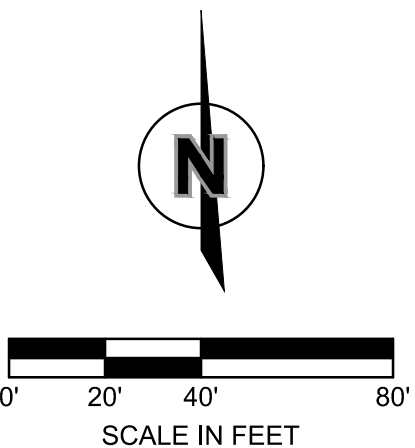
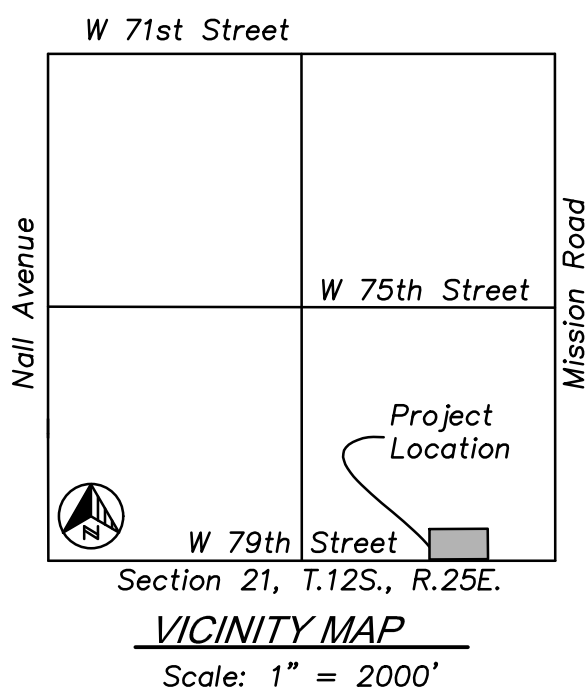
Public and Private Utilities and Easements: When practical, all public utility easements should be located along the rear of properties and outside of any required buffer parks so not to limit the ability to plant and maintain landscaping, especially along the street frontage. Above ground utility boxes, transformers, and equipment should also be in the rear of properties and behind the principal structures to minimize their visual impact. When possible, transformers should be screened via landscaping, including ornamental grasses, and should be planted around these structures-subject to any required safety clearances.

Fences

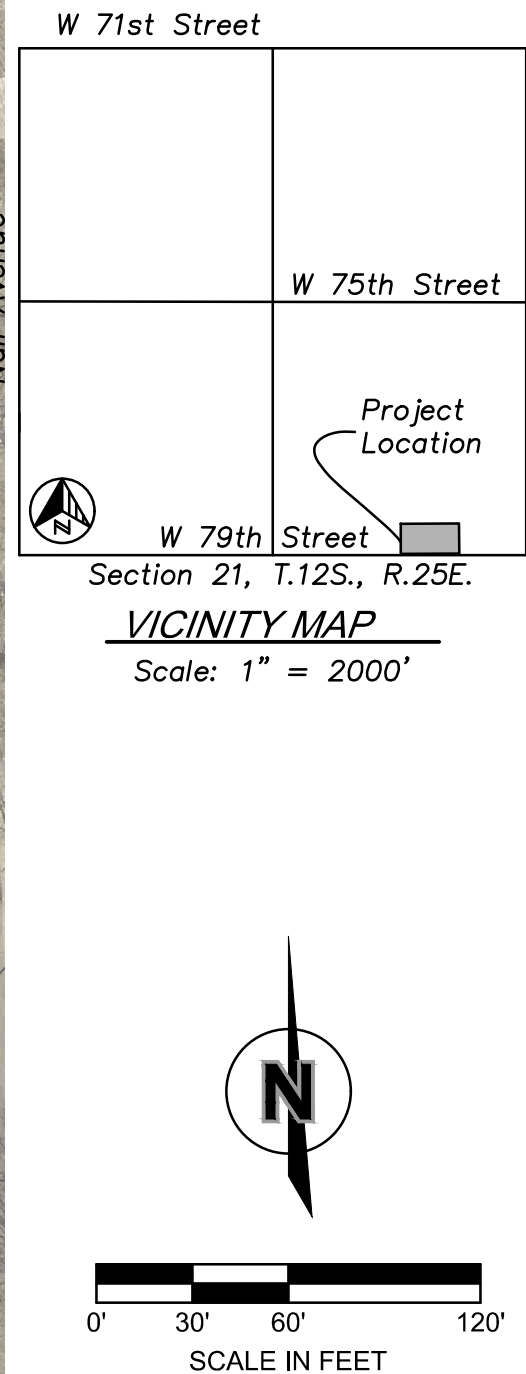
Fences shall be located in either rear or front yards and setback from frontages as required by city ordinance. Fences shall be no taller than 5' and be black wrought iron or aluminum and similar in design to Ameristar: Montage.



6' EACH SIDE

4.171

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DATE: Apr 10, 2026 9:45am USER: Incore



olsson®			
7301 West 133rd Street Suite 200 Overland Park, KS 66213 olsson.com TEL 913.381.1170 FAX 913.381.1174 Olsson - Engineering Kansas COA #E-516			
REV. NO.	DATE	DESCRIPTION	REVISIONS
COMMUNITY PLAN			
REZONING PLAN 79TH & DELMAR			
PRAIRIE VILLAGE, KS	2026		
drawn by: _____		BE	
designed by: _____		LM	
project no.: _____		02-06-2026	
date: _____		02-06-2026	
SHEET C1.1			

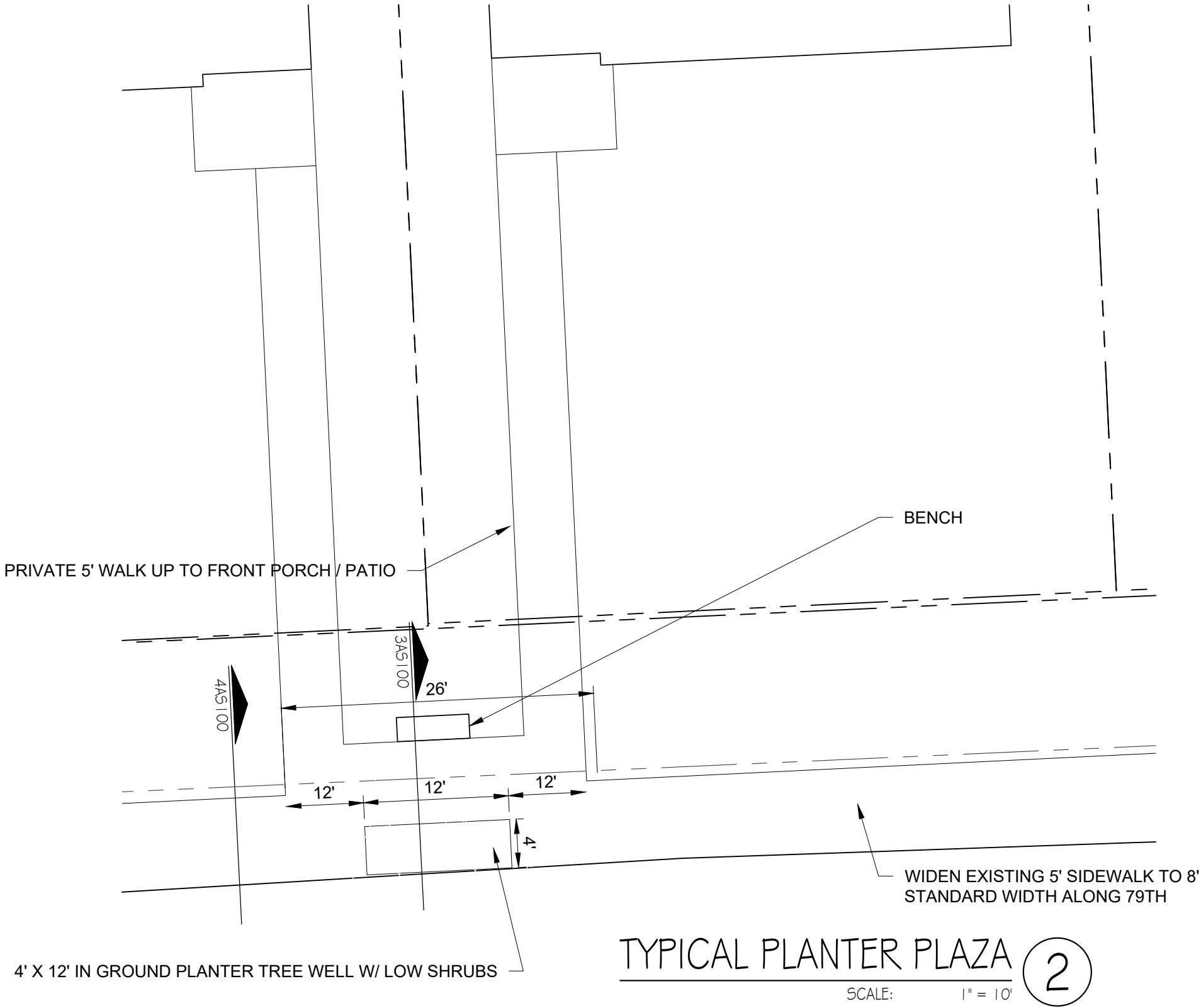


BENCH INSPIRATION IMAGE



SIDEWALK SECTION ④
SCALE: 1" = 5'

SIDEWALK SECTION ③
SCALE: 1" = 5'



TYPICAL PLANTER PLAZA ②
SCALE: 1" = 10'



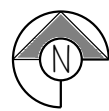
CONCEPT STREETSCAPE RENDER



SITE PLAN ①
SCALE: 1" = 40'



LOT PLAN 1
SCALE: 1" = 10'



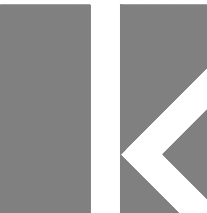
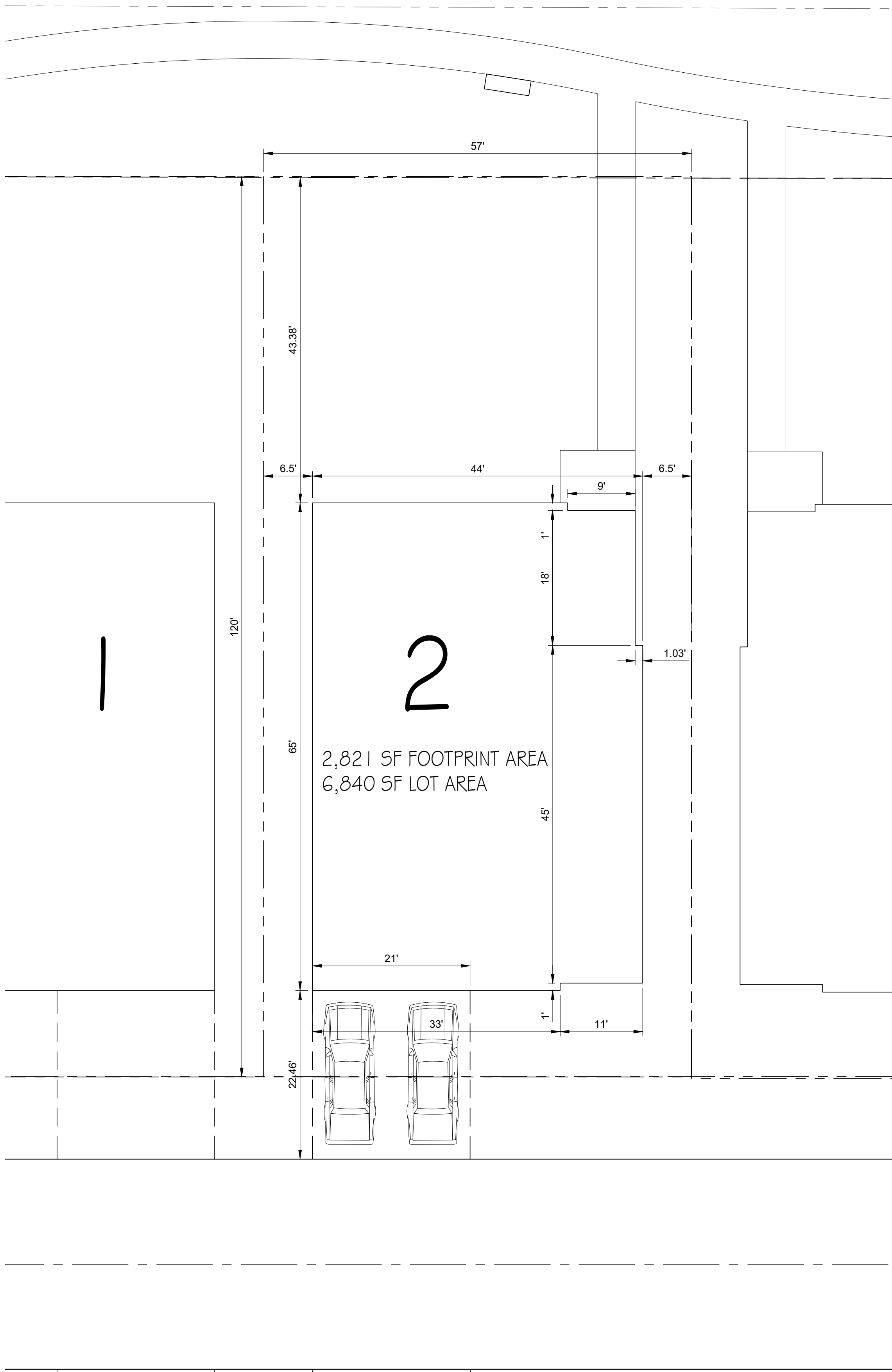
AS100 - SITE PLAN

SCALE: PER DTL

79TH AND DELMAR

PRICE BROTHERS

03.19.26





April 10th, 2026

City of Prairie Village

4200 W. 79th Street

Prairie Village, KS

Re: Lot Width and Setback Deviation Request – 79th and Delmar

The following are responses to the deviation request criteria outlined in the Unified Development Ordinance (Title 19):

1. Per ordinance section (Title 19) 19.22 the required R1-b lot width shall be 60' minimum, and we are requesting this be reduced to 58' min.
2. Per ordinance section (Title 19) 19.08.A the required front yard and rear yard setbacks are 30' and 25', and we are requesting only lots 9 and 10 that the front yard set back is reduced to 10', while the rear is 17'.
3. Per ordinance section (Title 19) 19.08.A the required rear yard setbacks are 30' and 25', and we are requesting only lots 19 and 20 that the front yard set back is reduced to 15', while the rear is 17'.
4. Per ordinance section (Title 19) 19.08.A the required Impervious Surface Coverage for R1-b is a 40% of lot maximum, and we are requesting at worse 54%.
5. Per ordinance section (Title 19) 19.08.A the required Building Coverage for R1-b is a 30% of lot maximum, and we are requesting at worse 49%. This would be max build out of a house that is capable with the developer.

MEMO

To:	City of Prairie Village, Kansas Planning Commission and Community Development Department
From:	Jeremy Stretz, PE, PTOE, RSP _{L1} Olsson, Inc
RE:	79 th Street and Delmar Street Redevelopment Plan
Date:	4/10/2026
Olsson Project #:	025-05875

Introduction

This memorandum evaluates the change in expected traffic volumes and driveway configuration associated with the proposed redevelopment located in the northeast quadrant of 79th Street and Delmar Street in Prairie Village, Kansas. The analysis compares trip generation for the former land use, a 20,500 square-foot recreational community center, with the proposed development consisting of approximately 20 single-family detached residential dwelling units. The memorandum also looks to review proposed access conditions against applicable criteria. Reference criteria used to evaluate access conditions is the Kansas Department of Transportation (KDOT) Access Management Policy (AMP). This includes consideration of prior and proposed access configurations, specifically corner-clearance and spacing requirements.

Site Plan Review

The 4.39-acre site is situated along Delmar Street north of 79th Street. The redevelopment proposes 20 single-family residential lots served by a single access point on Delmar Street. The proposed access location and configuration are consistent with prior site access, and no changes to the public roadway network or access to 79th Street are planned.

Both the previous (former recreational facility) and proposed residential site plans are provided for reference.

Access Spacing

The previous development was served by two closely spaced driveways along Delmar Street: Drive 1, located approximately 95 feet north of the 79th Street intersection, and Drive 2, located approximately 190 feet north of 79th Street. Both driveways were positioned on the east side of Delmar Street. The public-street intersection with 78th Terrace lies only 30 feet north of Drive 2 on the west side of the roadway, resulting in overlapping intersection influence areas and creating potential left-turn movement conflicts into and out of the former site. This configuration provided limited functional area and did not meet KDOT's recommended corner-clearance distance of 115 feet for developed areas.

Under the proposed plan, the two former driveways are consolidated into a single access point approximately 180 feet north of 79th Street, which provides approximately 150 feet of corner clearance.

This revised spacing exceeds the KDOT minimum recommended corner-clearance value, eliminates the former offset-intersection conflict at 78th Terrace, and improves the separation between access points and public intersections. Consolidating access into one driveway and increasing corner clearance aligns with good engineering practice by reducing conflict points, simplifying vehicle movements, and improving operational safety along Delmar Street.

Trip Generation

Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. The most representative land use codes are:

- **Recreational Community Center (ITE 495)** – Former land use
- **Single-Family Detached Housing (ITE 210)** – Proposed land use

Table 1 illustrates the land use comparison between the approved and proposed uses. **Table 2** illustrates the expected trip generation for the approved and proposed land uses for the daily, AM, and PM peak hour periods and compares the difference for each.

Table 1. Land Use Comparison

Land Use	Approved Site Plan	Proposed Site Plan
Recreational Community Center	20,500 SF	-
Single-Family Detached Housing	-	20 Units

Table 2. Trip Generation Comparison

Land Use	Intensity	ITE Code	Average Weekday	AM			PM		
				Total	Enter	Exit	Total	Enter	Exit
Approved Development									
Recreational Community Center	20,500 SF	495	591	41	27	14	59	28	31
Proposed Development									
Single-Family Detached Housing	20 Units	210	427	19	5	14	22	14	8
Net Change in Development Trips			-164	-22	-22	0	-37	-14	-23

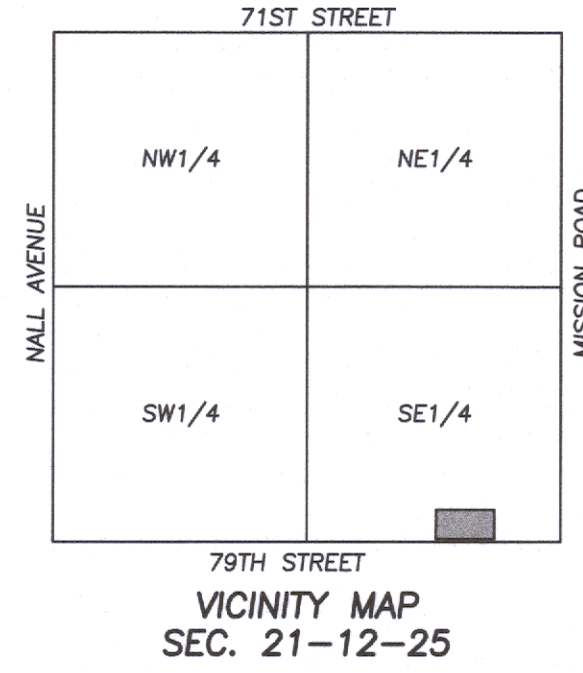
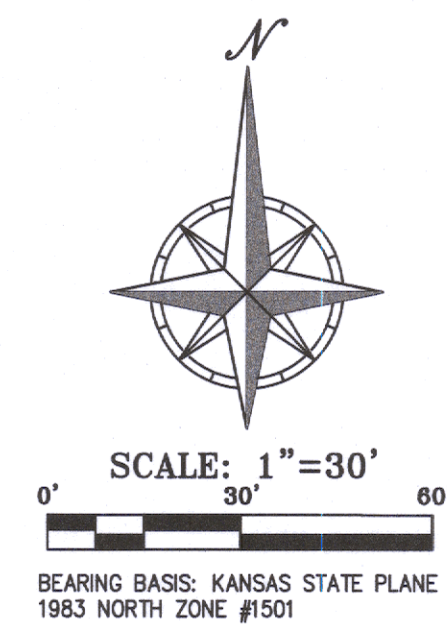
Referring to **Table 2**, the proposed land use is expected to generate approximately 164 less trips during the typical weekday, 22 less trips during the AM peak hour, and 37 less trips during the PM peak hour when compared to the approved land uses. Trip generation calculations are provided as attachments to this memorandum.

Summary & Conclusions

The proposed redevelopment is expected to result in fewer daily and peak-hour trips than the former land use. Additionally, the proposed access location meets KDOT spacing criteria, and the project is not expected to require any public roadway improvements to operate safely and effectively.

Attachments

Prior Development Survey Data
Proposed Site Plan
ITE Trip Generation Worksheets



SCALE:
1"=2000

I = FOUND CURB CUT
 ● = FOUND SURVEY MONUMENT
 AS DESCRIBED
 ○ = SET 1/2"x24" REBAR WITH
 "PHELPS C.S.-82" PLASTIC CAP
 ACU ☒ = AIR CONDITIONING UNIT
 BM ⊕ = BENCHMARK
 EW ⊕ = ELECTRIC METER
 EO ○ = ELECTRIC OUTLET
 FH ⊕ = FIRE HYDRANT
 GM ○ = GAS METER
 GW ∩ = GUY WIRE
 HCSS ⊕ = HANDICAP SIGN
 LP ⊕ = LIGHT POLE
 LP ⊕ = LIGHT POWER POLE
 PPTR ⊕ = LIGHT POWER POLE WITH TRANSFO
 LSB ○ = LAWN SPRINKLER BOX
 POST • = POST
 PP ⊕ = POWER POLE
 PPTR ⊕ = POWER POLE WITH TRANSFORMER
 PVCOR • = PVC RISER
 RD ⊕ = ROOF DRAIN
 SS ⊒ = STREET SIGN
 SSMH ⊕ = SANITARY SEWER MANHOLE
 STLB ⊕ = STREET LIGHT BOX
 STMH ⊕ = STORM SEWER MANHOLE
 TR ⊕ = TELEPHONE RISER

TVR ● = TELEVISION RISER
WM ● = WATER METER
WMH ☼ = WATER MANHOLE
WS Q = WATER SPIGOT
WV ○ = WATER VALVE
YL ☆ = YARD LIGHT

☀ = BUSH
☀ = CEDAR OR EVERGREEN TREE
☀ = DECIDUOUS TREE
F.F. = FINISH FLOOR
R/W = RIGHT-OF-WAY
(P) = PLATTED PER VILLAGE PARK
(P1) = PLATTED PER PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX

▬ = DETECTABLE WARNING SURFACE

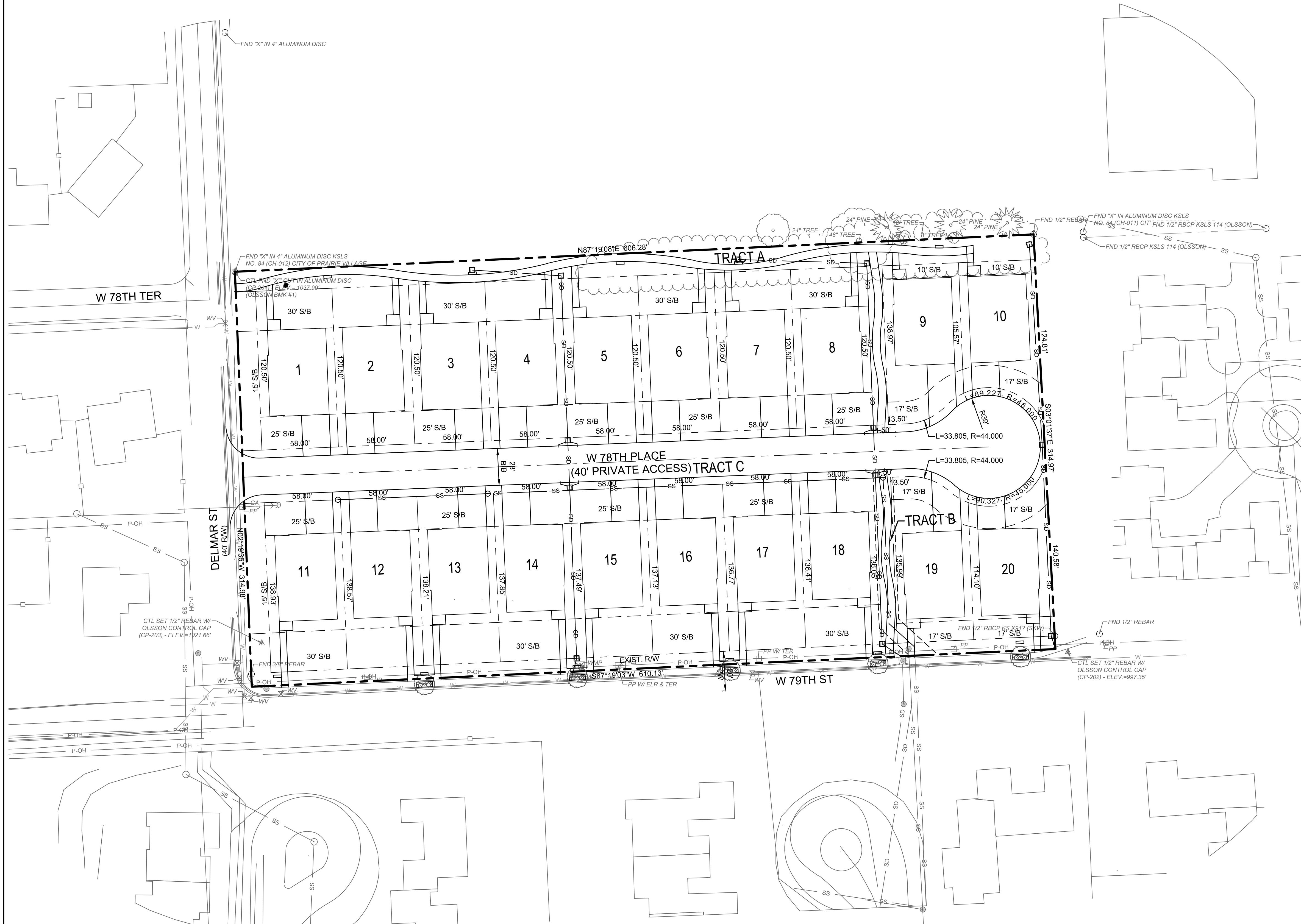
BT— = BURIED TELEPHONE LINE
ATV— = CABLE TELEVISION LINE
W— = WATER LINE
G— = GAS LINE
BC— = BURIED ELECTRIC LINE
HP— = OVERHEAD POWER LINE
— = PROPERTY LINE
— = RIGHT OF WAY LINE
— = SANITARY SEWER LINE
— = STORM SEWER LINE
— = FENCE LINE
— = TREE LINE

BY:  5/13/2025

ALTA/NSPS LAND TITLE SURVEY
PART OF LOTS 3 AND 4, JARBOE VIEW
CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS
4200 W. 79TH STREET

PROJECT NO.	250258	DATE:	5/13/2025	NO.	1	DATE	5/13/2025	REVISIONS:	REVISED PER	OBJECT	LETTER	BY	ASG	SGC
DRAWING: DRAINAGE														
DATE OF ALLOCATION														
FACILITY REVIEWING: E-40														
ENGINEERING: E-301														
DATE OF AUTHORIZATION														
DESIGNATION: 100/00258														
NOT DRAWN: 100/00258														

SHEET
1
OF 1



DEVELOPMENT TABLE

TOTAL SITE AREA = 4.40 Ac (191,565 SF.)

ZONING INFORMATION

EXISTING ZONING

PROPOSED ZONING

SITE DATA AND RATIOS

TOTAL NO. LOTS

TOTAL DENSITY

EXISTING SETBACKS & LOT SIZING

LOT WIDTH MIN.

FRONT

REAF

SIDE

PROPOSED SETBACKS & LOT SIZING

LOT WIDTH MIN.

FRONT (LOTS 1-8, 11-18 NORTH AND SOUTH)

FRONT (LOTS 9-10 NORTH)

FRONT (LOTS 19-20 SOUTH)

REAR (LOTS 1-8,11-18 (NORTH AND SOUTH))

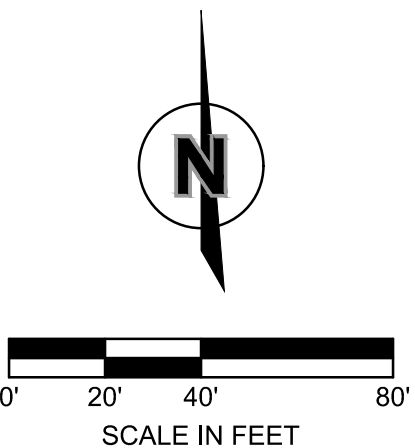
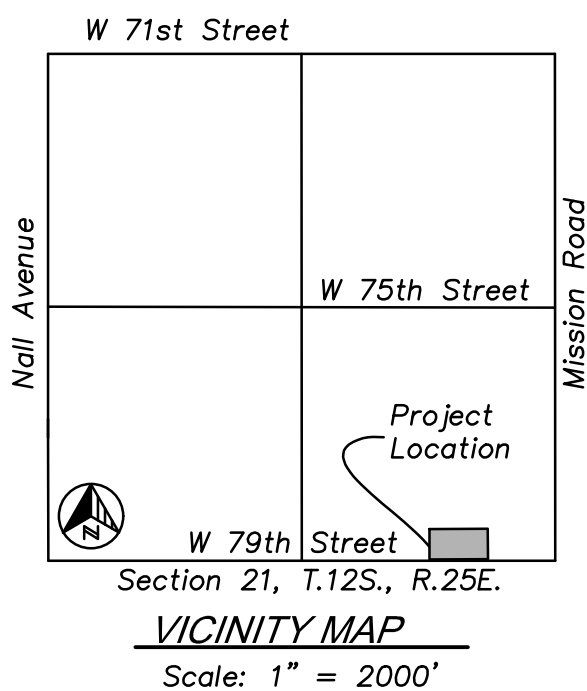
REAR (LOTS 9-10,19-20 NORTH AND SOUTH)

SIDE

LOT AREA TABLE

Lot No.	Area (S.F.)	Area (Ac.)	Open Space (sq. ft.)	Percentage of Lot	Building (sq. ft.)	Percentage of Lot
1	6989.0	0.160	3348.57	48%	2925	42%
2	6989.0	0.160	3348.57	48%	2925	42%
3	6989.0	0.160	3348.57	48%	2925	42%
4	6989.0	0.160	3348.57	48%	2925	42%
5	6989.0	0.160	3348.57	48%	2925	42%
6	6989.0	0.160	3348.57	48%	2925	42%
7	6989.0	0.160	3348.57	48%	2925	42%
8	6989.0	0.160	3348.57	48%	2925	42%
9	6626.5	0.152	2913.93	44%	2925	44%
10	5915.3	0.136	2515.51	43%	2925	49%
11	7467.5	0.171	3788.83	51%	2925	39%
12	7446.6	0.171	3772.39	51%	2925	39%
13	7425.7	0.170	3750.92	51%	2925	39%
14	7383.9	0.170	3734.86	51%	2925	40%
15	7383.9	0.170	3710.02	50%	2925	40%
16	7363.0	0.169	3697.98	50%	2925	40%
17	7342.1	0.169	3675.18	50%	2925	40%
18	7321.2	0.168	3659.02	50%	2925	40%
19	6933.9	0.159	3211.38	46%	2925	42%
20	6487.7	0.149	3064.34	47%	2925	45%
TRACT A	11897.5	0.273				
TRACT B	1448.7	0.033				
TRACT C	27314.1	0.627				

4.171



drawn by: BE
designed by: LM
project no.: 02-06-2026
date: 02-06-2026

SHEET
C1.0

Land Use: 495

Recreational Community Center

Description

A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickleball, basketball and volleyball courts, outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed, and a membership fee may be charged.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, Indiana, Minnesota, New Hampshire, Oregon, Pennsylvania, Tennessee, and Utah.

Source Numbers

410, 443, 571, 618, 705, 719, 850, 866, 971, 1055, 1219

Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

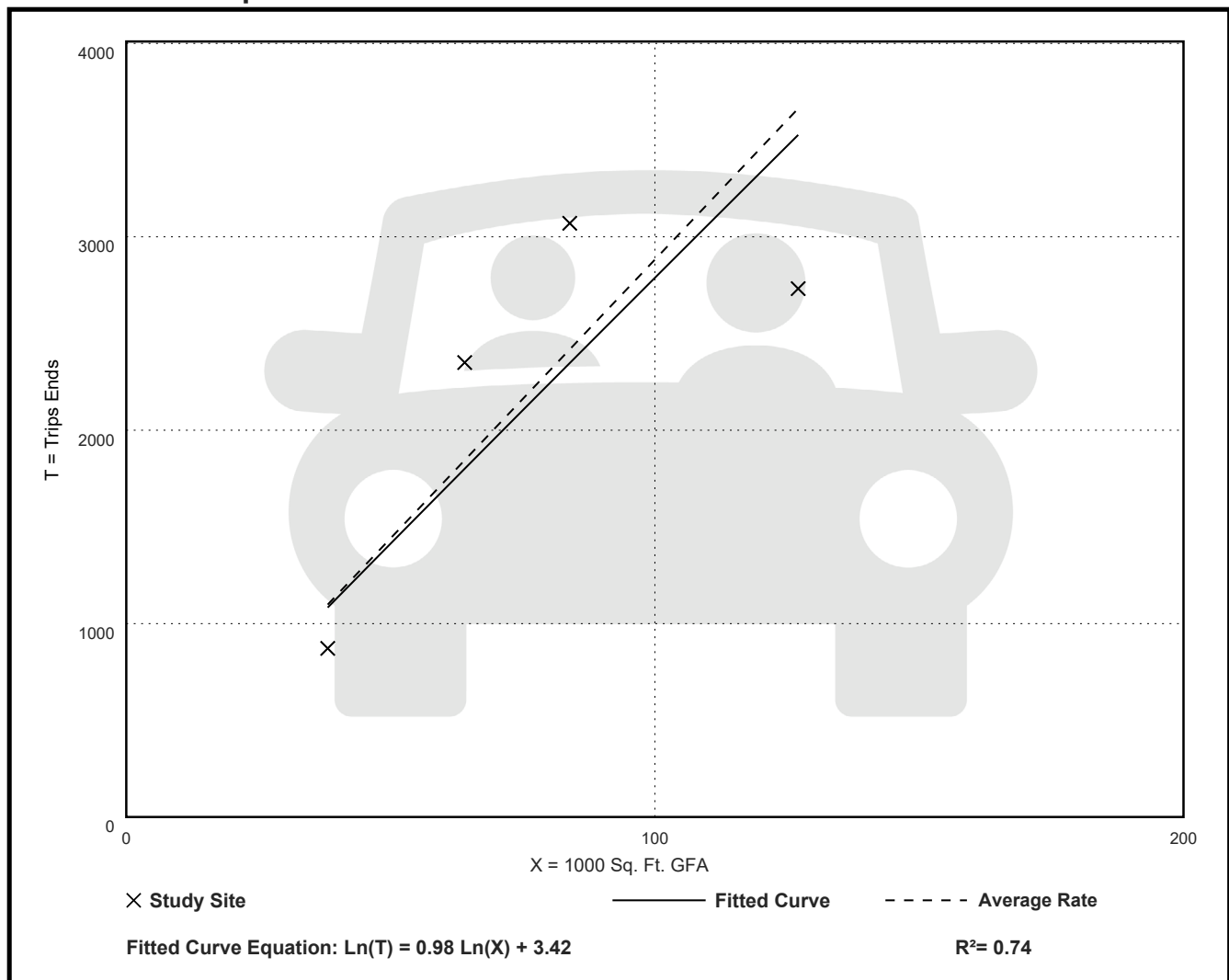
Avg. 1000 Sq. Ft. GFA: 78

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

Data Plot and Equation



Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 11

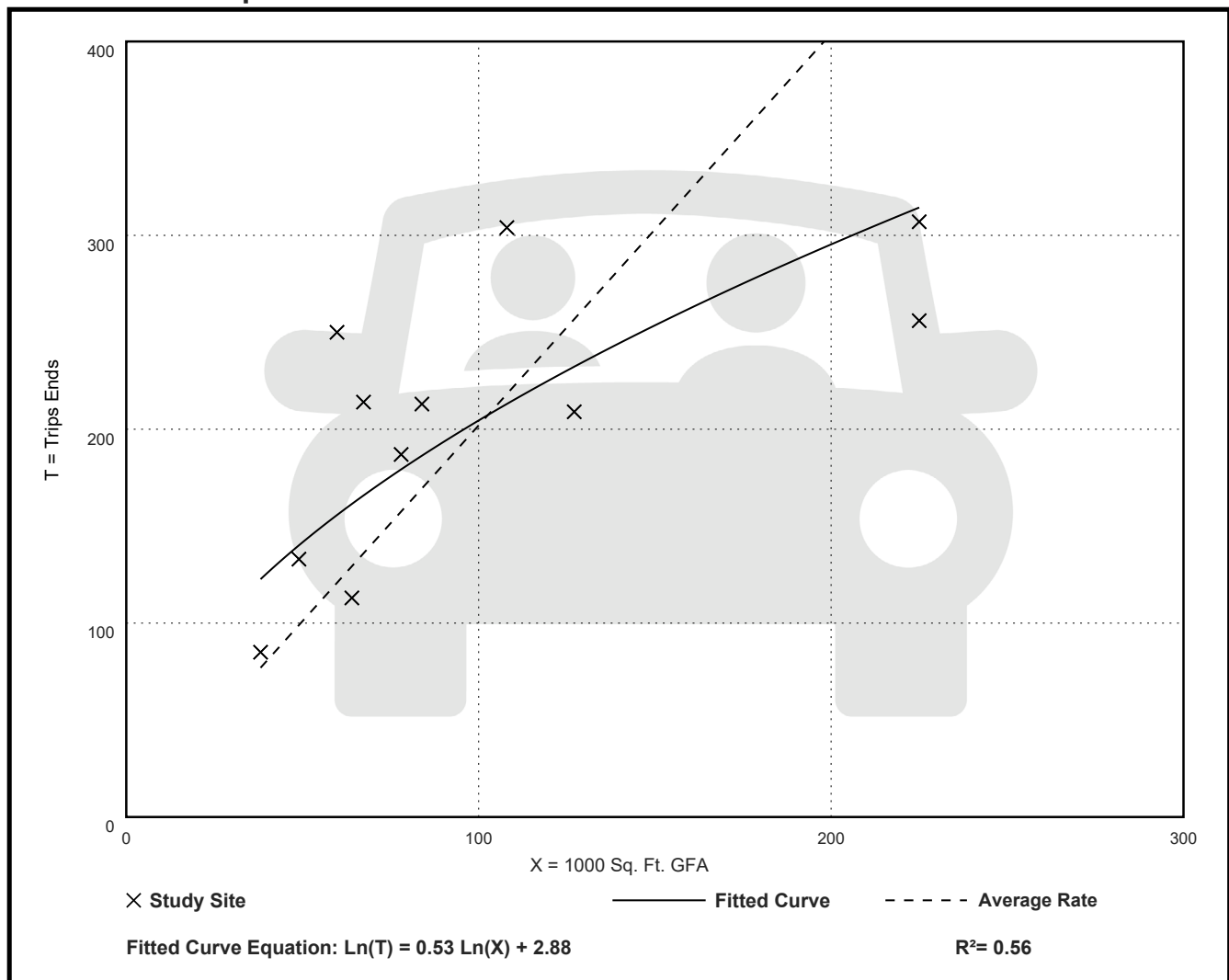
Avg. 1000 Sq. Ft. GFA: 102

Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.02	1.14 - 4.18	0.88

Data Plot and Equation



Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

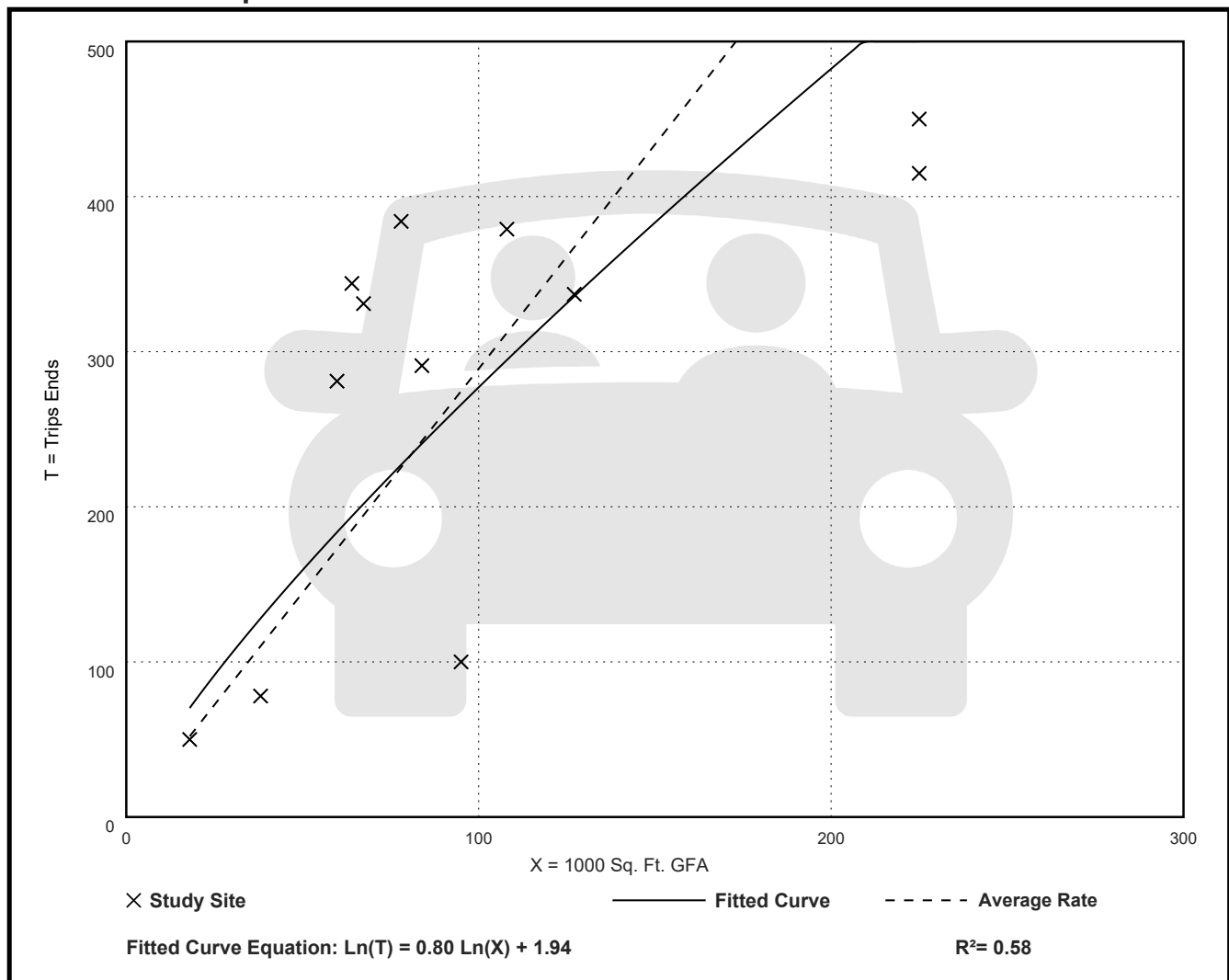
Avg. 1000 Sq. Ft. GFA: 99

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.89	1.05 - 5.37	1.37

Data Plot and Equation



Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates, based on a small sample of sites, are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 215), and higher than those for senior adult housing—single-family (Land Use 251). (Source 1008)

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, British Columbia (CAN), California, Delaware, Illinois, Kentucky, Massachusetts, Minnesota, Montana, New Jersey, New York, North Carolina, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Vermont, and West Virginia.

Source Numbers

356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079, 1204, 1221, 1225, 1236, 1251, 1265, 1267

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 155

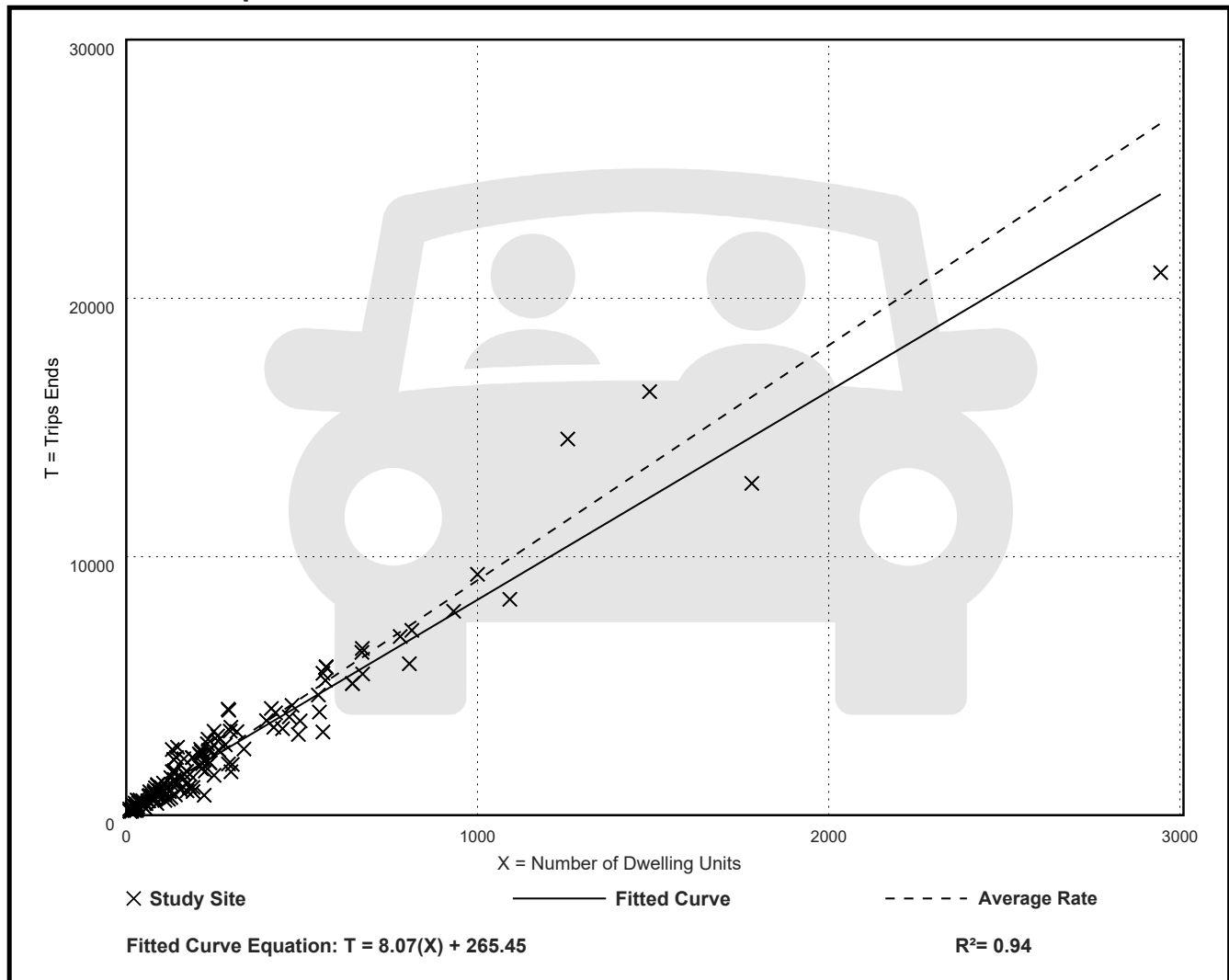
Avg. Num. of Dwelling Units: 261

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 153

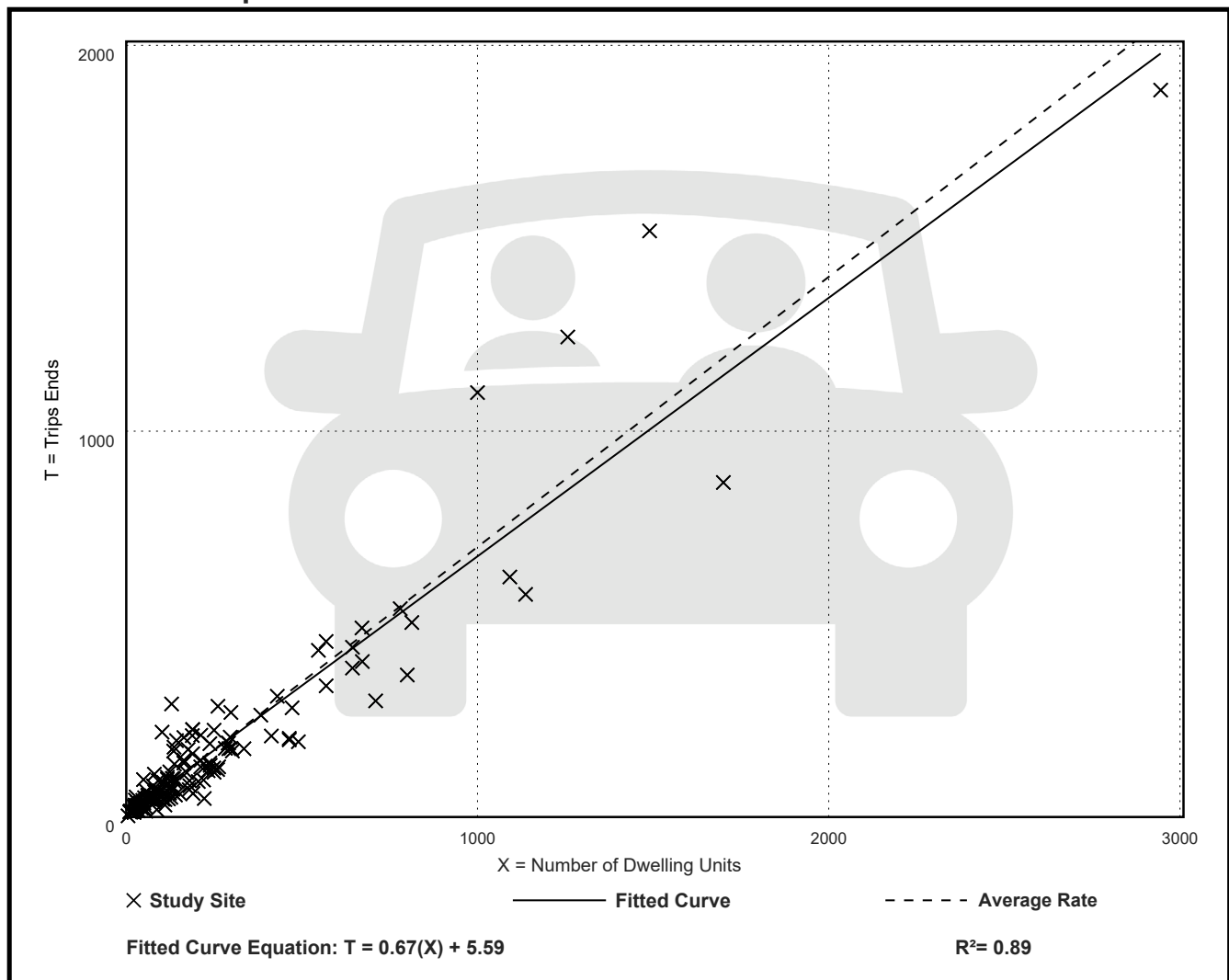
Avg. Num. of Dwelling Units: 239

Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 166

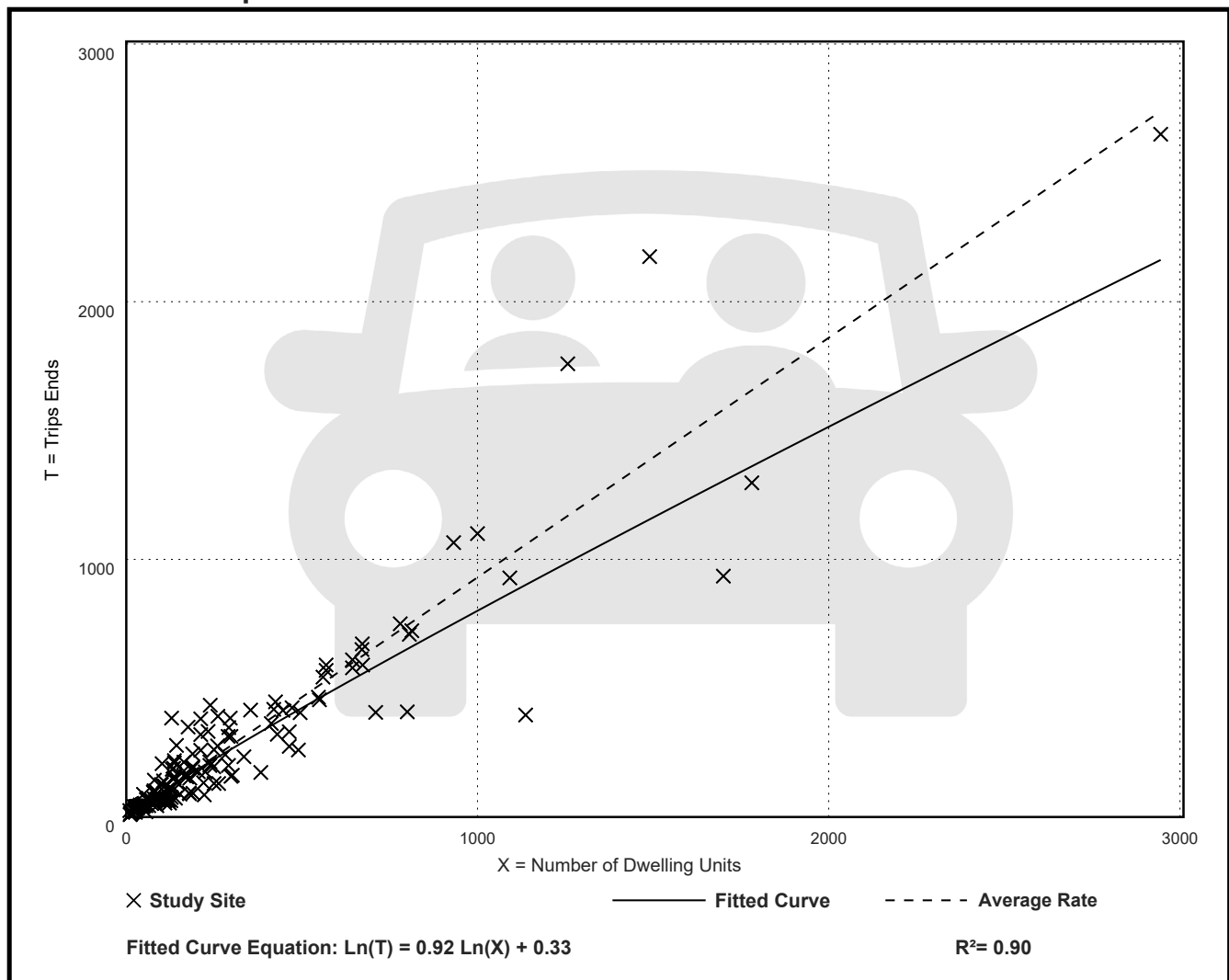
Avg. Num. of Dwelling Units: 266

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



TRIP GENERATION

Road Ranger Jackson, MO



Trip Generation - 79th & Delmar												
ITE Code	Land Use	Setting/Location	Average Rate/ Fitted Curve	Density	Daily	AM Peak Hour			PM Peak Hour			
						Total	Enter	Exit	Total	Enter	Exit	
495	Recreational Community Center	General Urban/Suburban	Average Rate	20.5	s.f.	591	41	27	14	59	28	31
GROSS TRIPS						1,018	60	32	28	81	42	39

TRIP GENERATION

Road Ranger Jackson, MO



Trip Generation - 79th & Delmar												
ITE Code	Land Use	Setting/Location	Average Rate/ Fitted Curve	Density	Daily	AM Peak Hour			PM Peak Hour			
						Total	Enter	Exit	Total	Enter	Exit	
210	Single-Family Detached Housing	General Urban/Suburban	Fitted Curve	20	d.u.	427	19	5	14	22	14	8
GROSS TRIPS						427	19	5	14	22	14	8

MEMO

- ☐ Overnight
- ☐ Regular Mail
- ☐ Hand Delivery
- ☐ Other: _____

To:	City of Prairie Village Municipal Office 7700 Mission Rd, Prairie Village, KS 66208
From:	Terry Parsons, PE Luke Moore Olsson, Inc
RE:	79 th and Delmar – Redevelopment 4200 W. 79 th Street Prairie Village, KS
Date:	April 10 th , 2026
Project #:	025-05875



Purpose:

This memo is intended to serve as a stormwater report and provide stormwater analysis related to the impacts created by the improvements to Jarboe View Plat. It is the location of the YMCA currently. Price Brothers is proposing to construct an 20 lot Single Family Development on the site. The project will disturb approximately the entire site (roughly 4.25 acres).

The existing site (initial construction in 1970) has a multi-story building with associated parking, drive lanes, and landscaped islands. The existing lot from our initial analysis was approved prior to BMP's being implemented within the APWA manual therefore, no detention or water quality is provided. With this, there is an overall decrease in the sites impervious area, therefore it is anticipated that the proposed development does not need to implement any new water treatment measures for Stormwater Treatment Facilities (STFs).

Between the building, drive lanes, and parking areas the existing site itself is 56.9% impervious. A breakdown of the pervious/impervious areas for each lot are shown in Exhibit 1 included in this submittal. It shall be noted that the existing drainage boundary is broken into five areas in which a majority of these drainage areas consist of off-site runoff. The eastern portion sheet flows into an existing tract and/or ultimately tries to hit a swale and flows directly into 79th street. The western portion of the site drains and is captured via underground pipe collection and ties into an existing storm structure that is on the north side of 79th street.

Exhibit 2 shows the previous/impervious comparison for the proposed improvements to the site. The improvements result in more landscaped (greenspace) areas than the existing site, an increase of roughly 10,000 sf. The improvements result in a site that is 45.2% impervious. This table and exhibit is only for a high level analysis of the site itself and doesn't accommodate the existing drainage areas from off site. These areas will be discussed further on in the report. Exhibit 2 also shows a breakdown of this comparison and disturbed area lot by lot.

OVERALL IMPERVIOUS VS. PERVIOUS COMPARISON OVER SITE ITSELF.

Site	Project Area (ac)	Impervious %	'C' Value	Peak Q* (cfs) (100-yr)	% Reduction Stormwater Volume
Existing	4.25	56.9%	0.66	36.18	—
Proposed	4.25	45.2%	0.57	31.25	-11.7%

SUBBASIN #1 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	Impervious %	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)	cfs Reduction Stormwater Volume
Existing Drainage w/ Detention Area #1	2.58	45.2%	85	3.03	13.00	25.89	Existing Drainage w/ Detention Area #1
Proposed Drainage Area #1	2.80	45.7%	78	2.29	8.43	21.32	
Existing Subbasin #1	3.19	-	-	3.03	13.00	25.89	
Proposed Subbasin #1	3.19	-	-	2.29	8.43	21.32	-0.14 (2YR) -4.57 (10YR) --4.57 (100-YR) *Currently sized basin doesn't accommodate 10,100 year storm events.

It shall be noted, within the existing Drainage Area #1, there are existing underground detention chambers that are located within the Southeast portion of the parking lot. These chambers consist of 4-48" CMP pipes for a total of 3,067cuft of storage give or take. After our initial analysis it appears based off the calculated Curve Number and Existing Drainage Area #1 that this existing system is not able to handle the 10-YR or 100-YR storm. It currently is only able to handle the 2-YR event. Due to the decrease in impervious area for the proposed development, it has been determined that no additional detention would be required for this proposed development. The proposed development will be decreasing the flow from the site in each the 2-YR, 10-YR, and 100-YR Storm. However, the existing

infrastructure in place can only handle the 2-YR and 10-YR, therefore, we will modify the existing pipe (if allowed) and upsize to an 18" RCP pipe in order to accommodate the 100-YR flow within the pipe.

SUBBASIN #2 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	Impervious %	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)	cfs Reduction Stormwater Volume
Existing Drainage Area #2	2.71	33.7%	80	1.52	6.91	19.01	—
Existing Drainage Area #3	0.30	20.8%	78	0.48	1.33	2.93	
Existing Drainage Offsite	0.58	19.8%	81	0.28	1.26	2.21	
Existing Drainage Area #1	2.58	45.2%	85	5.73	13.00	25.89	
Proposed Drainage Area #2	4.21	42.2%	78	3.44	12.68	32.06	
Proposed Drainage Area #1	2.80	45.7%	78	2.29	8.43	21.32	
Existing Subbasin #2	0.95	-	-	8.01	22.50	50.04	
Proposed Subbasin #2	3.46	-	-	5.73	21.11	53.38	-2.28 (2YR) -1.39(10YR) +3.34 (100YR)

For the proposed Drainage Area #2, it has been determined that this portion of the development will be capturing additional area in which typically sheet flows to Drainage Area #4. With this, you will see that the existing vs. proposed flows have only increased in the subbasin area of the 100-YR storm. This box has a two foot drop in it in which will help with surcharge of the water. Along with this, the pipe has capacity due to its slope. This means it will be able to handle the 2-YR, and 10-YR storm, while the 100-YR storm will simply spill out the inlet itself and flow downstream to the east. Even with the increase in area that is being sent directly to this inlet, we feel its appropriate to avoid the existing runoff that is

currently being sheet flowed into an existing swale in which will be discussed later in this report. The objective here is to try to eliminate as much runoff that isn't capture within the storm system itself to avoid drainage issues on the east. The existing pipe that runs to the south will have capacity of the storm events warranted for the development.

SUBBASIN #3 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	Impervious %	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)	cfs Reduction Stormwater Volume
Existing Drainage Area #4	2.98	16.7%	78	2.44	8.97	22.69	—
Proposed Drainage Area #3	1.61	18.2%	78	1.49	5.33	13.40	
Existing Subbasin #3	2.98	-	-	2.44	8.97	22.69	
Proposed Subbasin #3	1.61	-	-	1.49	5.33	13.40	-0.95 (2YR) -3.64(10YR) -9.29 (100YR)

For the proposed Drainage Area #3, as discussed in the Drainage Area #2 description there is simply a decrease of acreage that is being sent directly into the existing swale. Previous discussions with staff have stated this area can at times be problematic. We are simply proposing we direct as much area as possible into Drainage Area #2, to help eliminate these problems that have previously been brought to our attention. As you can see in the table the peak flows for each the 2-YR, 10-YR, and 100-YR have been decreased by a measurable amount and we will like working with the city and adjacent property owner there can be additional grading methods here to help avoid their current issues.

The proposed project results in an overall reduction in impervious areas when compared to the original design and existing conditions. This results in a reduction in total runoff volume contributed by the site to the existing storm system and therefore the existing storm system has adequate capacity for the proposed project for that drainage boundary. Based on the proposed drainage at this time, it is anticipated to try to capture enough water via sheet flow into the street and into private storm inlets that will be sent to the existing storm structure. The objective of this is to try to capture enough water in which the existing system can handle along with limiting the amount sheet flowing to the east that makes its way into the existing swale system that daylight onto 79th street. This will be further analyzed in the next stage through the cities process. There is a chance in which additional grading methods/storm sewer can be worked within the two developments in which only will help with additional runoff into 79th Street.

Conclusion:

The proposed 79th and Delmar development improvements will result in a reduction in impervious area for the site when compared to the existing conditions. A reduction in impervious area leads to a reduction of

total stormwater run-off, as a result the existing infrastructure continues to have adequate storage for the proposed project. There are slight changes to the proposed changes to drainage boundaries in which we believe the existing system can handle and help the current drainage issues that are occurring to the east offsite. As there are no adverse effects to the capacity and the project results in a reduction in stormwater run-off, we are requesting approval of the 79th and Delmar Single Family Development project with no required improvements to the existing facilities.

Should you have any questions or concerns, please do not hesitate to contact us at 913.381.1170

Sincerely,

Terence Parsons, PE

tparsons@olsson.com

Included:

Site Plan

Exhibit 1 – Existing Pervious/Impervious

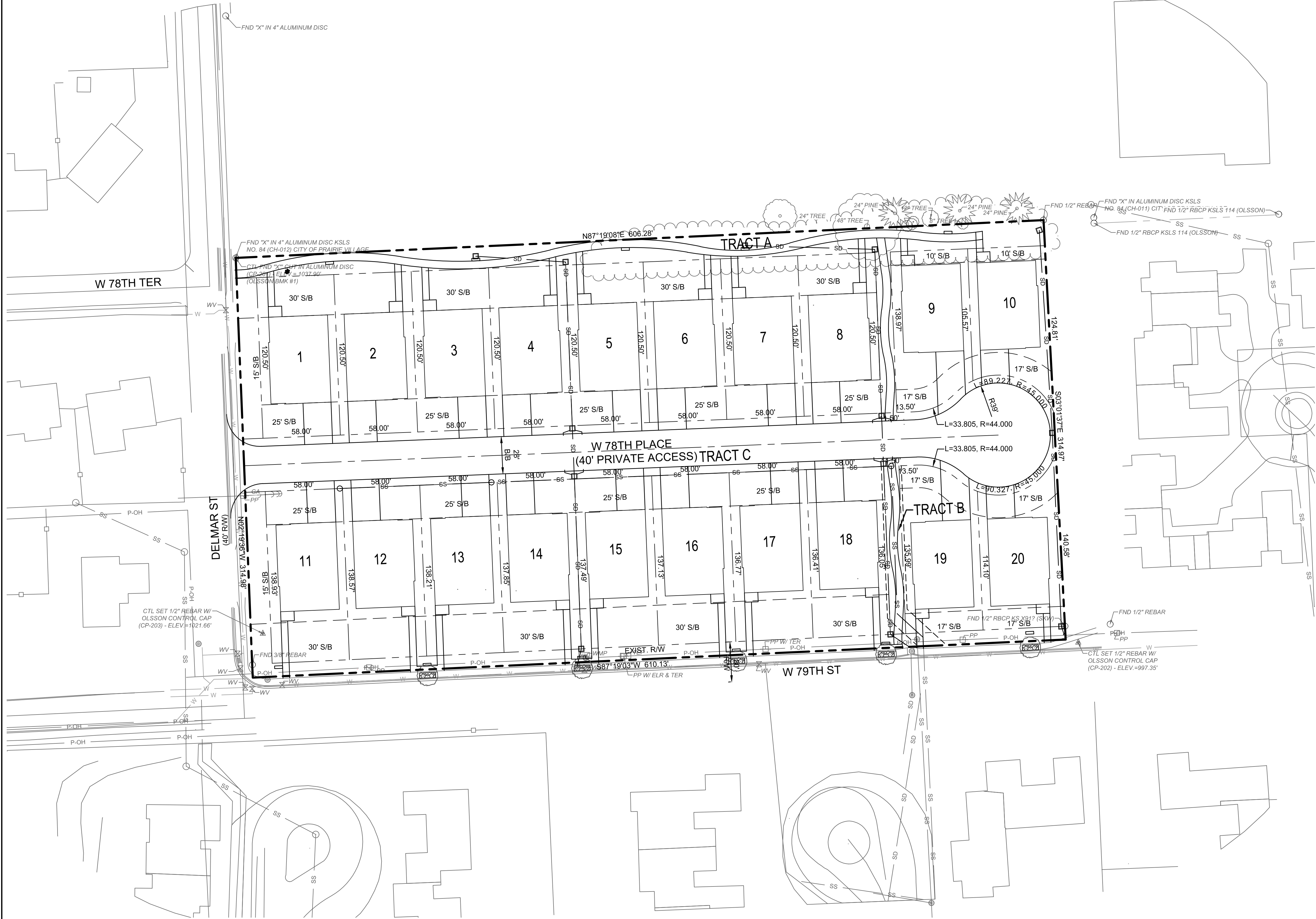
Exhibit 2 – Existing Drainage Calc

Exhibit 3 – Existing Drainage Boundary

Exhibit 4 – Proposed Pervious/Impervious

Exhibit 5 – Proposed Drainage Boundary/ Grading Plan/Storm Layout

Hydrographs



DEVELOPMENT TABLE

TOTAL SITE AREA = 4.40 Ac (191,565 SF.)

ZONING INFORMATION

EXISTING ZONING	R-1A
PROPOSED ZONING	RP-1B

SITE DATA AND RATIOS

TOTAL NO. LOTS	20
TOTAL DENSITY	4.5 LOTS / ACRE

EXISTING SETBACKS & LOT SIZING

LOT WIDTH MIN.	60'
FRONT	30'
REAR	25'
SIDE	6' EACH SIDE

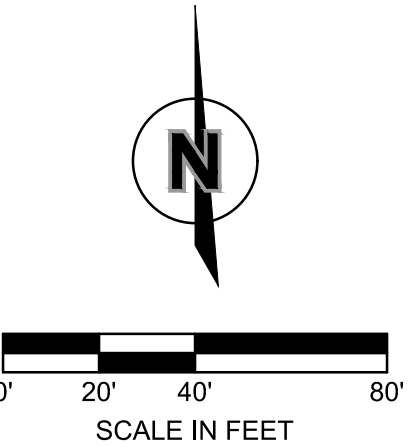
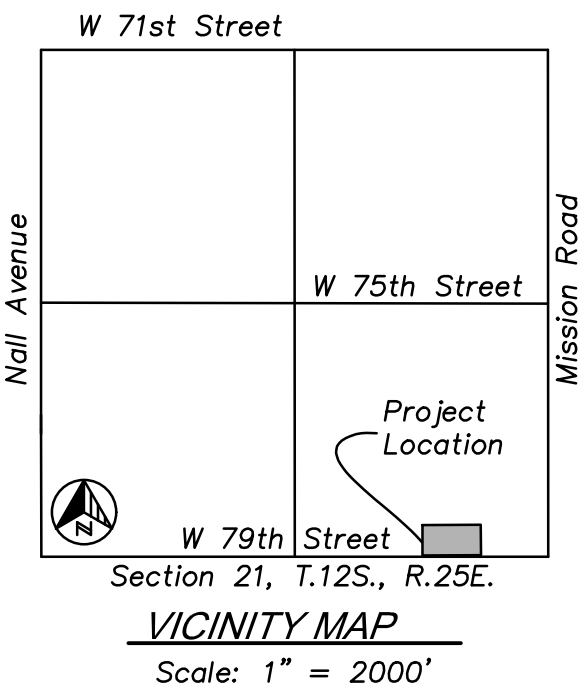
PROPOSED SETBACKS & LOT SIZING

LOT WIDTH MIN.	58'
FRONT (LOTS 1-8, 11-18 NORTH AND SOUTH)	35'
FRONT (LOTS 9-10 NORTH)	10'
FRONT (LOTS 19-20 SOUTH)	15'
REAR (LOTS 1-8,11-18 (NORTH AND SOUTH)	25'
REAR (LOTS 9-10,19-20 NORTH AND SOUTH)	17'
SIDE	6' EACH SIDE

LOT AREA TABLE

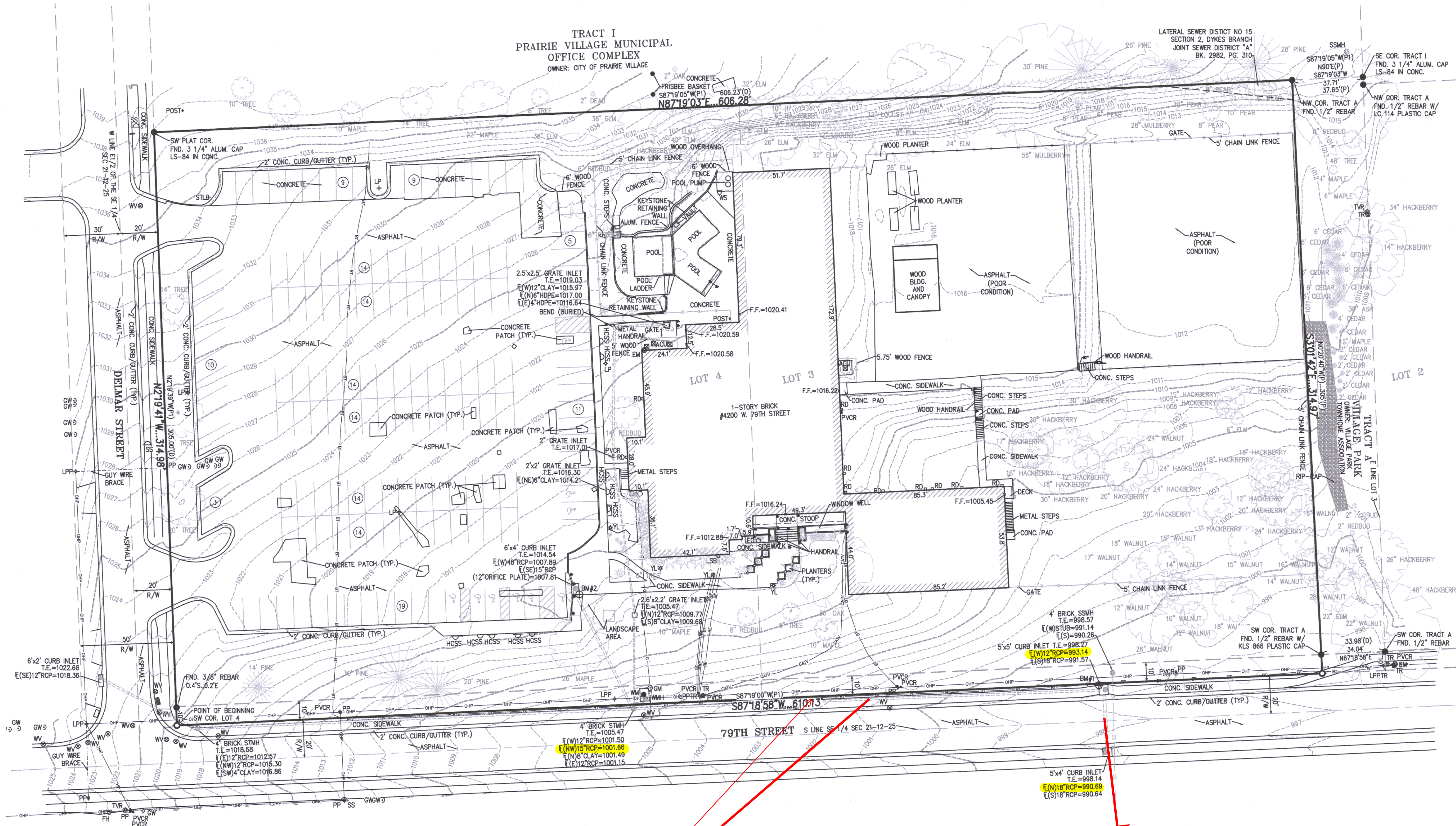
Lot No.	Area (S.F.)	Area (Ac.)	Open Space (sq. ft.)	Percentage of Lot	Building (sq. ft.)	Percentage of Lot
1	6989.0	0.160	3348.57	48%	2925	42%
2	6989.0	0.160	3348.57	48%	2925	42%
3	6989.0	0.160	3348.57	48%	2925	42%
4	6989.0	0.160	3348.57	48%	2925	42%
5	6989.0	0.160	3348.57	48%	2925	42%
6	6989.0	0.160	3348.57	48%	2925	42%
7	6989.0	0.160	3348.57	48%	2925	42%
8	6989.0	0.160	3348.57	48%	2925	42%
9	6626.5	0.152	2913.93	44%	2925	44%
10	5915.3	0.136	2515.51	43%	2925	49%
11	7467.5	0.171	3788.83	51%	2925	39%
12	7446.6	0.171	3772.39	51%	2925	39%
13	7425.7	0.170	3750.92	51%	2925	39%
14	7383.9	0.170	3734.86	51%	2925	40%
15	7383.9	0.170	3710.02	50%	2925	40%
16	7363.0	0.169	3697.98	50%	2925	40%
17	7342.1	0.169	3675.18	50%	2925	40%
18	7321.2	0.168	3659.02	50%	2925	40%
19	6933.9	0.159	3211.38	46%	2925	42%
20	6487.7	0.149	3064.34	47%	2925	45%
TRACT A	11897.5	0.273				
TRACT B	1448.7	0.033				
TRACT C	27314.1	0.627				

4.171



drawn by: _____ BE
designed by: _____ LM
project no.: _____ 02-06-2026
date: _____ 02-06-2026

SHEET
C1.0



SURVEY DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS LS-82 ON MARCH 20, 2025, FOR PROJECT NO. 250258. ALL THAT PART OF LOT 3 AND 4, JARBOE VIEW, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N 21°41' W, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 314.98 FEET, TO THE SOUTHWEST PLAT CORNER OF PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, THENCE N 87°19'03" E, ALONG THE SOUTH PLAT LINE OF SAID PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX, A DISTANCE OF 608.28 FEET, TO THE NORTHWEST PLAT CORNER OF VILLAGE PARK, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, THENCE S 30°14'2" E, ALONG THE WEST PLAT LINE OF SAID VILLAGE PARK AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 314.97 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE S 87°18'58" W, ALONG THE SOUTH LINE OF SAID LOT 3 AND 4, A DISTANCE OF 610.13 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.3978 ACRES, MORE OR LESS.

GROSS AREA = ±4.3978 ACRES / ±191,568 SQ.FT.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1253911-KCTY AND WITH AN EFFECTIVE DATE OF MARCH 12, 2025 AT 8:00 A.M.

PROPERTY IS SUBJECT TO:

8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK 7, PAGE 8. (SHOWN, AFFECTS SURVEYED PROPERTY)
9. A RIGHT-OF-WAY GRANTED TO LATERAL SEWER DISTRICT NO. 15, SECTION 2, DYKE'S BRANCH IN THE DOCUMENT RECORDED IN VOLUME 2982, PAGE 310 OF OFFICIAL RECORDS. (SHOWN, AFFECTS SURVEYED PROPERTY)

SURVEY NOTES:

- THERE ARE 150 PARKING STALLS, WHICH INCLUDES 11 HANDICAP STALLS. PARKING STALLS ARE MARKED WITH STRIPES AS SHOWN HEREON.
- THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- CONTOURS SHOWN HEREON ARE AT 1 FOOT INTERVALS.
- THERE ARE SEVERAL UTILITY ENCROACHMENTS ALONG THE SOUTH 10 FEET OF LOTS 3 & 4, WITHOUT THE SUPPORT OF EASEMENTS, AS SHOWN HEREON.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200175, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0039G, AND DATED AUGUST 3, 2009.

UTILITY NOTE:

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL EXCAVATION. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON. ONE CALL TICKET NO(S) ARE 25090866 AND 25091488

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

ZONING:

THIS PROPERTY IS ZONED R-1A (SINGLE-FAMILY RESIDENTIAL DISTRICT) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

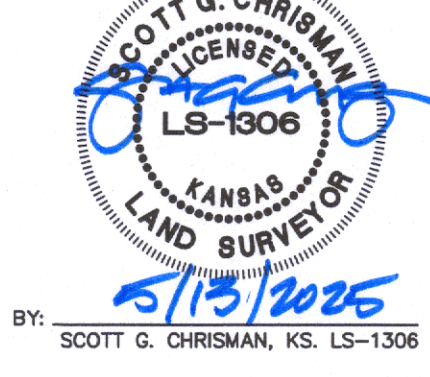
BENCHMARK:

- SET "4" CUT IN NORTHWEST CORNER OF CURB INLET ON 79TH STREET SE COR. OF PROPERTY. ELEVATION = 998.40
- SET "4" CUT IN SOUTHEAST CORNER OF CURB INLET ON EAST STREET SE COR. OF PARKING LOT. ELEVATION = 1014.52

CERTIFICATION:

TO: PB DEVELOPMENT LLC, A KANSAS LIMITED LIABILITY COMPANY, YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER KANSAS CITY, FORMERLY KNOWN AS GREATER KANSAS CITY YOUNG MEN'S CHRISTIAN ASSOCIATION AND FORMERLY KNOWN AS KANSAS CITY, MISSOURI YOUNG MEN'S CHRISTIAN ASSOCIATION AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2025.



BY: SCOTT G. CHISMAN, KS, LS-1306

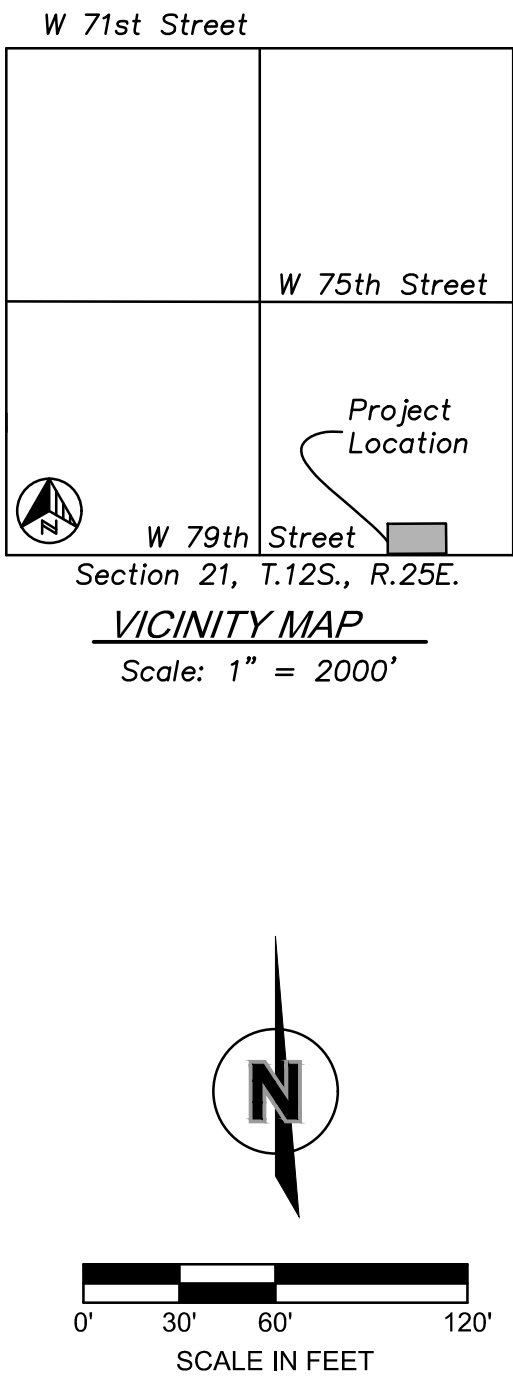
PHELPS ENGINEERING, INC.
1270 N. Winchestr
Olathe, Kansas 66060
(913) 393-1155
Fax (913) 393-1165
www.pelphsengineering.com
© 2023 Phelps Engineering, Inc.



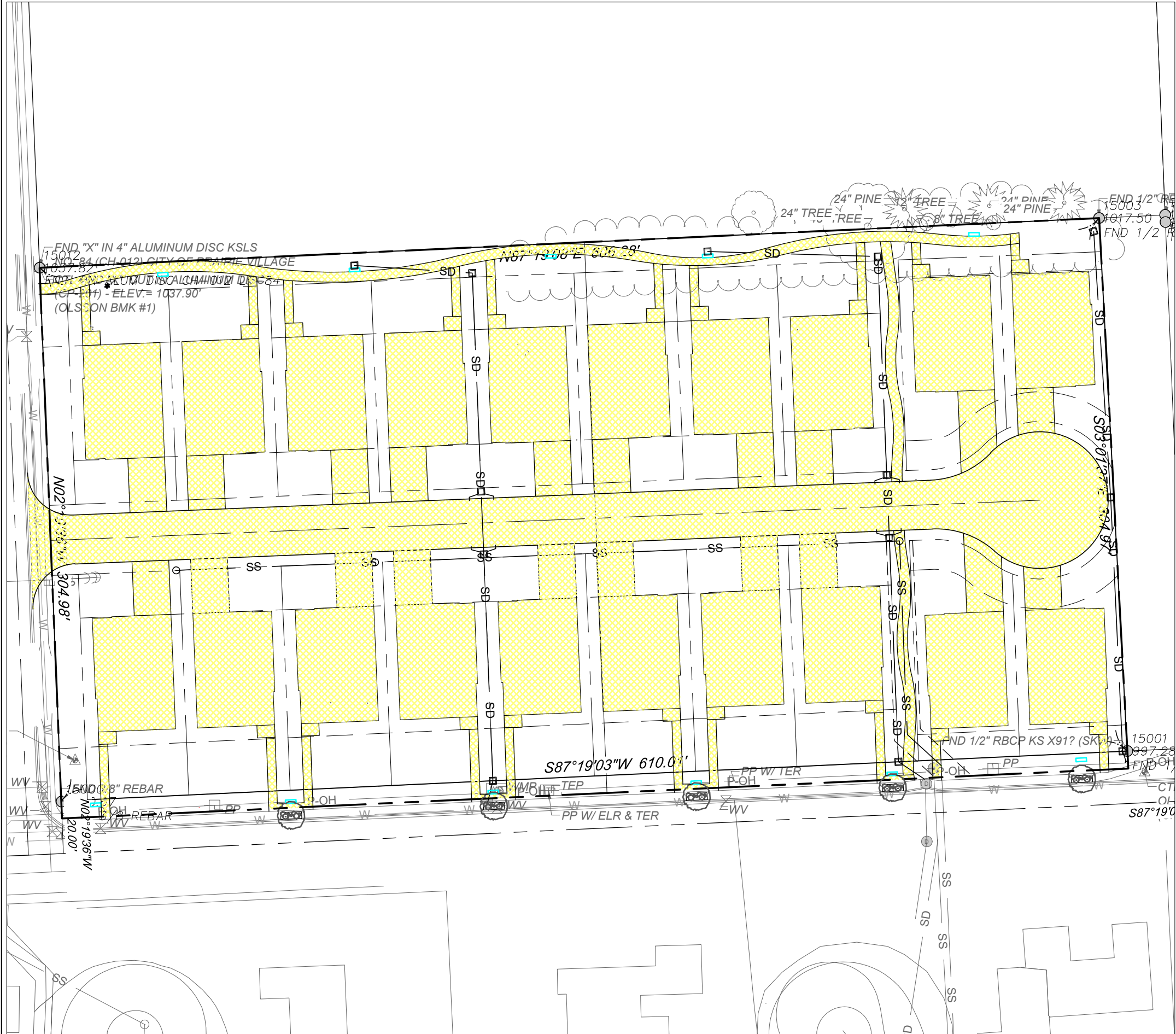
ALTA/NSPS LAND TITLE SURVEY
PART OF LOTS 3 AND 4, JARBOE VIEW
CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS
4200 W. 79TH STREET

PROJECT NO.	DATE	REVISIONS	BY	APP.
250258	3/25/2025	REVISED PER OBJECTION LETTER	SCC	SCC
11	5/13/2025			

SHEET
1
OF 1

[illegible]

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DATE: Apr 10, 2026 12:57pm USER: Incore



LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND POWER
- EXISTING DOMESTIC WATER MAIN
- EXISTING GAS LINE
- EXISTING STORM SEWER
- PERVIOUS AREA

olsson

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Suite 200
Overland Park, KS 66213
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TEL 913.381.1170
FAX 913.381.1174
Olsson - Engineering
Kansas COA #E-516

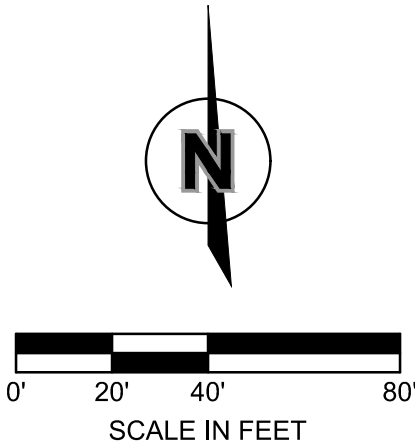
REV. NO.	DATE	DESCRIPTION	BY

PROPOSED PERVIOUS AREA	2026
79TH AND DELMAR SINGLE FAMILY DEVELOPMENT	
PRAIRIE VILLAGE, KS	

drawn by: _____
designed by: _____
project no.: 025-06875
date: 2026.02.06

SHEET

F:\2025\0501-0600\025-06875\40-Design\AutoCAD\Preliminary Plans\Streets\SDNC_DRAIN01_02505875.dwg
DATE: Apr 10, 2026 2:50pm USER: Incore



DRAWING PLAN		2026	REVISIONS
REZONING PLAN 79TH & DELMAR			
PRAIRIE VILLAGE, KS			
DESCRIPTION			
DATE			
REV. NO.			

drawn by: _____	BE
designed by: _____	HM
project no.: _____	02-06-2026
date: _____	02-06-2026

SHEET C3.0

drawn by: BE
designed by: LM
project no.: 02-06-2026
date: 02-06-2026

SHEET
C3.0

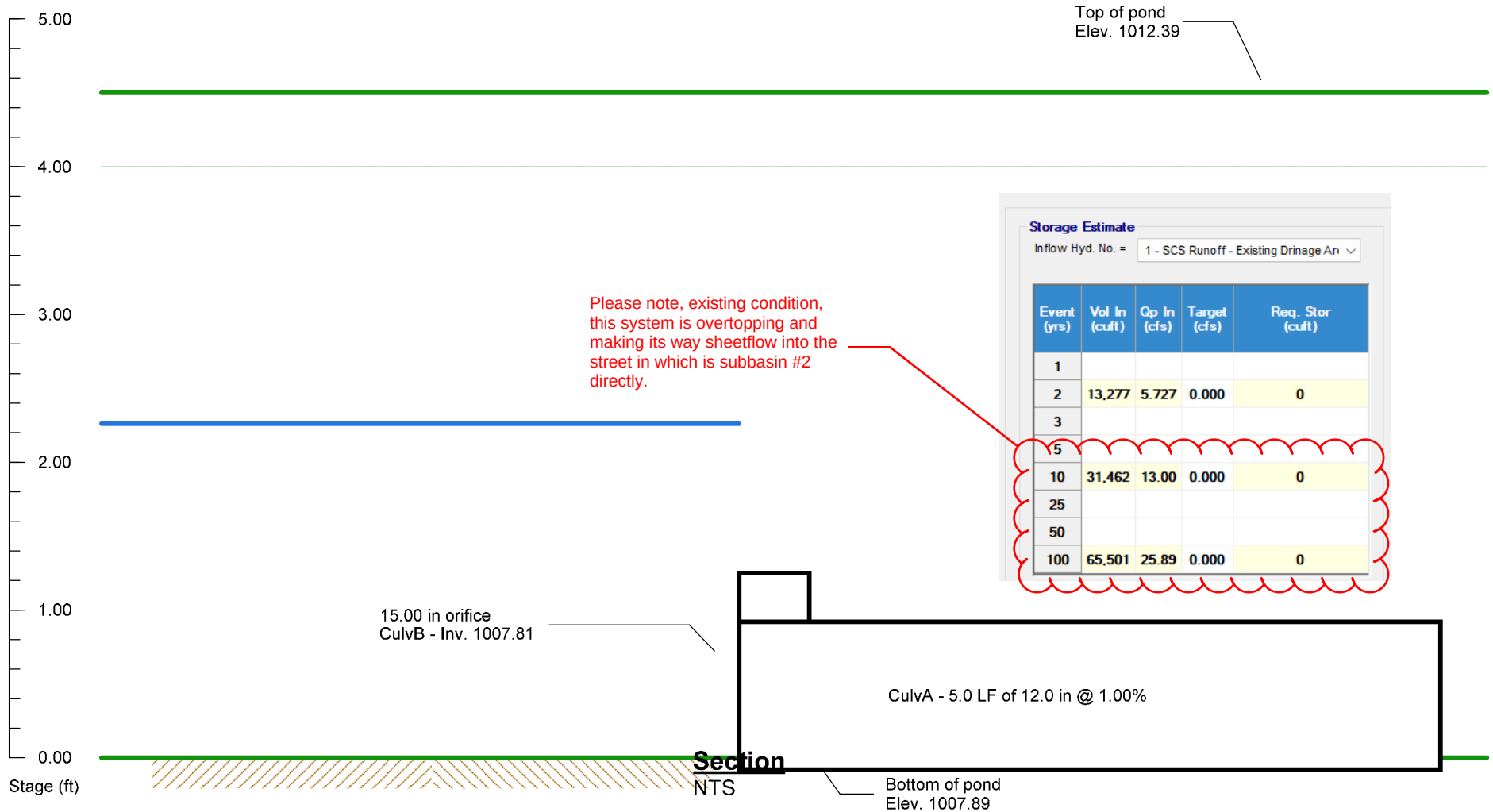
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Kansas COA #E-516

EXISTING DRAINAGE AREA #1
AND PROPOSED DRAINAGE
AREA #1

Pond No. 1 - Existing Underground Detention

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026



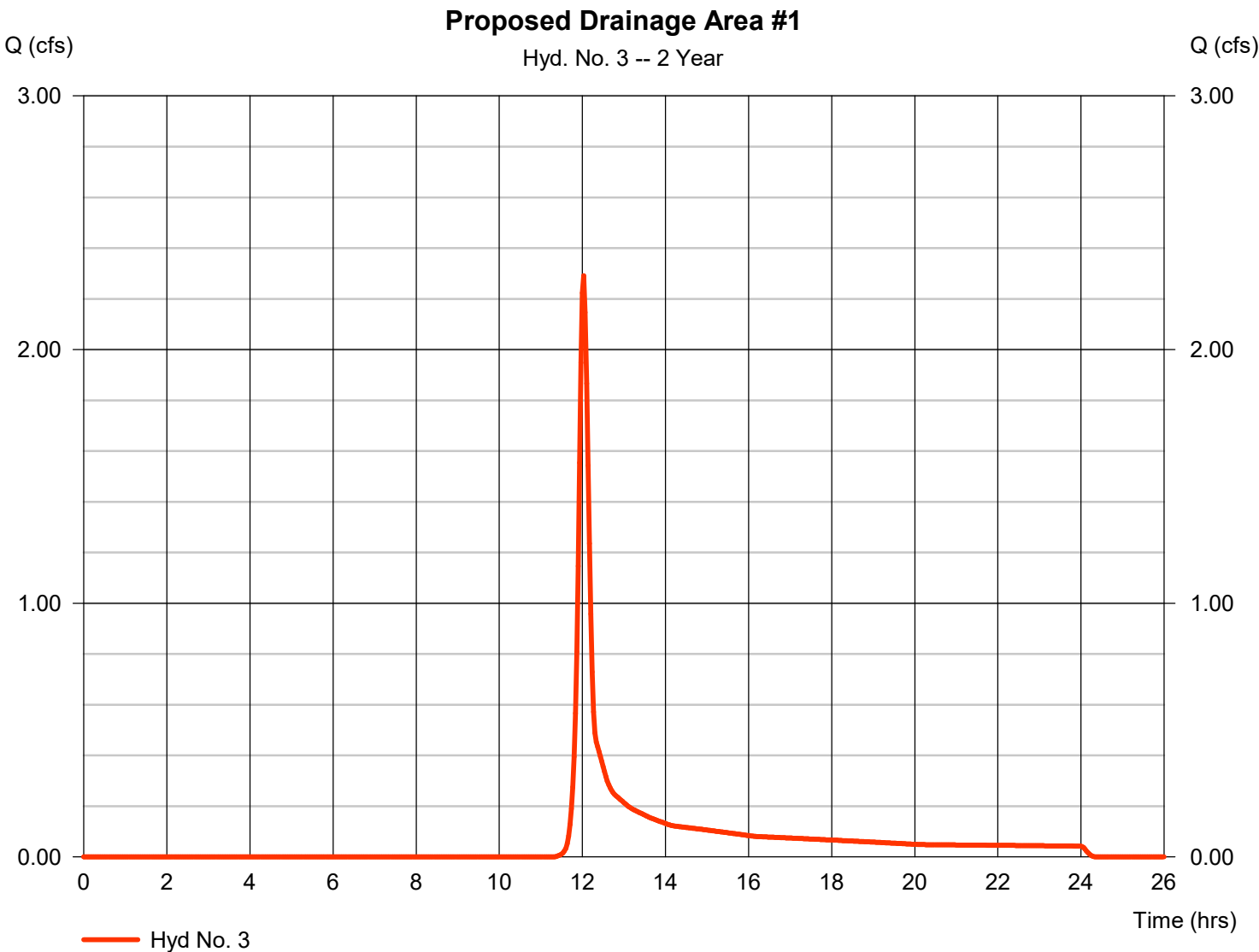
Inflow hydrograph = 1. SCS Runoff - Existing Drainage Area #1

Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.291 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	6,294 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

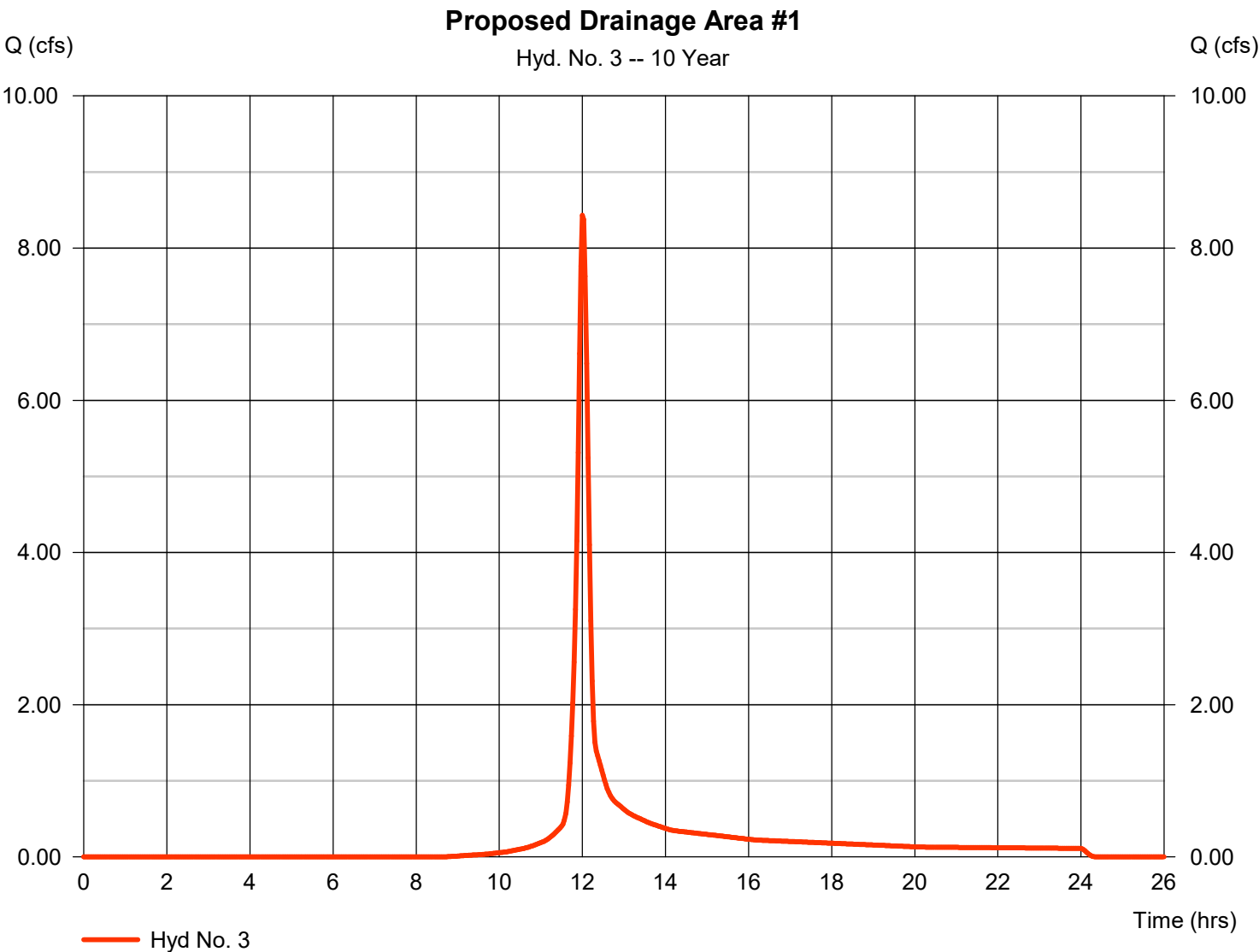


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.431 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	21,886 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

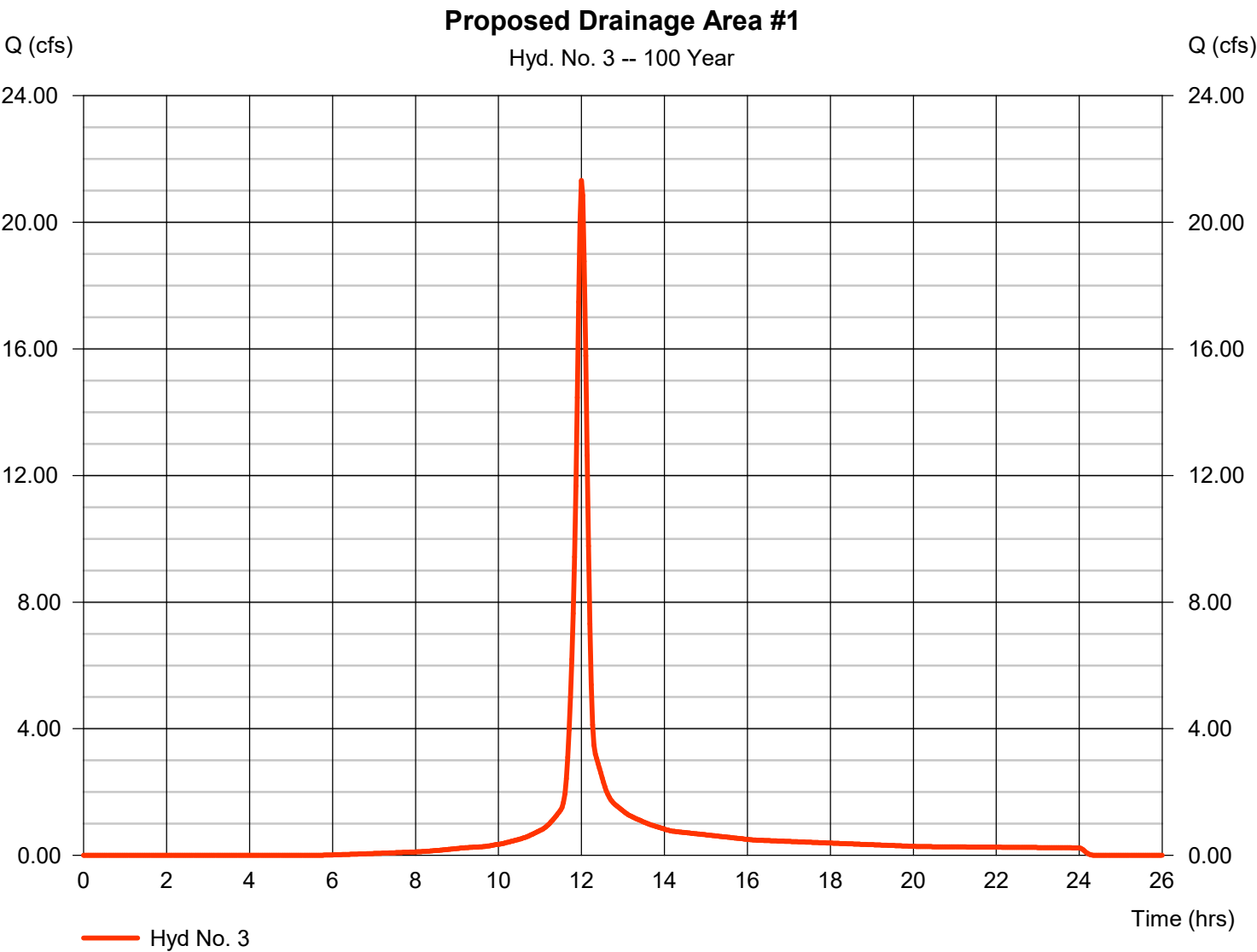


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	21.32 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	56,022 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



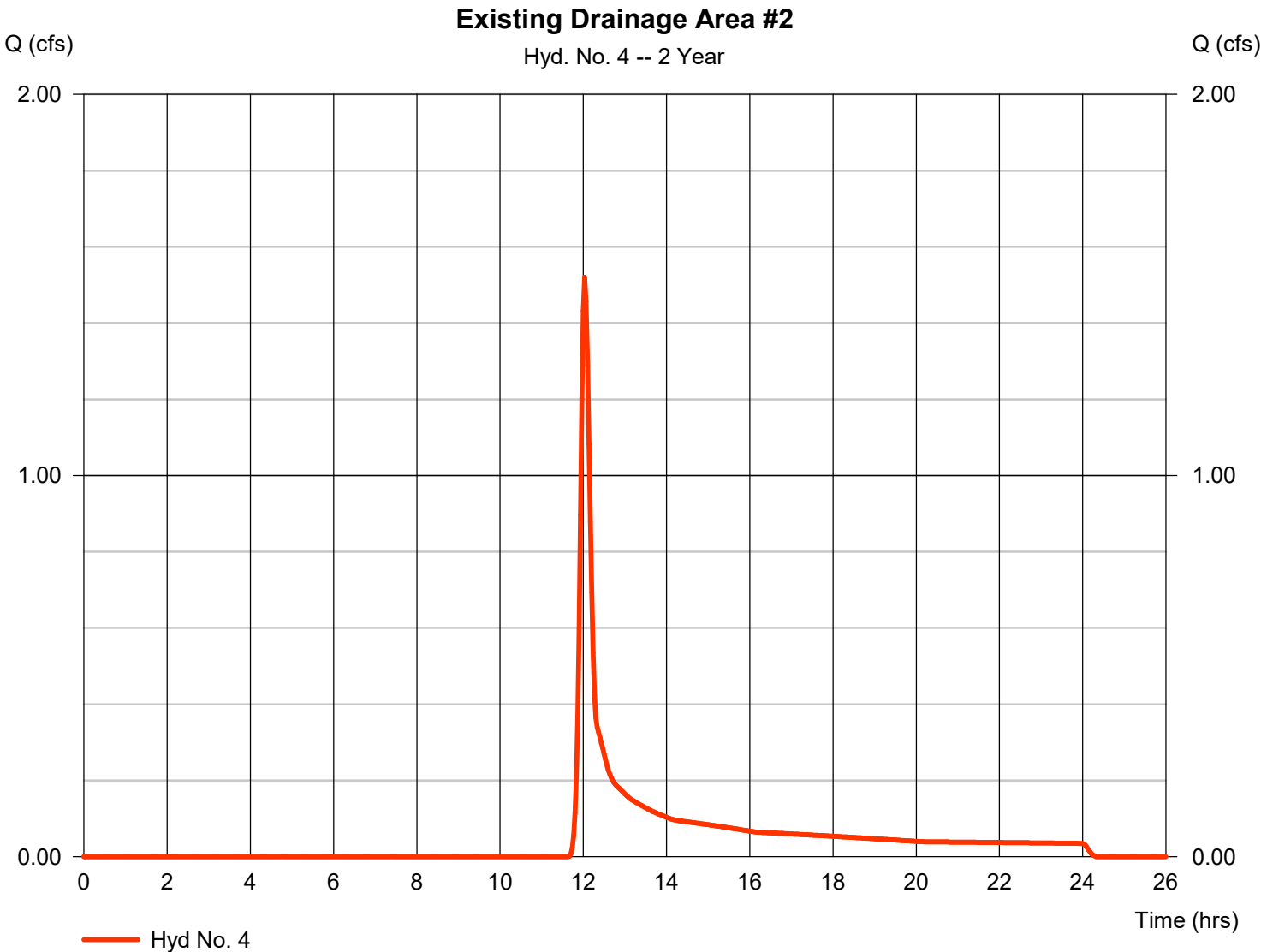
EXISTING DRAINAGE AREA #2,3,
and offsite AND PROPOSED
DRAINAGE AREA #2

Hydrograph Report

Hyd. No. 4

Existing Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.521 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	4,539 cuft
Drainage area	=	2.710 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

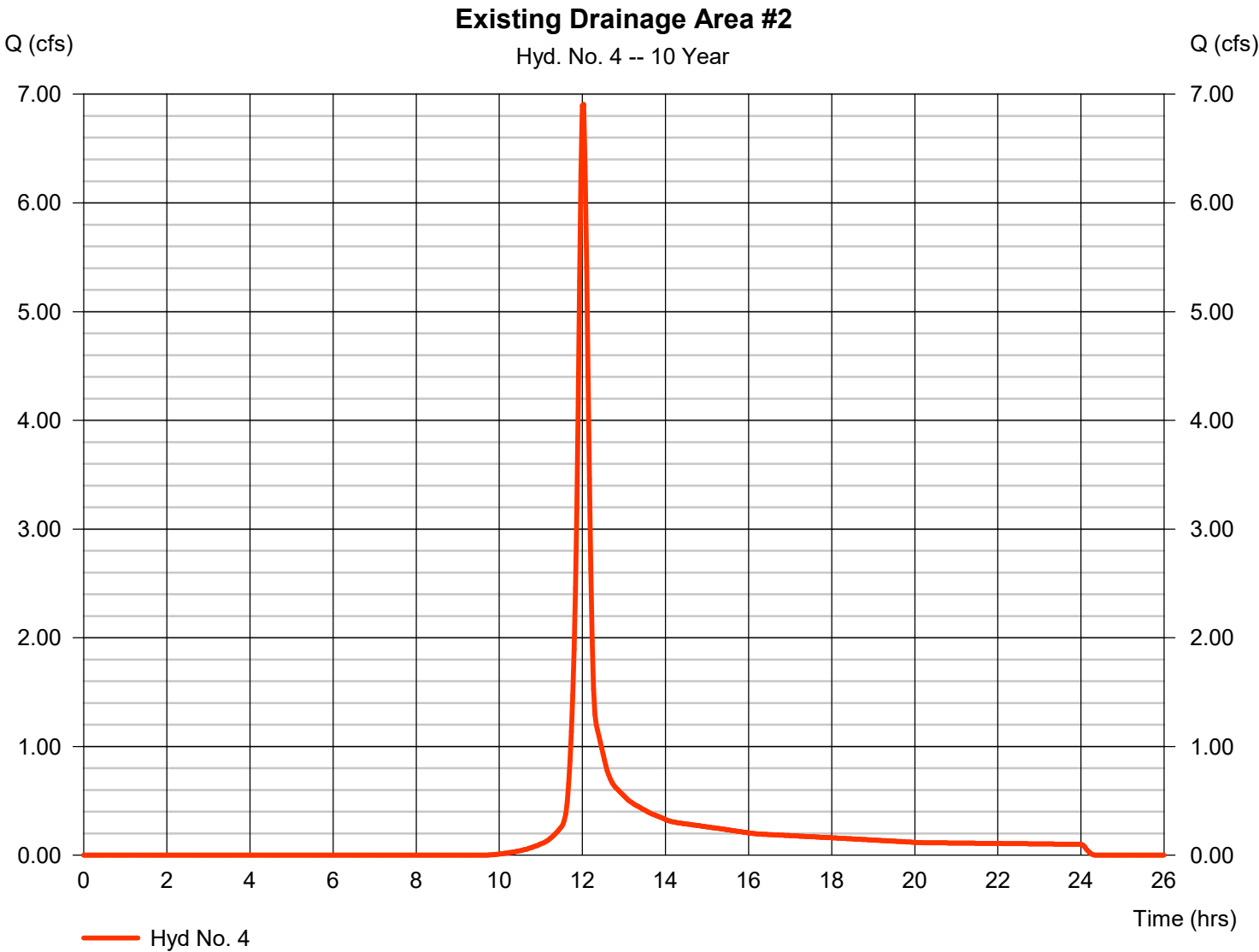


Hydrograph Report

Hyd. No. 4

Existing Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.905 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	18,079 cuft
Drainage area	=	2.710 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

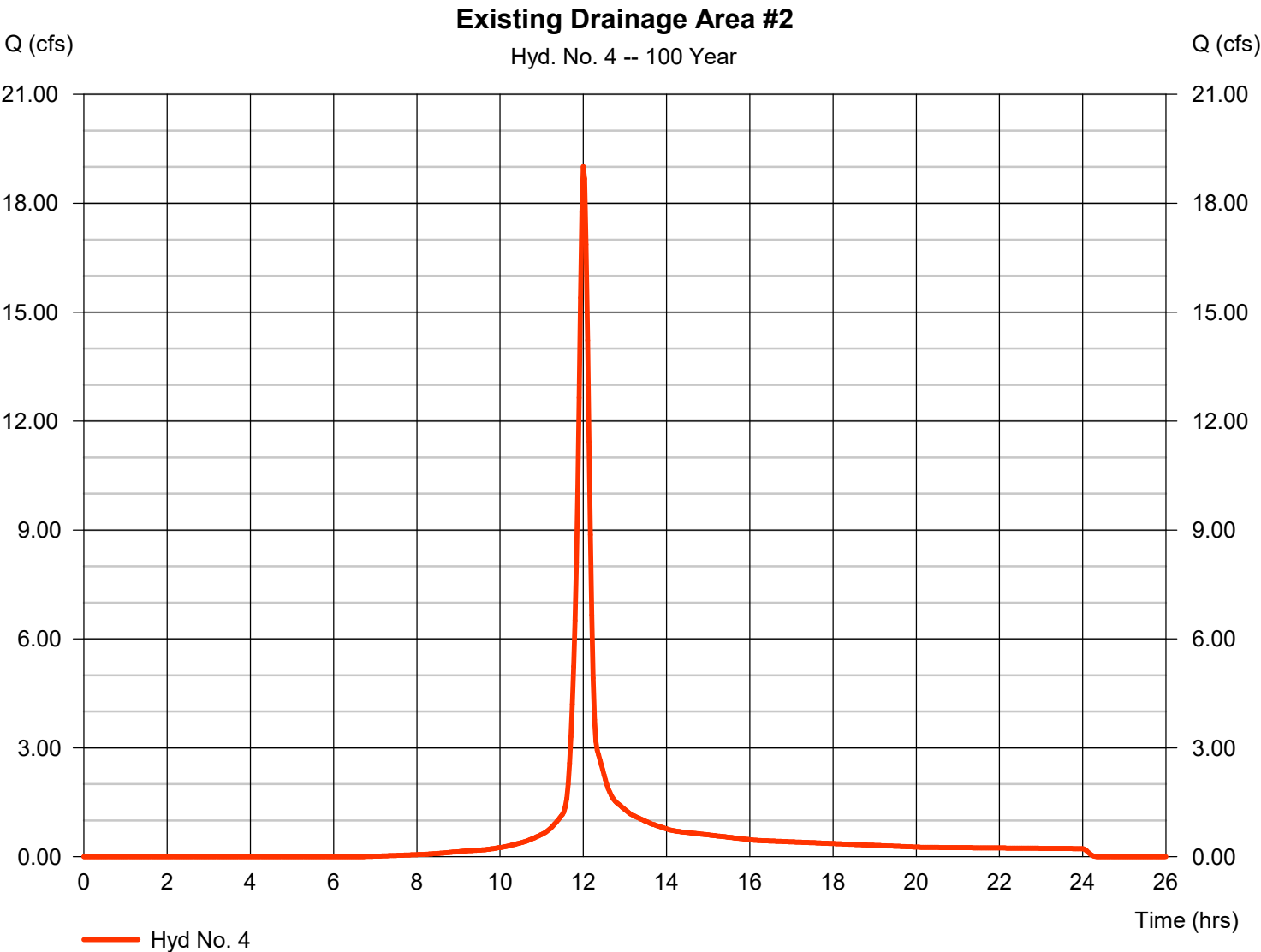


Hydrograph Report

Hyd. No. 4

Existing Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	19.01 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	49,516 cuft
Drainage area	=	2.710 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

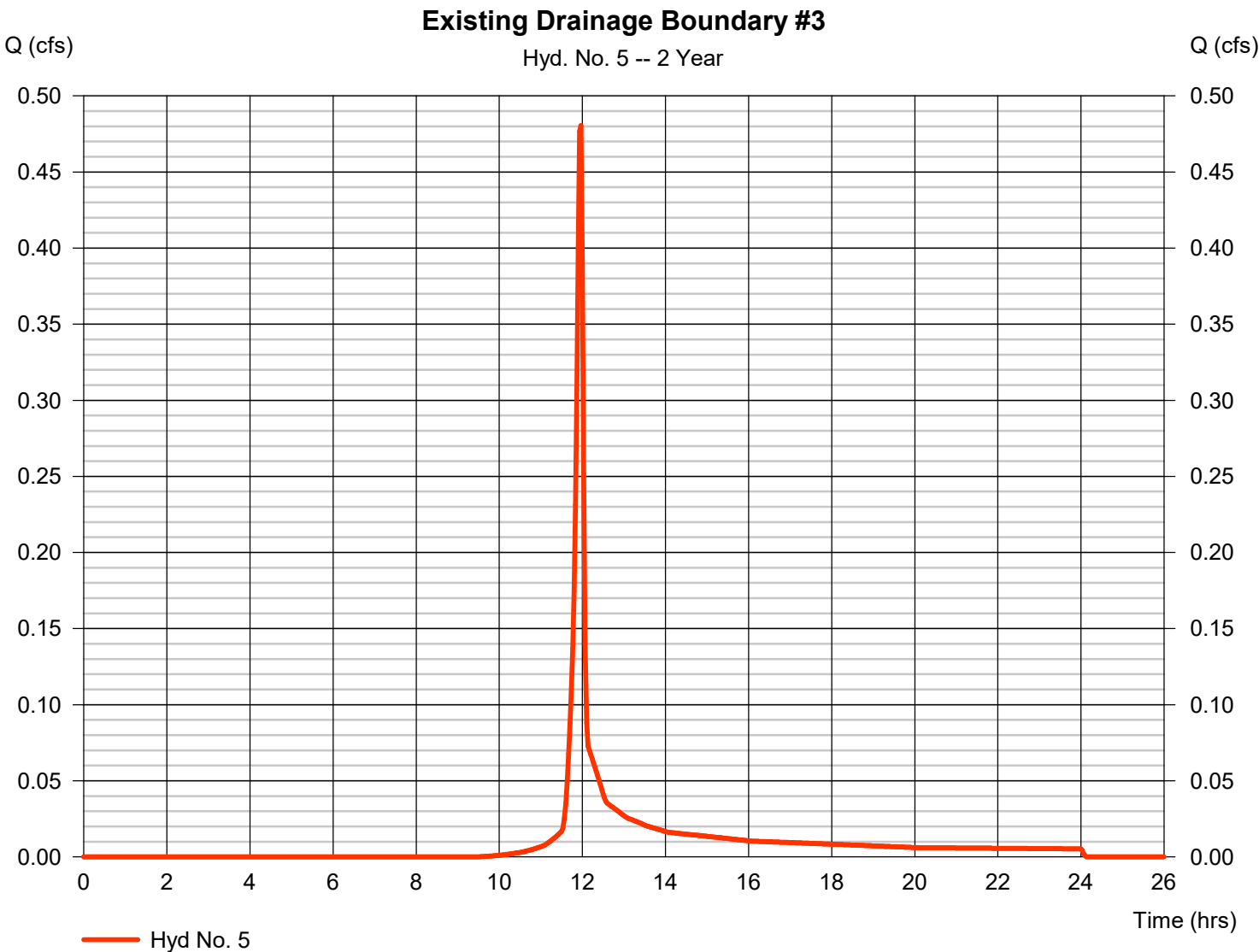


Hydrograph Report

Hyd. No. 5

Existing Drainage Boundary #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.481 cfs
Storm frequency	=	2 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	964 cuft
Drainage area	=	0.300 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	250 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

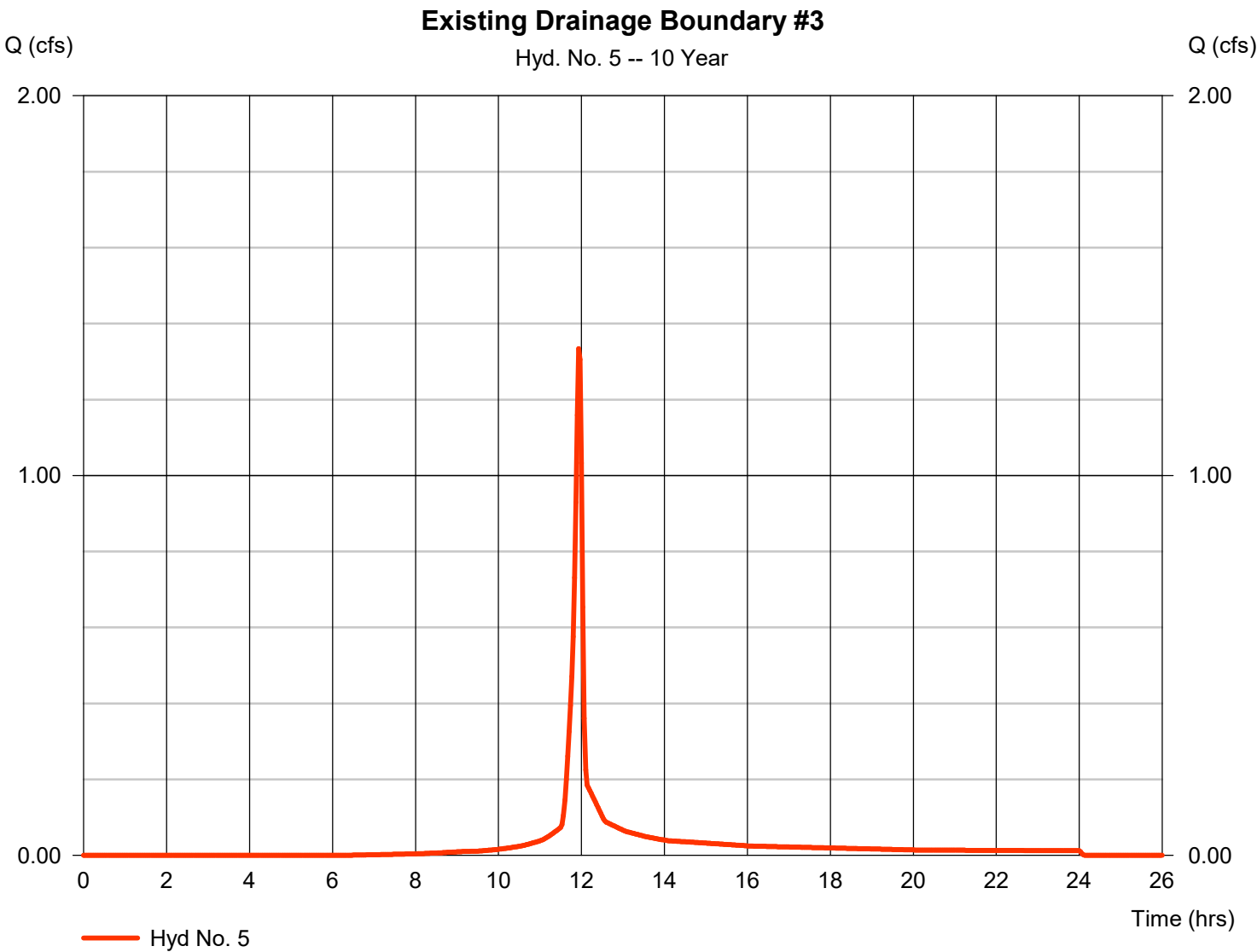


Hydrograph Report

Hyd. No. 5

Existing Drainage Boundary #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.334 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	2,739 cuft
Drainage area	=	0.300 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	250 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

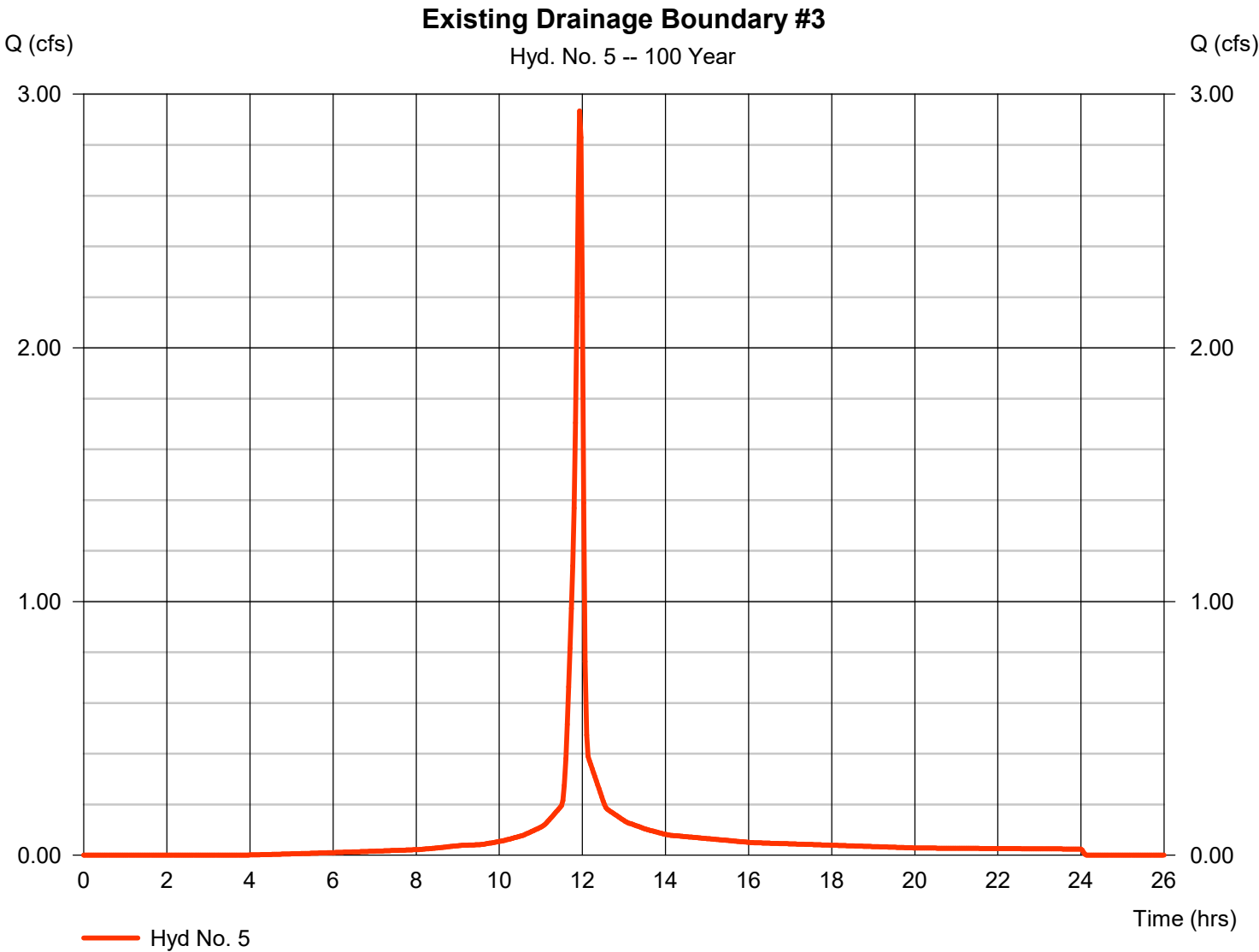


Hydrograph Report

Hyd. No. 5

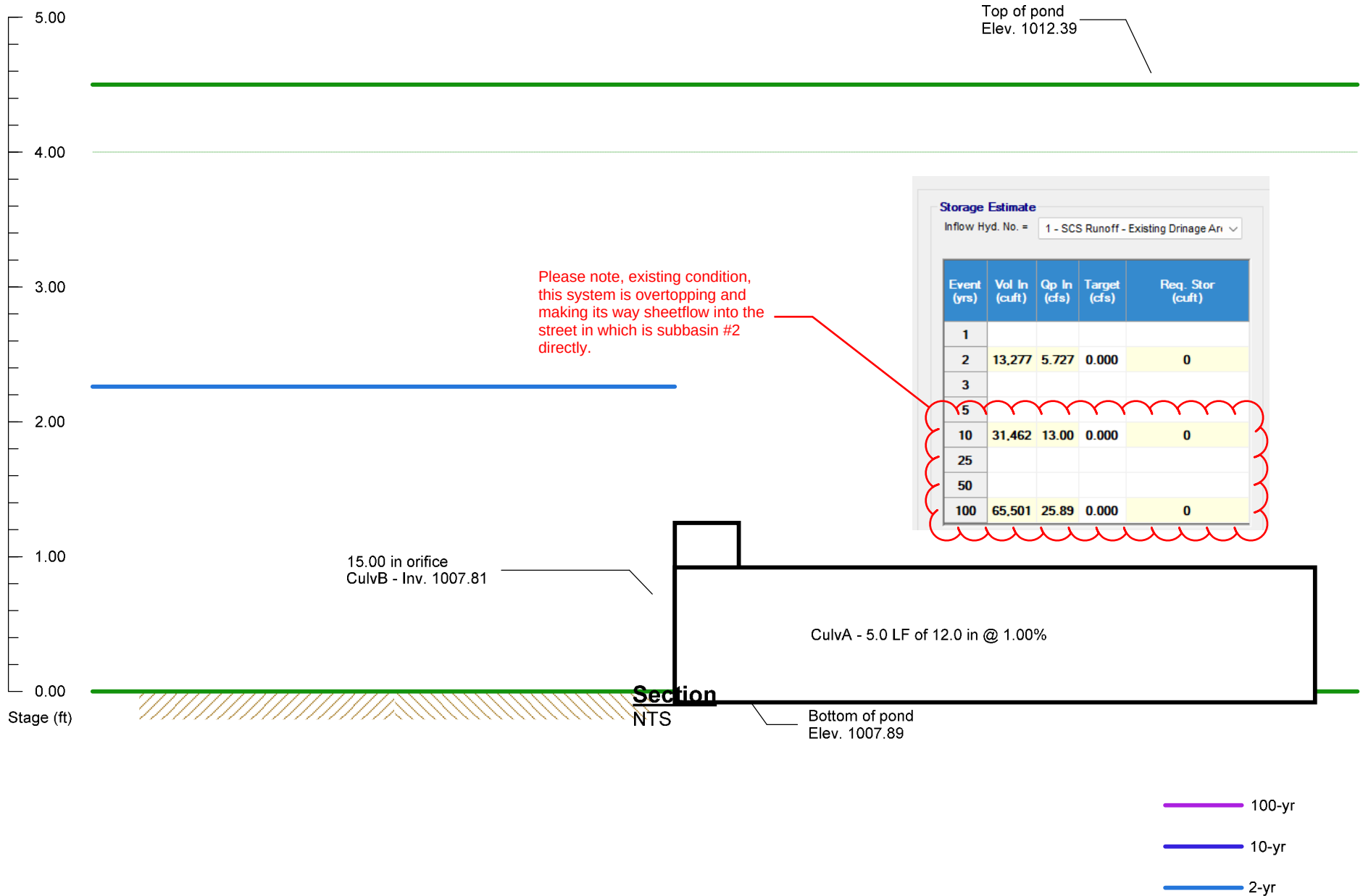
Existing Drainage Boundary #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.933 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	6,294 cuft
Drainage area	=	0.300 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	250 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Pond No. 1 - Existing Underground Detention

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026



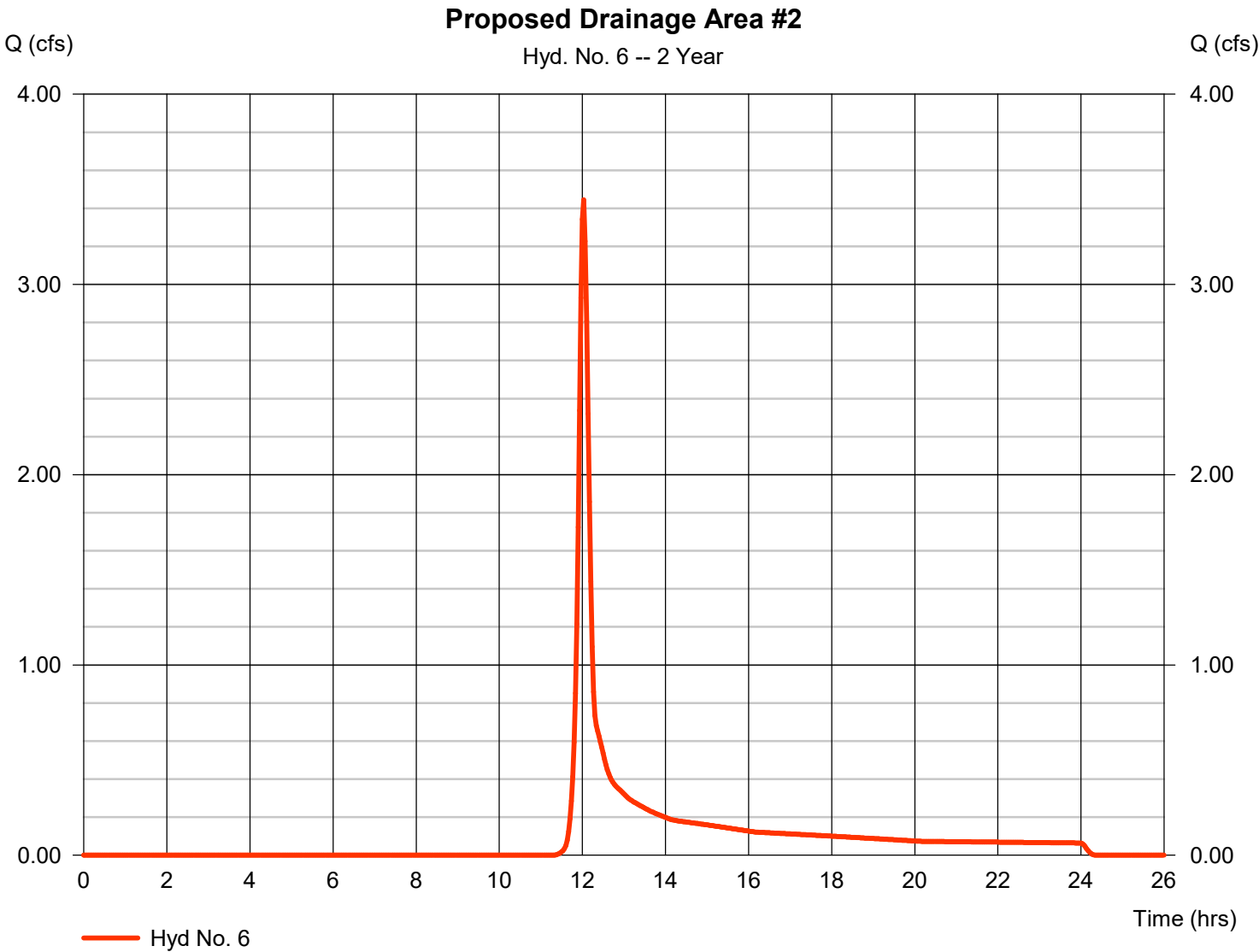
Inflow hydrograph = 1. SCS Runoff - Existing Drainage Area #1

Hydrograph Report

Hyd. No. 6

Proposed Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.444 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	9,464 cuft
Drainage area	=	4.210 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

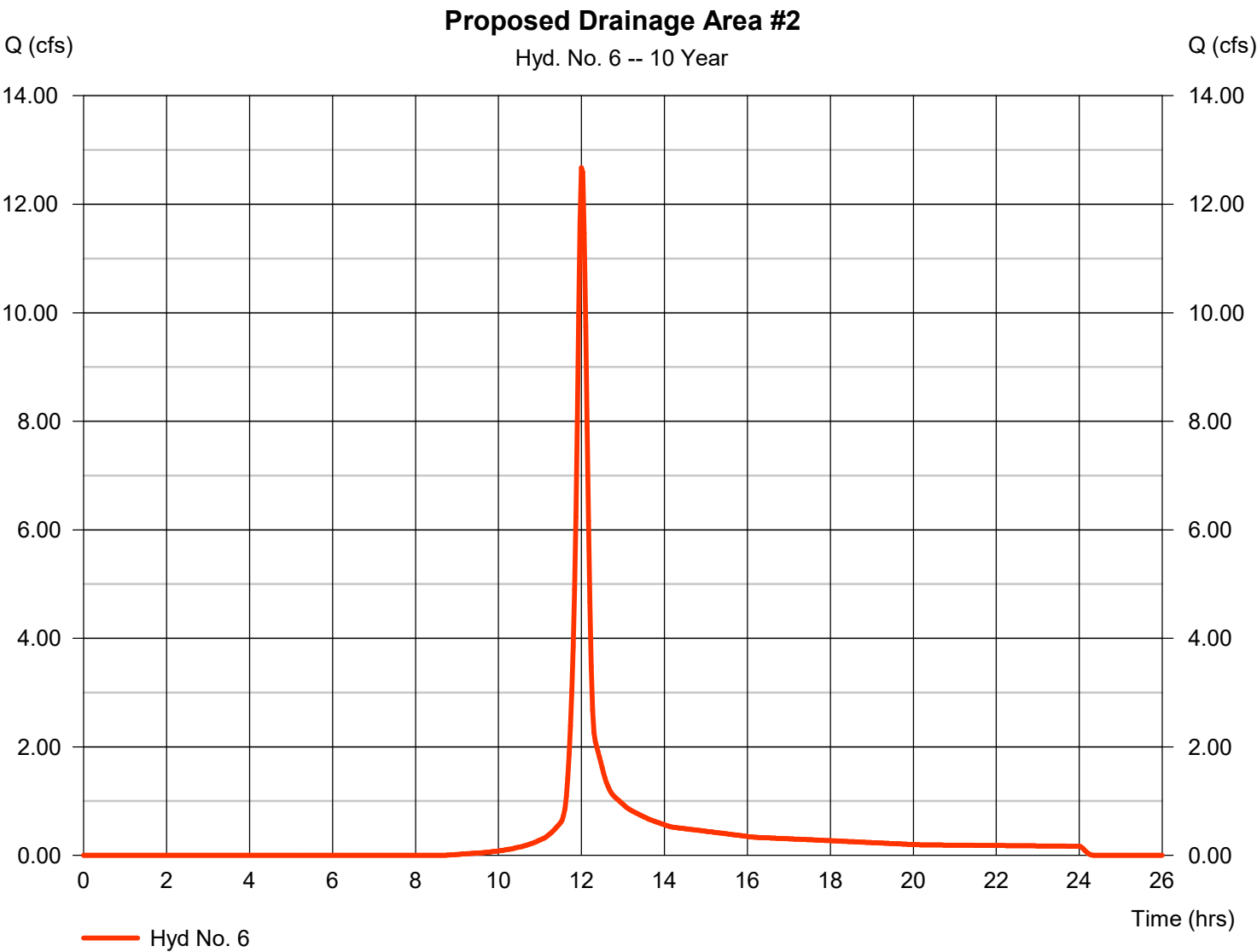


Hydrograph Report

Hyd. No. 6

Proposed Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.68 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	32,908 cuft
Drainage area	=	4.210 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

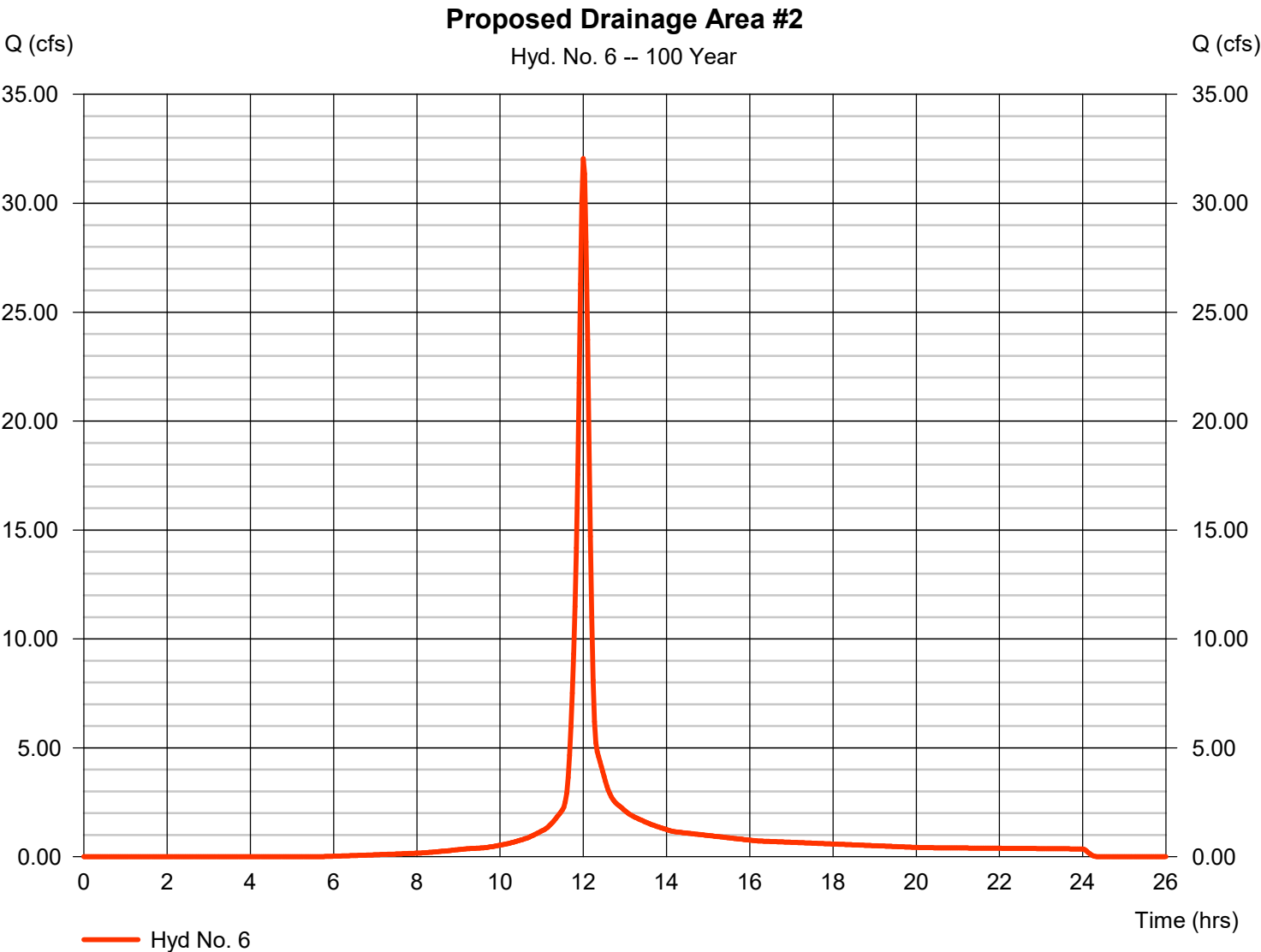


Hydrograph Report

Hyd. No. 6

Proposed Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	32.06 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	84,234 cuft
Drainage area	=	4.210 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

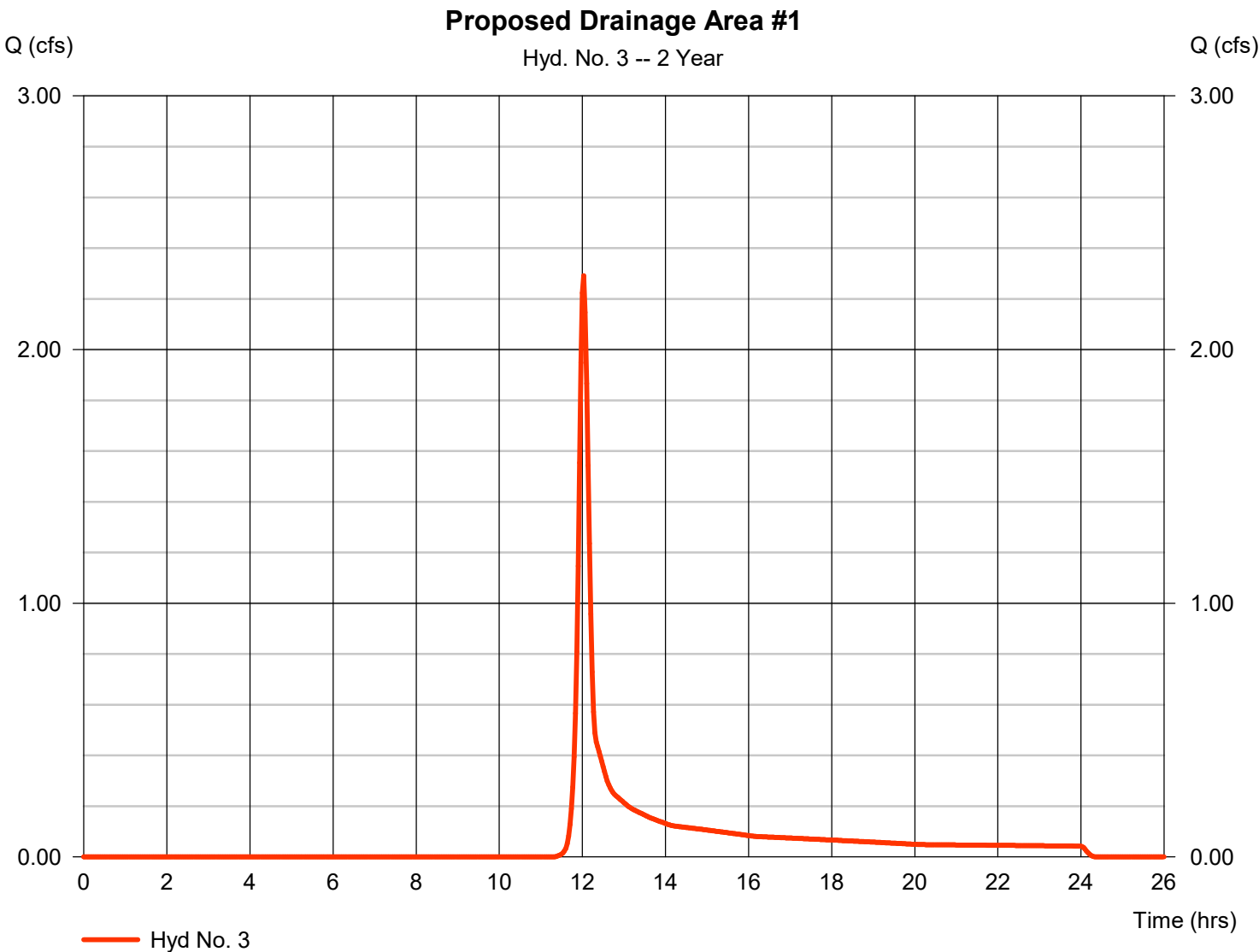


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.291 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	6,294 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

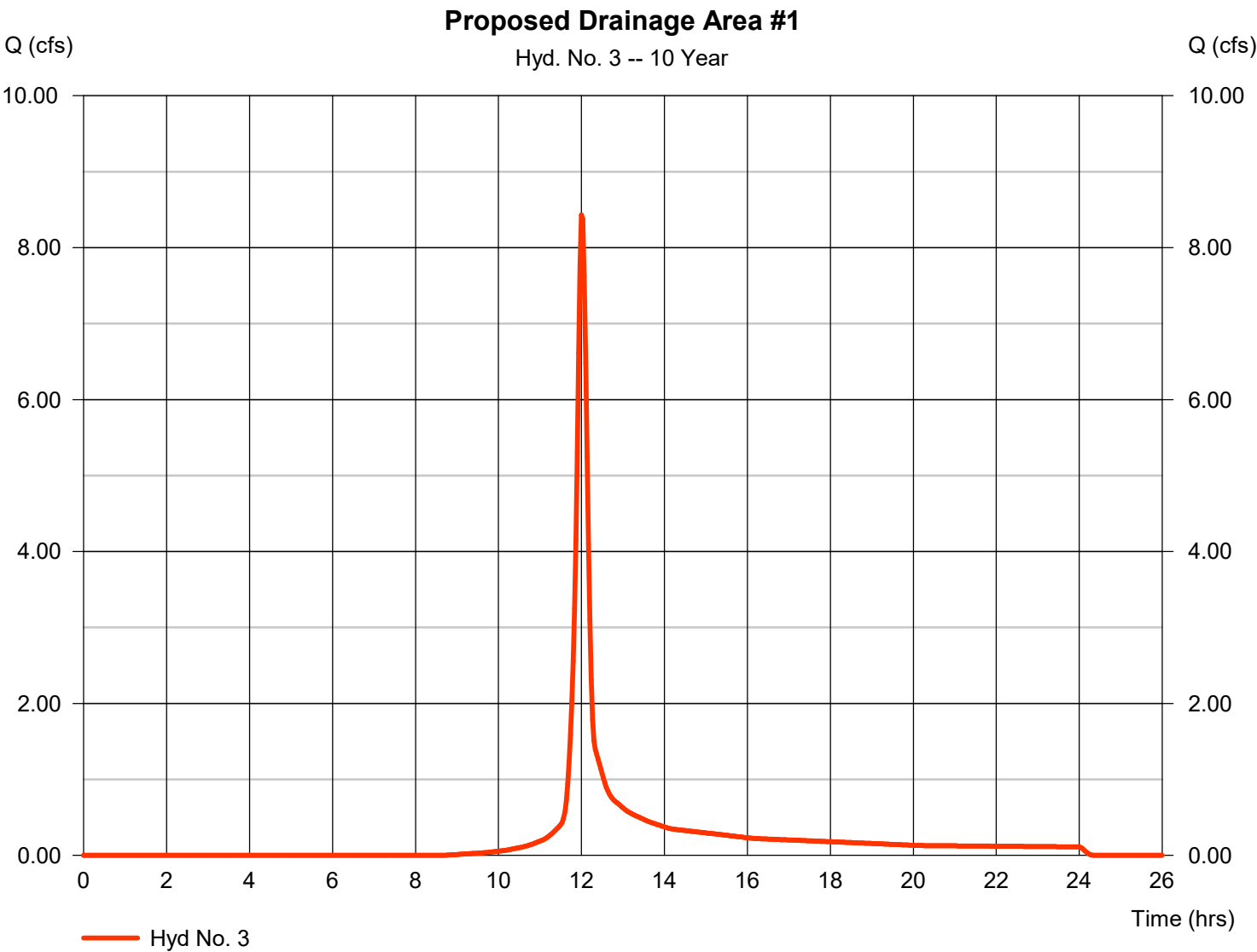


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.431 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	21,886 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

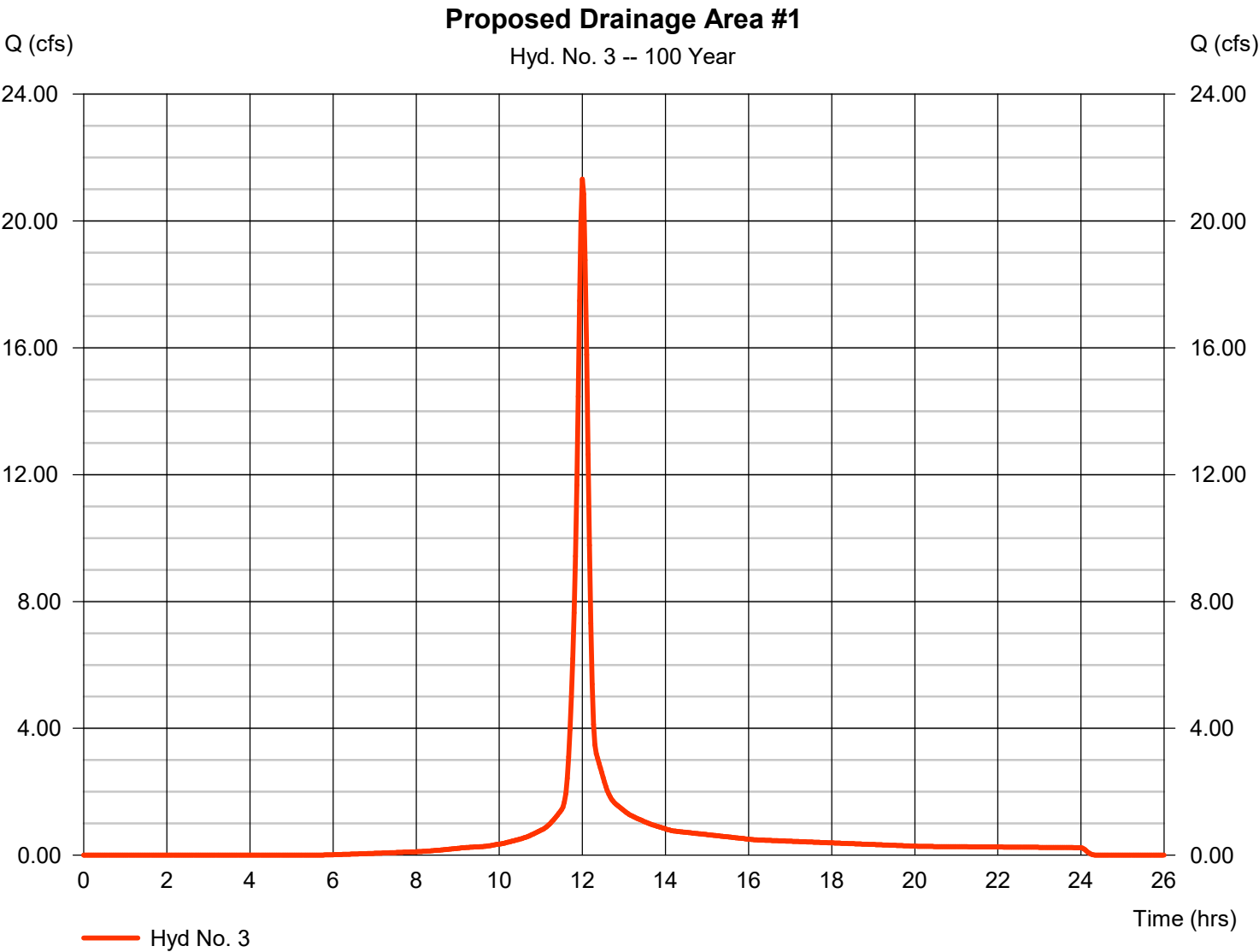


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	21.32 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	56,022 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



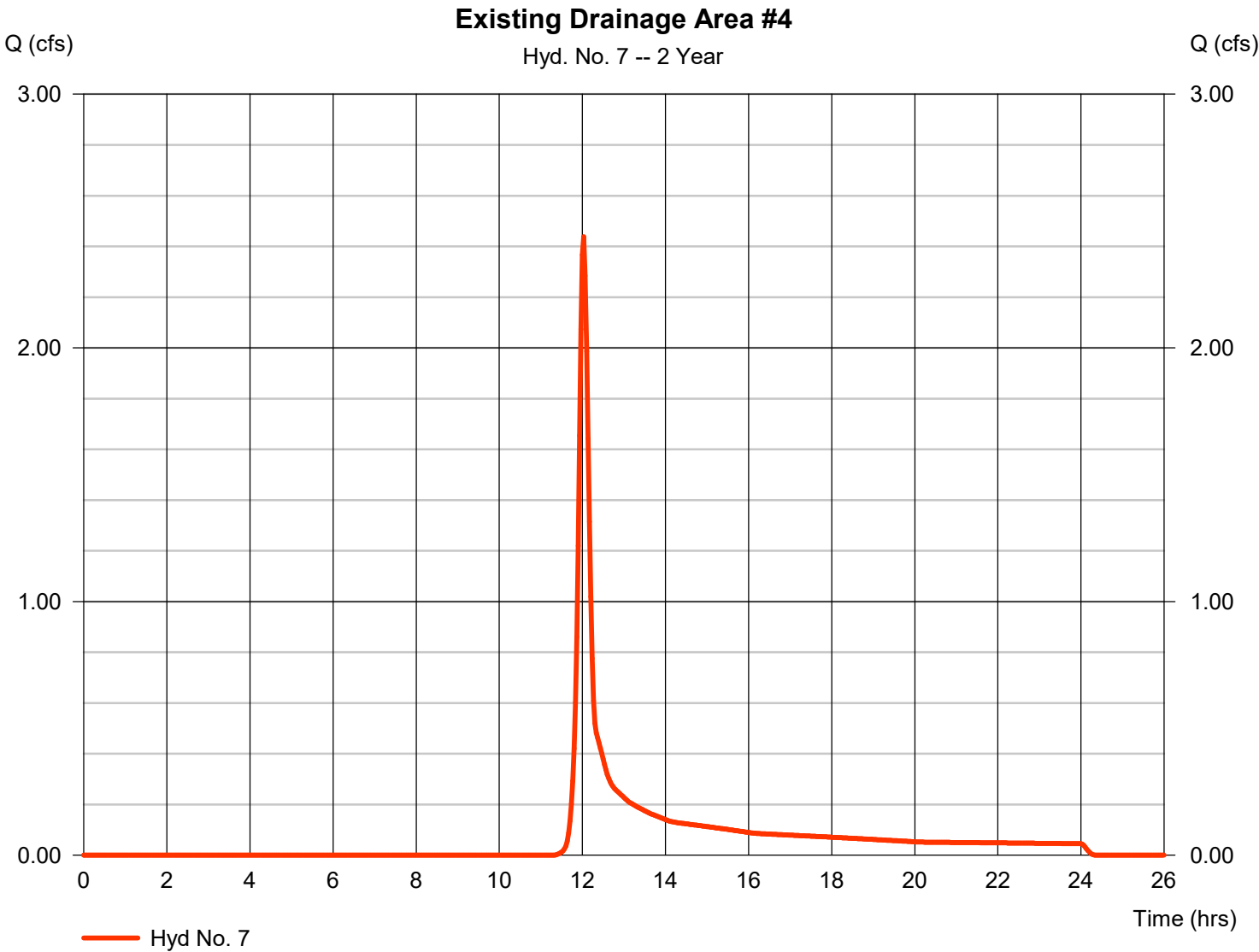
EXISTING DRAINAGE AREA #4
AND PROPOSED DRAINAGE
AREA #3

Hydrograph Report

Hyd. No. 7

Existing Drainage Area #4

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.438 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	6,699 cuft
Drainage area	=	2.980 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	550 ft
Tc method	=	LAG	Time of conc. (Tc)	=	10.49 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

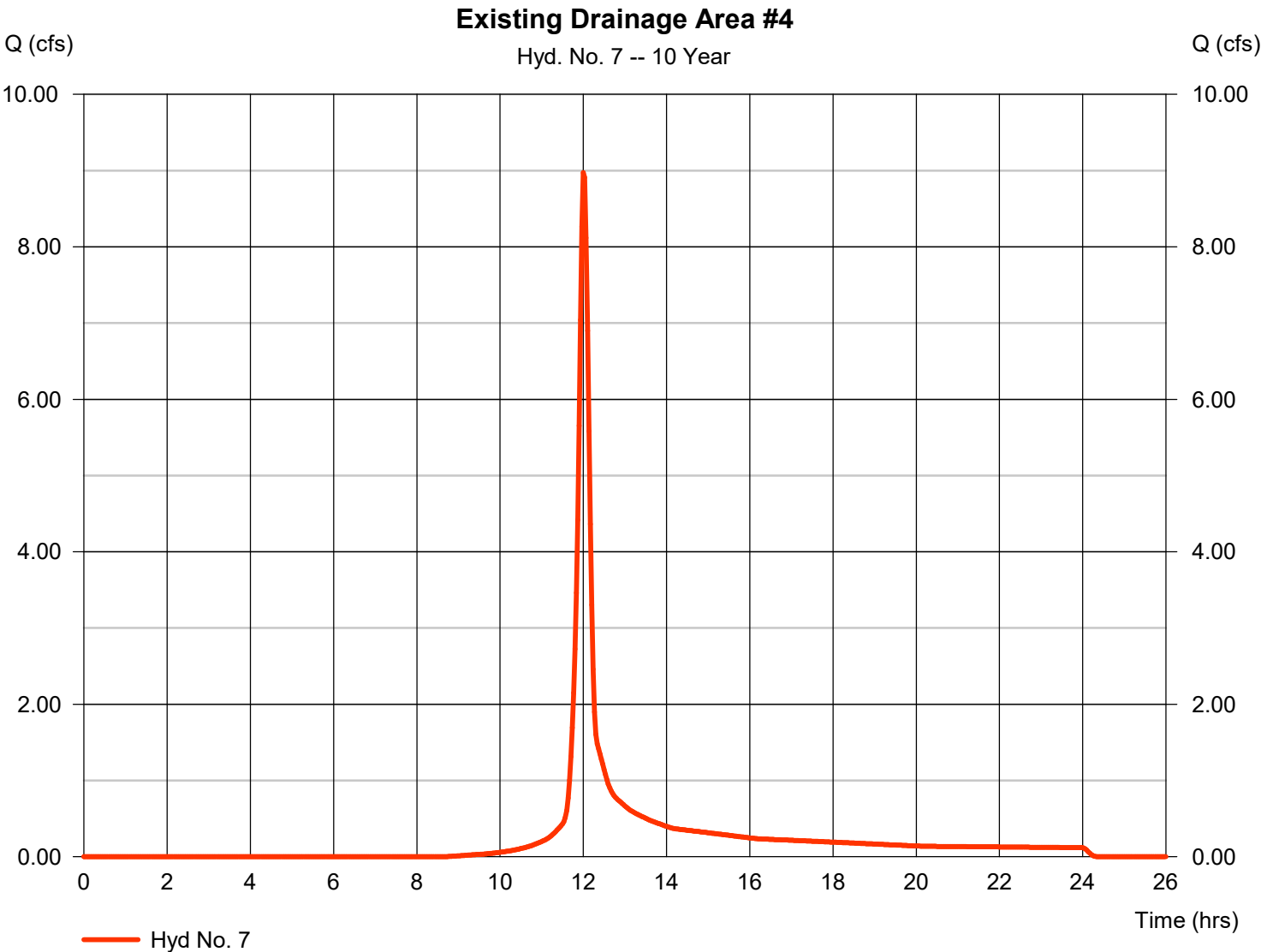


Hydrograph Report

Hyd. No. 7

Existing Drainage Area #4

Hydrograph type	= SCS Runoff	Peak discharge	= 8.973 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 23,293 cuft
Drainage area	= 2.980 ac	Curve number	= 78
Basin Slope	= 4.0 %	Hydraulic length	= 550 ft
Tc method	= LAG	Time of conc. (Tc)	= 10.49 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

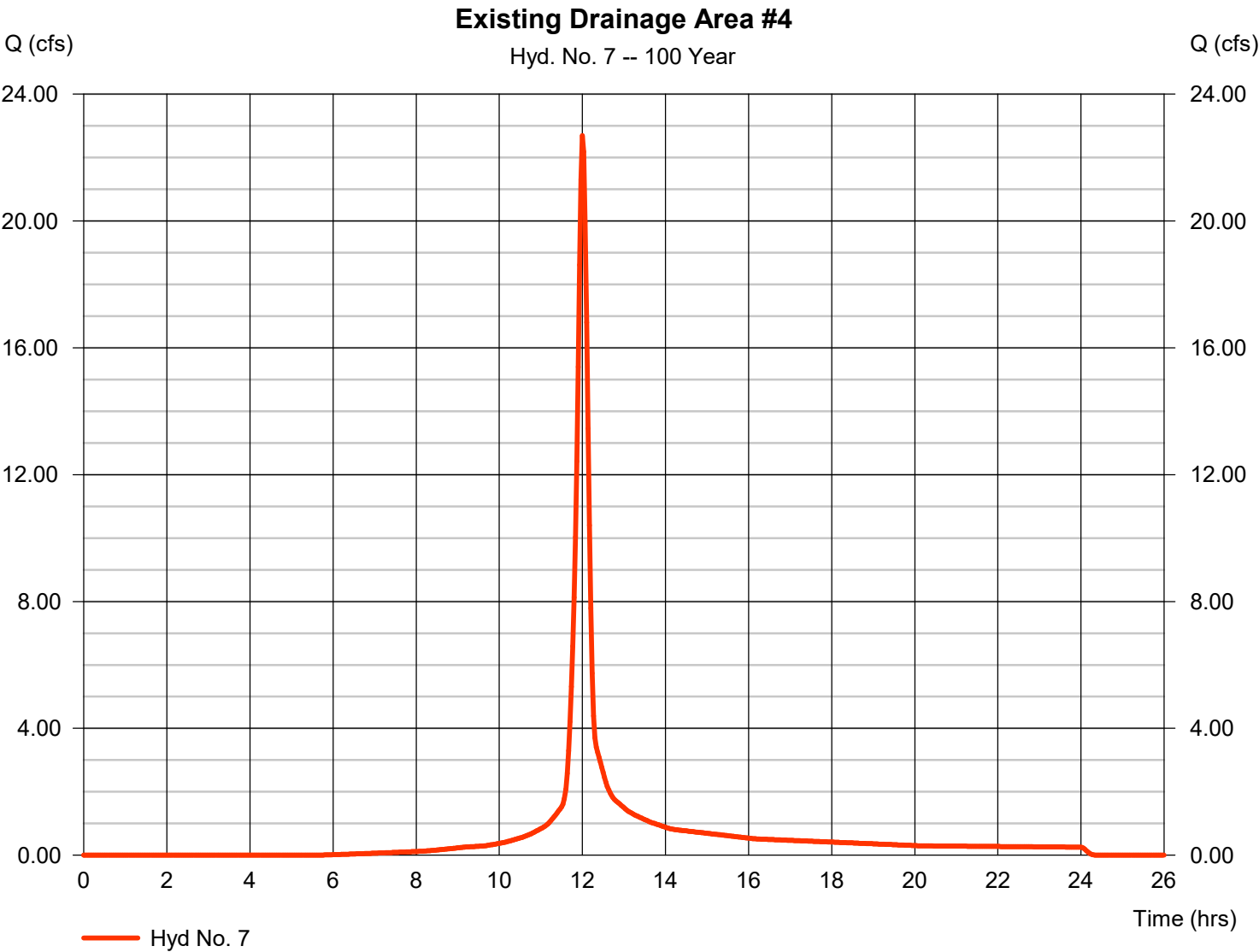


Hydrograph Report

Hyd. No. 7

Existing Drainage Area #4

Hydrograph type	= SCS Runoff	Peak discharge	= 22.69 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 59,624 cuft
Drainage area	= 2.980 ac	Curve number	= 78
Basin Slope	= 4.0 %	Hydraulic length	= 550 ft
Tc method	= LAG	Time of conc. (Tc)	= 10.49 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

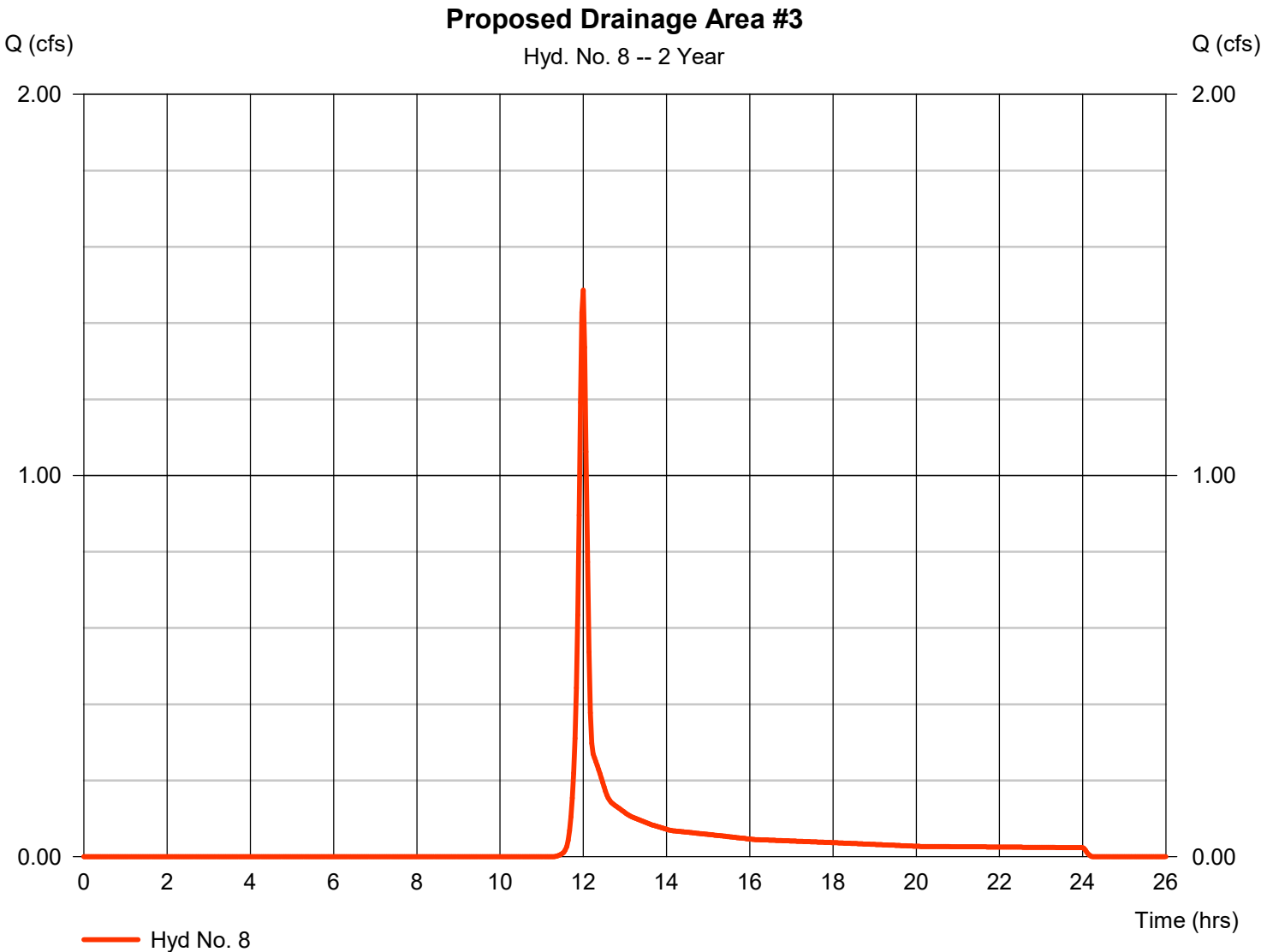


Hydrograph Report

Hyd. No. 8

Proposed Drainage Area #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.486 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	3,510 cuft
Drainage area	=	1.610 ac	Curve number	=	78
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	LAG	Time of conc. (Tc)	=	8.50 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

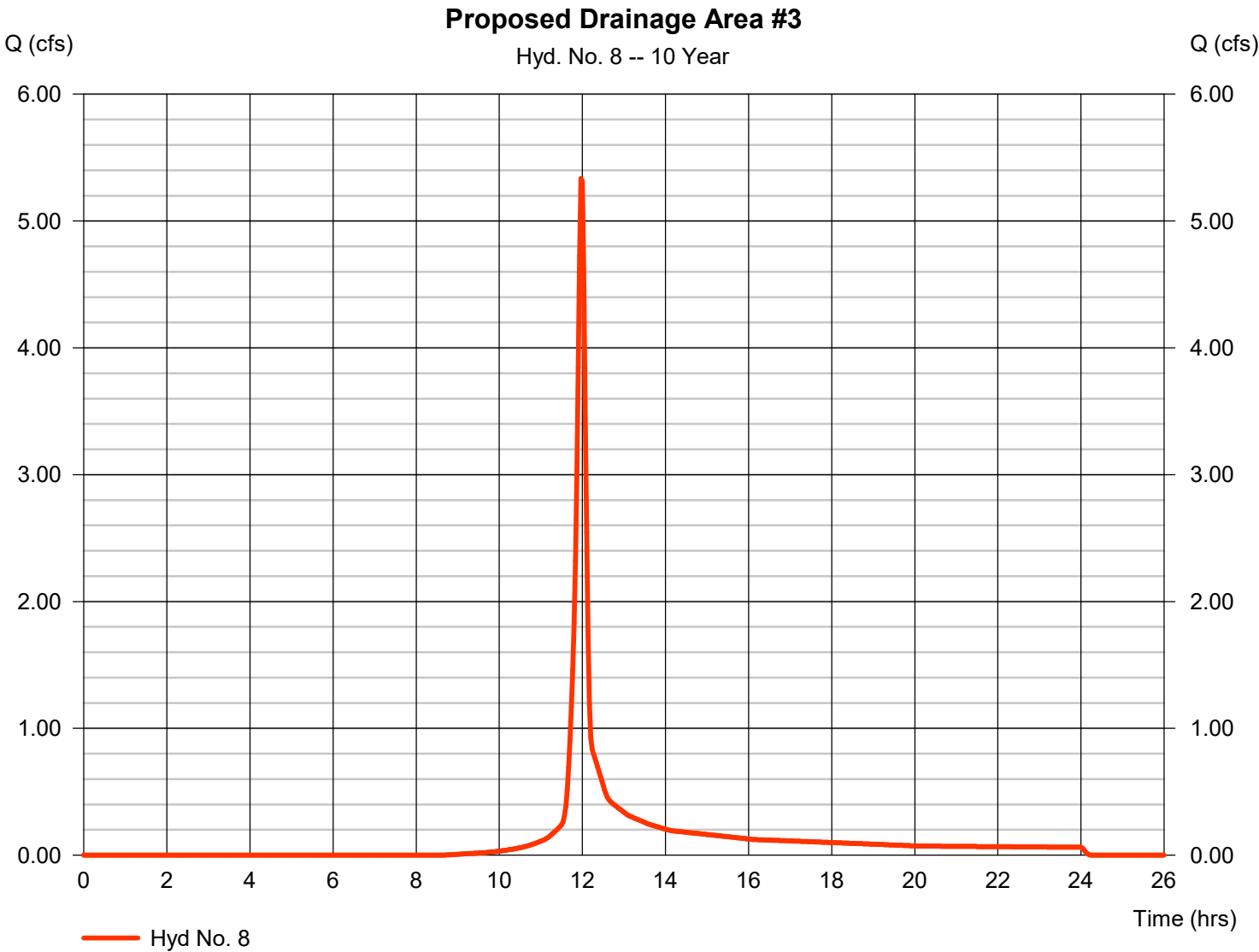


Hydrograph Report

Hyd. No. 8

Proposed Drainage Area #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	5.334 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	12,203 cuft
Drainage area	=	1.610 ac	Curve number	=	78
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	LAG	Time of conc. (Tc)	=	8.50 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

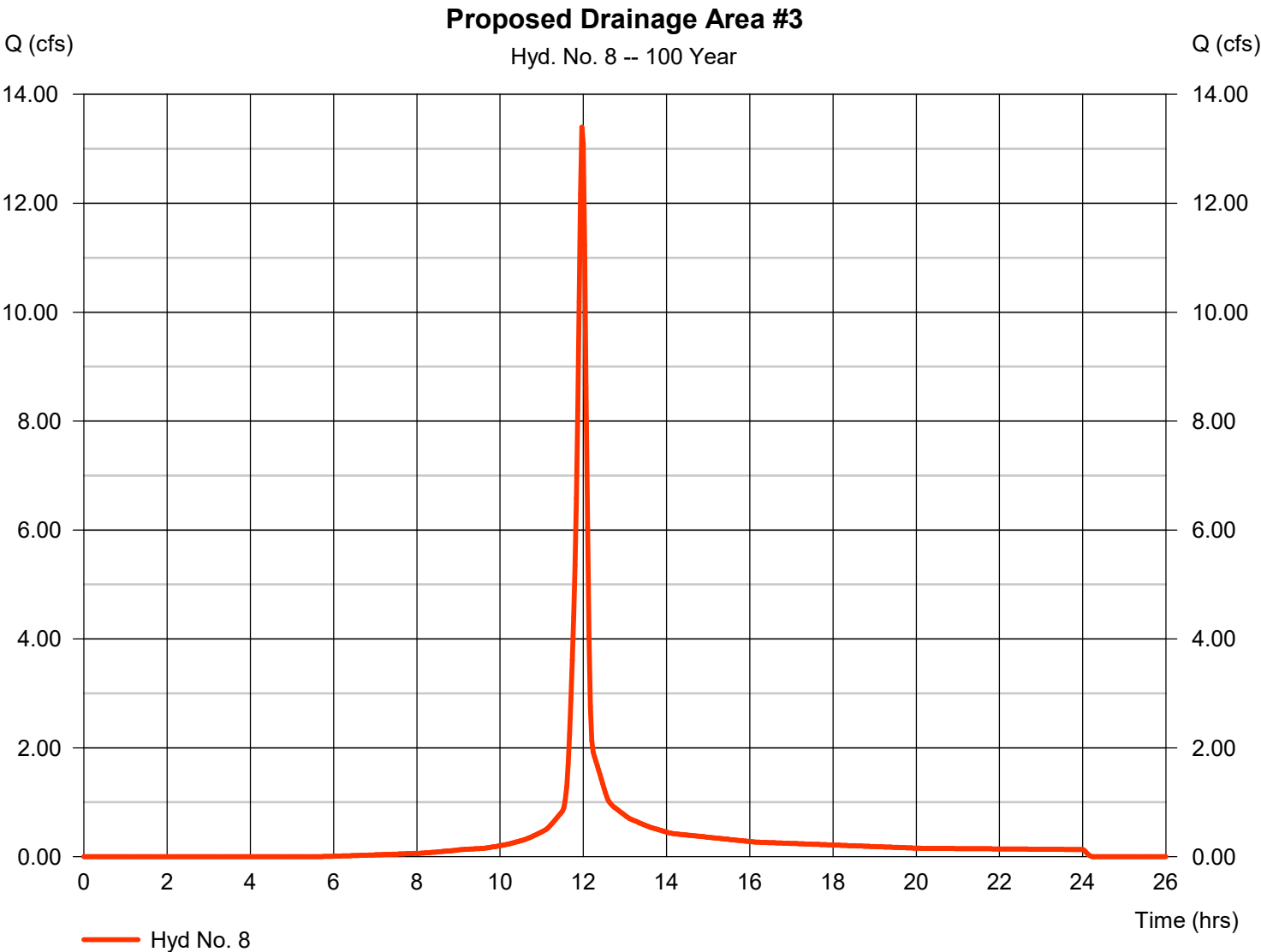


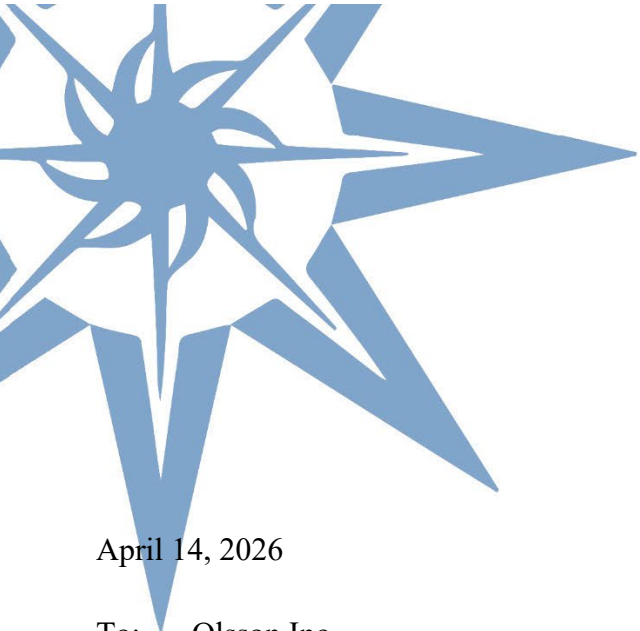
Hydrograph Report

Hyd. No. 8

Proposed Drainage Area #3

Hydrograph type	= SCS Runoff	Peak discharge	= 13.40 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 31,237 cuft
Drainage area	= 1.610 ac	Curve number	= 78
Basin Slope	= 10.0 %	Hydraulic length	= 750 ft
Tc method	= LAG	Time of conc. (Tc)	= 8.50 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484





PRAIRIE VILLAGE KANSAS

April 14, 2026

To: Olsson Inc.
Luke Moore
Terry Parsons, PE

From: City of Prairie Village
Cliff Speegle, PE

RE: Drainage Memo Review Comments
79th and Delmar Redevelopment – 4200 79th Street

The drainage study memorandum received April 10, 2026 has been reviewed by staff. Summarized review comments are provided below, along with redlined markups to the memorandum. Please review and address these comments prior to the scheduled Planning Commission presentation so that agreement on the methodology and overall drainage concept can be reached in advance of the meeting.

1. Revise the “Purpose” narrative to accurately reflect that an existing detention facility is present on the site.
2. Model the existing detention basin for all storm events using dynamic modeling software capable of producing routing outputs. The analysis shall include development of rating curves for each storm event, which are to be used in the site summary of basin outflow. Include both the pipe outflow from the basin and the overflow rate when the basin reaches capacity. Update the flow comparison tables accordingly.
3. Include the existing detention basin within Drainage Area #1 (DA#1) on all relevant exhibits for reference.
4. Provide a summary table identifying drainage areas and corresponding flow rates at the pipe crossing of 79th Street, where the site discharges into the existing system. The currently submitted information appears to indicate an increase in flow at this location; please verify and clarify.
5. Sheet 3 indicates surcharge and bypass conditions at the inlet along 79th Street. Provide calculated flow rates for both surcharge and bypass conditions, along with supporting

analysis demonstrating that the receiving system can accommodate the additional bypass flow.

6. Provide a narrative describing how impervious areas for each lot will be controlled during design and construction to ensure consistency with the assumptions used in this study. Sheet C1.0 includes a table of impervious areas by lot; clarify whether each lot will be required to conform to the values shown.
7. On Exhibit 1 and the Proposed Impervious Area Exhibit, the hatching is labeled as “Pervious” where it should be “Impervious.” Please correct the labeling.
8. On Exhibit 2, the pipe flow graphics appear to reflect Manning’s equation calculations. Provide clarification on the methodology used. The system should be evaluated under both pressure flow and gravity flow conditions to determine the controlling condition.
9. Refer to the redline comments regarding the existing drainage area boundary limits for Area #1 and revise accordingly.
10. The detention summary sheet (Page 13) appears to assume a 15-inch outlet. However, the outlet structure was surveyed with a 12-inch orifice plate. Please reconcile this discrepancy.
11. Address all grammar and editorial corrections noted in the redlined comments.
12. Provide Best Management Practice (BMP) calculations, including Worksheet 1A, to support and document BMP assumptions used in the analysis.
13. Provide a summary of flow rate changes in the swale located east of the site, comparing pre-development and post-development conditions.
14. Provide an underdrain system that conveys flows to the proposed inlets to accommodate sump pump discharges for each lot. Active sump pump discharge to the surface is a common issue and may result in future code compliance concerns. Routing discharge through an underdrain system will help mitigate standing water and seepage issues.
15. Update engineer seal date for each submittal date.

Please address the above comments and resubmit revised materials for further review. Should you have any questions or require clarification, please contact us. We appreciate your attention to these items and look forward to continued coordination on this project.

Sincerely,

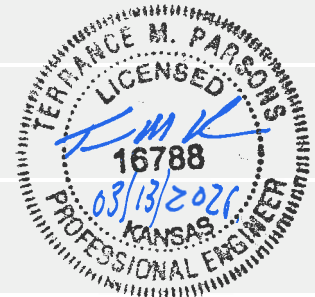


Cliff Speegle, P.E

MEMO

- ☐ Overnight
- ☐ Regular Mail
- ☐ Hand Delivery
- ☐ Other: _____

To:	City of Prairie Village Municipal Office 7700 Mission Rd, Prairie Village, KS 66208
From:	Terry Parsons, PE Luke Moore Olsson, Inc
RE:	79 th and Delmar – Redevelopment 4200 W. 79 th Street Prairie Village, KS
Date:	April 10 th , 2026
Project #:	025-05875



Purpose:

This memo is intended to serve as a stormwater report and provide stormwater analysis related to the impacts created by the improvements to Jarboe View Plat. It is the location of the YMCA currently. Price Brothers is proposing to construct an 20 lot Single Family Development on the site. The project will disturb approximately the entire site (roughly 4.25 acres).

The existing site (initial construction in 1970) has a multi-story building with associated parking, drive lanes, and landscaped islands. The existing lot from our  analysis was approved prior to BMP's being implemented within the APWA manual therefore,  or water quality is provided. With  this, there is an overall decrease in the sites impervious area, therefore it is anticipated that the  development does not need to implement any new water treatment measures for Stormwater Treatment Facilities (STFs).

Between the building, drive lanes, and parking areas the existing site itself is 56.9% impervious. A breakdown of the pervious/impervious areas for each lot are shown in Exhibit 1 included in this submittal. It shall be noted that the existing drainage boundary is broken into five areas in which a majority of these drainage areas consist of off-site runoff. The eastern portion sheet flows into an existing tract and/or ultimately tries to hit a swale and flows directly into 79th street. The western portion of the site drains and is captured via underground pipe collection and ties into an existing storm structure that is on the north side of 79th street.

Exhibit 2 shows the previous/impervious comparison for the proposed improvements to the site. The improvements result in more landscaped (greenspace) areas than the existing site, an increase of roughly 10,000 sf. The improvements result in a site that is 45.2% impervious. This table and exhibit is only for a high level analysis of the site itself and doesn't accommodate the existing drainage areas from off site. These areas will be discussed further on in the report. Exhibit 2 also shows a breakdown of this comparison and disturbed area lot by lot.

OVERALL IMPERVIOUS VS. PERVIOUS COMPARISON OVER SITE ITSELF.

Site	Project Area (ac)	Impervious %	'C' Value	Peak Q* (cfs) (100-yr)	% Reduction Stormwater Volume
Existing	4.25	56.9%	0.66	36.18	—
Proposed	4.25	45.2%	0.57	31.25	-11.7%

SUBBASIN #1 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	Impervious %	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)	cfs Reduction Stormwater Volume
Existing Drainage w/ Detention Area #1	2.58	45.2%	85	3.03	13.00	25.89	Existing Drainage w/ Detention Area #1
Proposed Drainage Area #1	2.80	45.7%	78	2.29	8.43	21.32	Existing flows are the same as detention? Is this row intended to compare detention vs no detention or is it just a duplicate? Drainage areas don't match.
Existing Subbasin #1	3.19	-	-	3.03	13.00	25.89	
Proposed Subbasin #1	3.19	-	-	2.29	8.43	21.32	-0.14 (2YR) -4.57 (10YR) --4.57 (100-YR) *Currently size basin doesn't accommodate 10,100 year storm events.

It shall be noted, within the existing Drainage Area #1, there are existing underground detention chambers that are located within the Southeast portion of the parking lot. These chambers consist of 4-48" CMP pipes for a total of 3,067cuft of storage give or take. After our initial analysis it appears based off the calculated Curve Number and Existing Drainage Area #1 that this existing system is not able to handle the 10-YR or 100-YR storm. It currently is only able to handle the 2-YR event. Due to the decrease in impervious area for the proposed development, it has been determined that no additional detention would be required for this proposed development. The proposed development will be decreasing the flow from the site in each the 2-YR, 10-YR, and 100-YR Storm. However, the existing



infrastructure in place can only handle the 2-YR and 10-YR, therefore, we will modify the existing pipe (if allowed) and upsize to an 18" RCP pipe in order to accommodate the 100-YR flow within the pipe.



SUBBASIN #2 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	Impervious %	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)	cfs Reduction Stormwater Volume
Existing Drainage Area #2	2.71	33.7%	80	1.52	6.91	19.01	—
Existing Drainage Area #3	0.30	20.8%	78	0.48	1.33	2.93	
Existing Drainage Offsite	0.58	19.8%	81	0.28	1.26	2.21	
Existing Drainage Area #1	2.58	45.2%	85	5.73	13.00	25.89	
Proposed Drainage Area #2	4.21	42.2%	78	3.44	12.68	32.06	
Proposed Drainage Area #1	2.80	45.7%	78	2.29	8.43	21.32	
Existing Subbasin #2	0.95	-	-	8.01	22.50	50.04	
Proposed Subbasin #2	3.46	-	-	5.73	21.11	53.38	-2.28 (2YR) -1.39(10YR) +3.34 (100YR)

For the proposed Drainage Area #2, it has been determined that this portion of the development will be capturing additional area in which typically sheet flows to Drainage Area #4. With this, you will see that the existing vs. proposed flows have only increased in the subbasin area of the 100-YR storm. **This box has a two foot drop in it in which will help with surcharge of the water.** Along with this, the pipe has capacity due to its slope. This means it will be able to handle the 2-YR, and 10-YR storm, while the 100-YR storm will simply spill out the inlet itself and flow downstream to the east. Even with the increase in area that is being sent directly to this inlet, we feel its appropriate to avoid the existing runoff that is



Flow analysis of any bypass to another drainage basin would need to be provided to confirm this assumption is feasible and receiving system is capable of receiving additional flow.

currently being sheet flowed into an existing swale in which will be discussed later in this report. The objective here is to try to eliminate as much runoff that isn't captured within the storm system itself to avoid drainage issues on the east. The existing pipe that runs to the south will have capacity of the storm events warranted for the development.

SUBBASIN #3 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	Impervious %	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)	cfs Reduction Stormwater Volume
Existing Drainage Area #4	2.98	16.7%	78	2.44	8.97	22.69	—
Proposed Drainage Area #3	1.61	18.2%	78	1.49	5.33	13.40	
Existing Subbasin #3	2.98	-	-	2.44	8.97	22.69	
Proposed Subbasin #3	1.61	-	-	1.49	5.33	13.40	-0.95 (2YR) -3.64(10YR) -9.29 (100YR)

For the proposed Drainage Area #3, as discussed in the Drainage Area #2 description there is simply a decrease of acreage that is being sent directly into the existing swale. Previous discussions with staff have stated this area can at times be problematic. We are simply proposing we direct as much area as possible into Drainage Area #2, to help eliminate these problems that have previously been brought to our attention. As you can see in the table the peak flows for each the 2-YR, 10-YR, and 100-YR have been decreased by a measurable amount and we will like working with the city and adjacent property owner there can be additional grading methods here to help avoid their current issues.

The proposed project results in an overall reduction in impervious areas when compared to the original design and existing conditions. This results in a reduction in total runoff volume contributed by the site to the existing storm system and therefore the existing storm system has adequate capacity for the proposed project for that drainage boundary. Based on the proposed drainage at this time, it is anticipated to try to capture enough water via sheet flow into the street and into private storm inlets that will be sent to the existing storm structure. The objective of this is to try to capture enough water in which the existing system can handle along with limiting the amount sheet flowing to the east that makes its way into the existing swale system that daylight onto 79th street. This will be further analyzed in the next stage through the cities process. There is a chance in which additional grading methods/storm sewer can be worked within the two developments in which only will help with additional runoff into 79th Street.

Conclusion:

The proposed 79th and Delmar development improvements will result in a reduction in impervious area for the site when compared to the existing conditions. A reduction in impervious area leads to a reduction of

Provide a table that shows pre and post comparison of drainage area and design flows at 79th Street leaving your site.

total stormwater run-off, as a result the existing infrastructure continues to have **adequate storage** for the proposed project. There are slight changes to the proposed changes to drainage boundaries in which we believe the existing system can handle and help the current drainage issues that are occurring to the east offsite. As there are no adverse effects to the capacity and the project results in a **reduction in stormwater** run-off, we are requesting approval of the 79th and Delmar Single Family Development project with no required improvements to the existing facilities.

Should you have any questions or concerns, please do not hesitate to contact us at 913.381.1170

Sincerely,

Terence Parsons, PE

tparsons@olsson.com

Included:

Site Plan

Exhibit 1 – Existing Pervious/Impervious

Exhibit 2 – Existing Drainage Calc

Exhibit 3 – Existing Drainage Boundary

Exhibit 4 – Proposed Pervious/Impervious

Exhibit 5 – Proposed Drainage Boundary/ Grading Plan/Storm Layout

Hydrographs



TOTAL SITE AREA = 4.40 Ac (191,565 SF.)

EXISTING ZONING

EXISTING ZONING	R-1A
PROPOSED ZONING	RP-1B

TOTAL NO. LOTS

TOTAL NO. LOTS	20
TOTAL DENSITY	4.5 LOTS / ACRE

LOT WIDTH MIN.

LOT WIDTH MIN.	60'
FRONT	30'
REAR	25'
SIDE	6' EACH SIDE

LOT WIDTH MIN.

LOT WIDTH MIN.
FRONT (LOTS 1-8, 11-18 NORTH AND SOUTH)
FRONT (LOTS 9-10 NORTH)
FRONT (LOTS 19-20 SOUTH)
REAR (LOTS 1-8,11-18 (NORTH AND SOUTH)
REAR (LOTS 9-10,19-20 NORTH AND SOUTH)
SIDE

Lot No.	Area (S.F.)	Area (Ac.)	Open Space (sq. ft.)	Percentage of Lot	Building (sq. ft.)	Percentage of Lot
1	6989.0	0.160	3348.57	48%	2925	42%
2	6989.0	0.160	3348.57	48%	2925	42%
3	6989.0	0.160	3348.57	48%	2925	42%
4	6989.0	0.160	3348.57	48%	2925	42%
5	6989.0	0.160	3348.57	48%	2925	42%
6	6989.0	0.160	3348.57	48%	2925	42%
7	6989.0	0.160	3348.57	48%	2925	42%
8	6989.0	0.160	3348.57	48%	2925	42%
9	6626.5	0.152	2913.93	44%	2925	44%
10	5915.3	0.136	2515.51	43%	2925	49%
11	7467.5	0.171	3788.83	51%	2925	39%
12	7446.6	0.171	3772.39	51%	2925	39%
13	7425.7	0.170	3750.92	51%	2925	39%
14	7383.9	0.170	3734.86	51%	2925	40%
15	7383.9	0.170	3710.02	50%	2925	40%
16	7363.0	0.169	3697.98	50%	2925	40%
17	7342.1	0.169	3675.18	50%	2925	40%
18	7321.2	0.168	3659.02	50%	2925	40%
19	6933.9	0.159	3211.38	46%	2925	42%
20	6487.7	0.149	3064.34	47%	2925	45%
TRACT A	11897.5	0.273				
TRACT B	1448.7	0.033				
TRACT C	27314.1	0.627				

4.171



Section 21, T.12S., R.25E.
VICINITY MAP
Scale: 1" = 2000'

DESCRIPTION

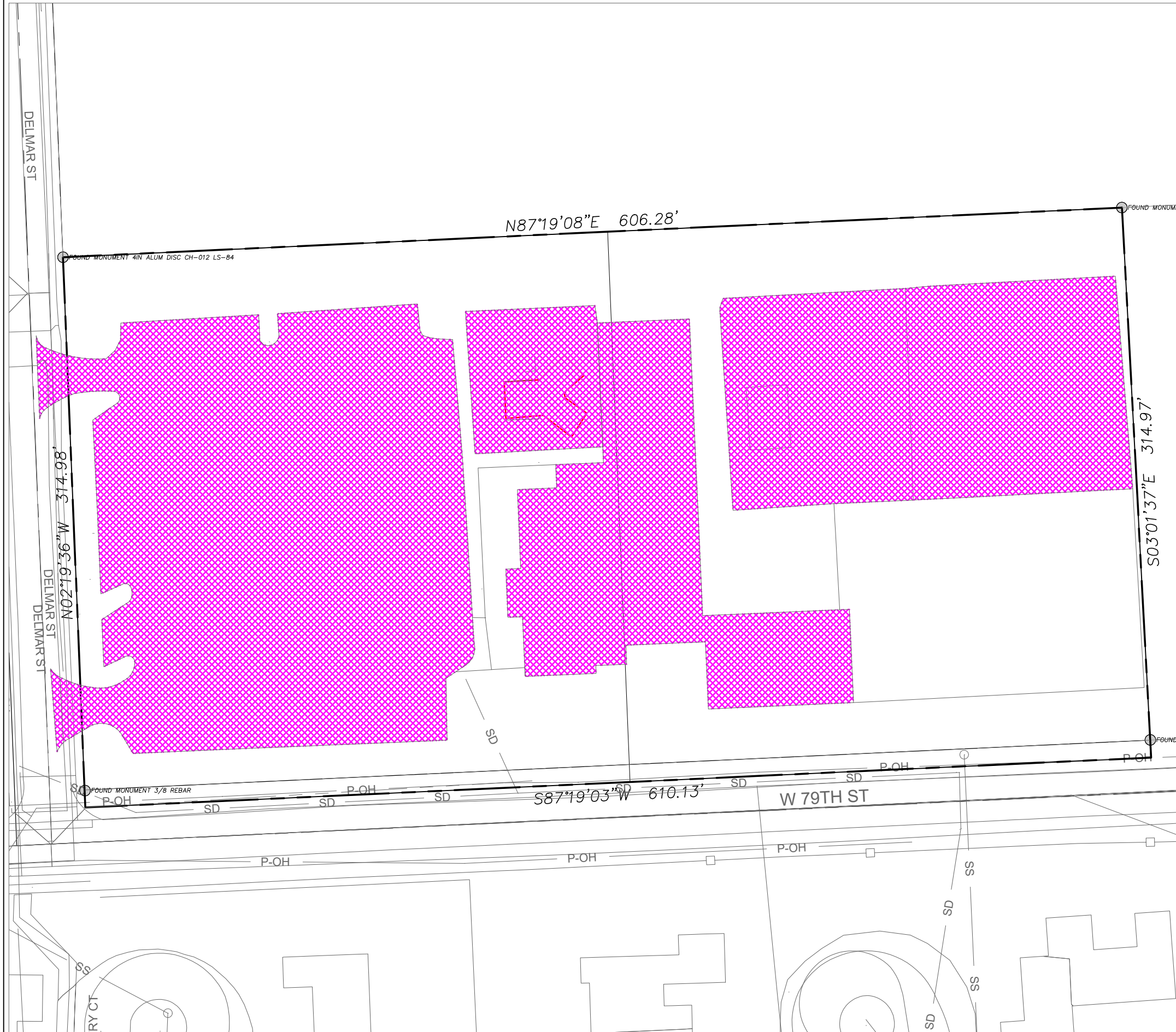
SITE PLAN

REZONING PLAN 79TH & DELMAR

PRAIRIE VILLAGE, KS

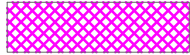
drawn by: BE
designed by: LM
project no.: 02-06-2026
date: 02-06-2026

SHEET
C1.0



LEGEND

-
- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND POWER
- EXISTING DOMESTIC WATER MAIN
- EXISTING GAS LINE
- EXISTING STORM SEWER



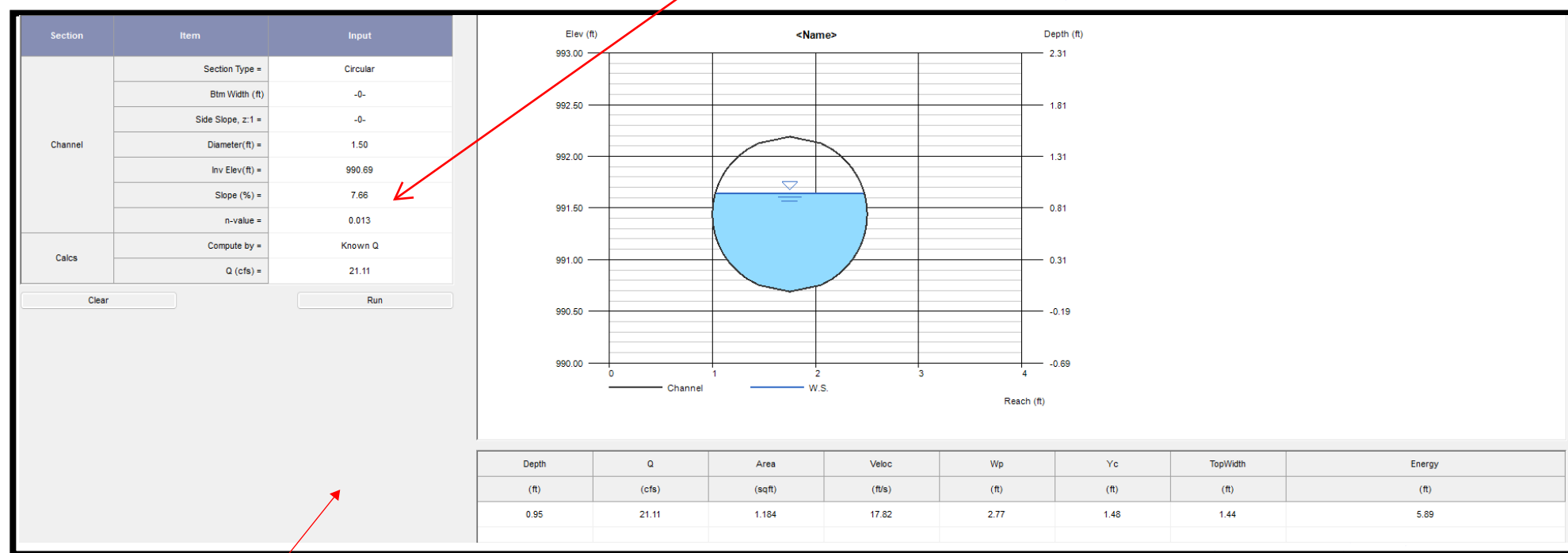
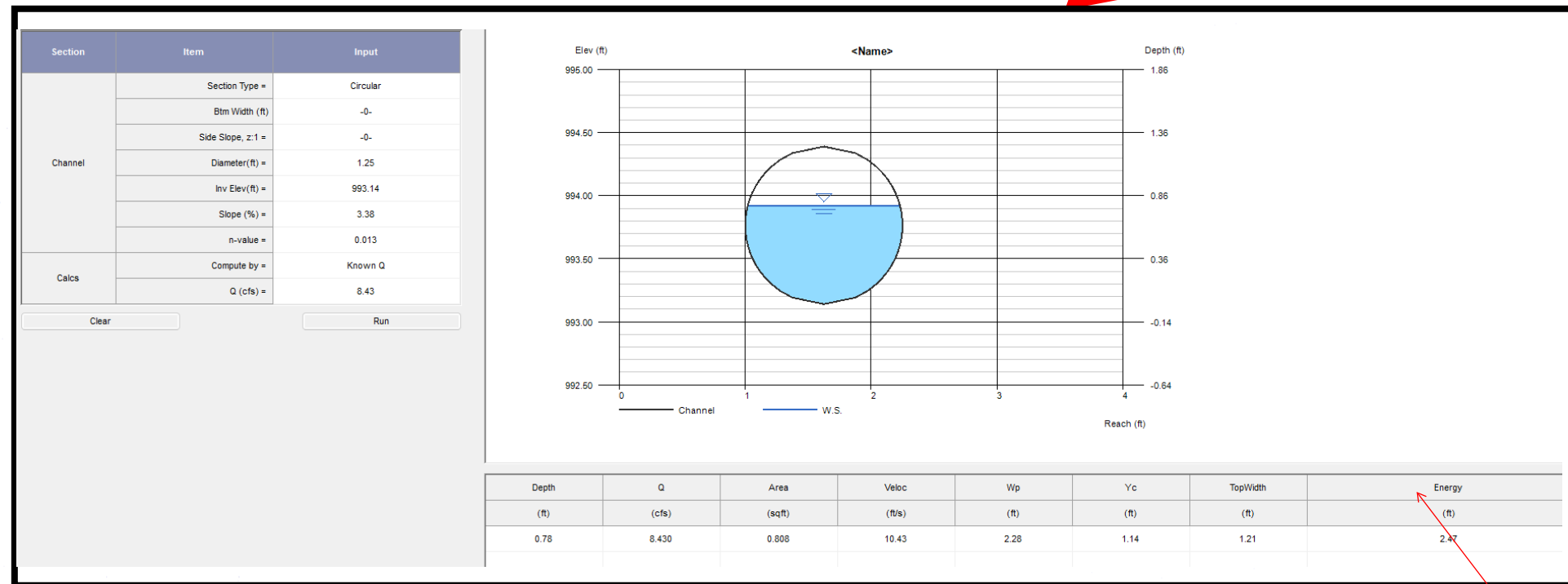
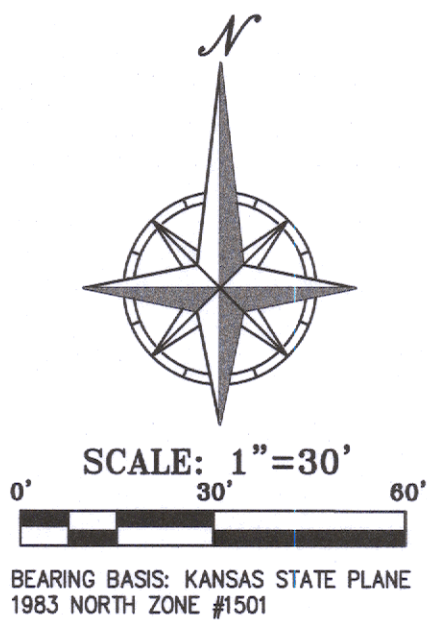
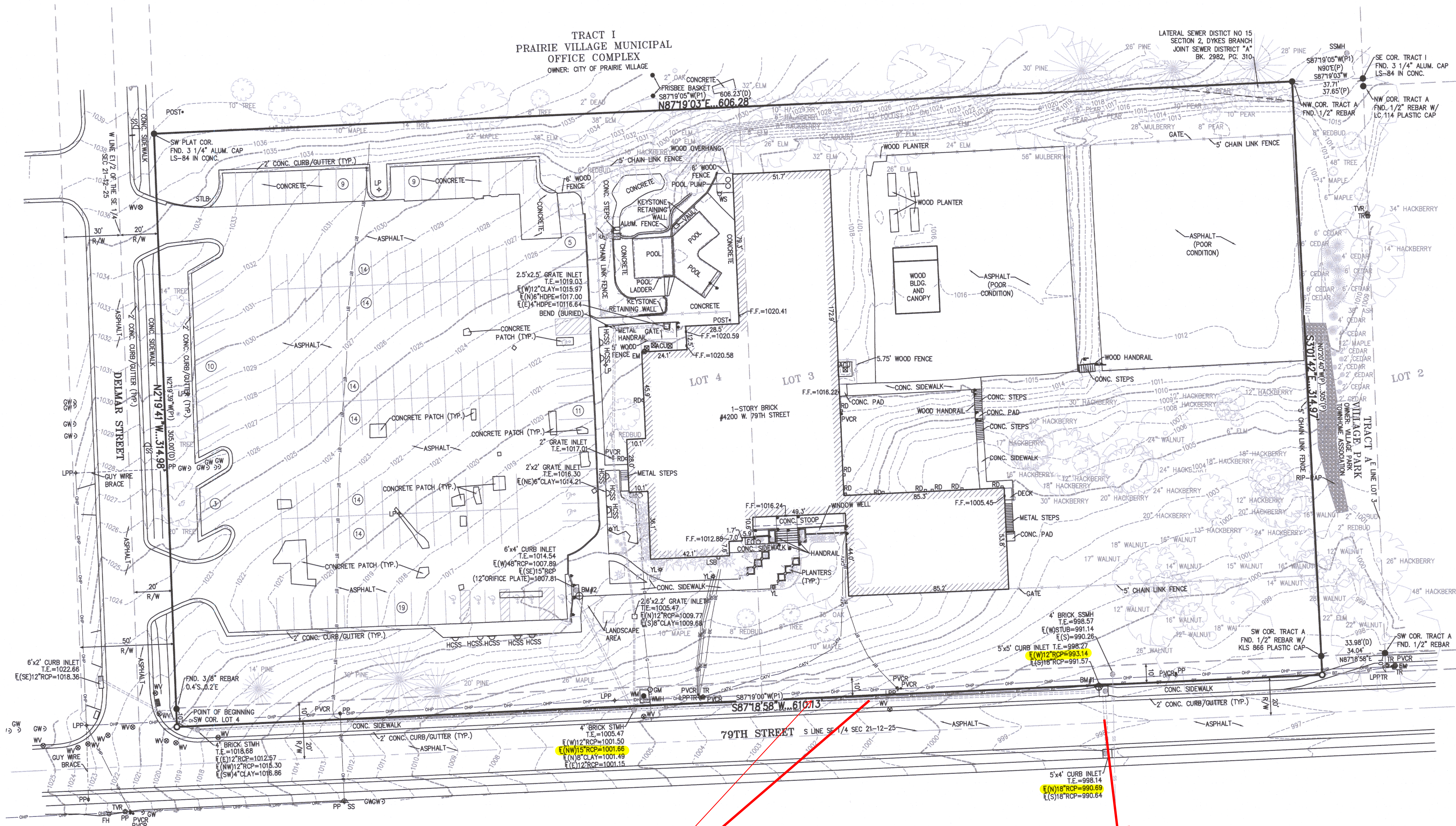
~~PERVIOUS ARE~~

IMPERVIOUS



SCALE IN FEET

EXISTING PREVIOUS AREA	REV. NO.	DATE	DESCRIPTION	BY
79TH AND DELMAR YMCA DEVELOPMENT				
SPRABIE VILLAGE KS	2026			



Provide additional information on methodology for this comparison. Evaluation should determine if system is pressure flow vs gravity flow. Peak flow at 79th can't be increased with this development. Summary of surcharge flows should be provided.

SURVEY DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS LS-82 ON MARCH 20, 2025, FOR PROJECT NO. 250258. ALL THAT PART OF LOT 3 AND 4, JARBOE VIEW, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N 21°41' W, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 314.98 FEET, TO THE SOUTHWEST PLAT CORNER OF PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, THENCE N 87°19'03" E, ALONG THE SOUTH PLAT LINE OF SAID PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX, A DISTANCE OF 608.28 FEET, TO THE NORTHWEST PLAT CORNER OF VILLAGE PARK, A PLATTED SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, THENCE S 30°14'2" E, ALONG THE WEST PLAT LINE OF SAID VILLAGE PARK AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 314.97 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE S 87°18'58" W, ALONG THE SOUTH LINE OF SAID LOT 3 AND 4, A DISTANCE OF 610.13 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.3978 ACRES, MORE OR LESS.

GROSS AREA = ±4.3978 ACRES / ±191,568 SQ.FT.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. NCS-1253911-KCTY AND WITH AN EFFECTIVE DATE OF MARCH 12, 2025 AT 8:00 A.M.

PROPERTY IS SUBJECT TO:

8. EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED AS/IN PLAT BOOK 7, PAGE 8. (SHOWN, AFFECTS SURVEYED PROPERTY)

9. A RIGHT-OF-WAY GRANTED TO LATERAL SEWER DISTRICT NO. 15, SECTION 2, DYKE'S BRANCH IN THE DOCUMENT RECORDED IN VOLUME 2982, PAGE 310 OF OFFICIAL RECORDS. (SHOWN, AFFECTS SURVEYED PROPERTY)

SURVEY NOTES:

- THERE ARE 150 PARKING STALLS, WHICH INCLUDES 11 HANDICAP STALLS. PARKING STALLS ARE MARKED WITH STRIPES AS SHOWN HEREON.
- THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- CONTOURS SHOWN HEREON ARE AT 1 FOOT INTERVALS.
- THERE ARE SEVERAL UTILITY ENCROACHMENTS ALONG THE SOUTH 10 FEET OF LOTS 3 & 4, WITHOUT THE SUPPORT OF EASEMENTS, AS SHOWN HEREON.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200175, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0039G, AND DATED AUGUST 3, 2009.

UTILITY NOTE:

UTILITIES SHOWN HEREON ARE SHOWN FROM FIELD LOCATES BY THE UTILITY COMPANIES OR THEIR RESPECTIVE REPRESENTATIVES AND MAPPING PROVIDED BY THE UTILITY COMPANIES AND ARE NOT THE RESULT OF AN ACTUAL EXCAVATION. PEI DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN HEREON. ONE CALL TICKET NO(S) ARE 25090866 AND 25091488

BEFORE DIGGING, CONTACT THE KANSAS ONE CALL SYSTEM AT 1 800 DIG-SAFE OR 811 FOR UTILITY LOCATES.

ZONING:

THIS PROPERTY IS ZONED R-1A (SINGLE-FAMILY RESIDENTIAL DISTRICT) PER JOHNSON COUNTY AIMS WEBSITE

NOTE: THIS SURVEYOR WAS NOT SUPPLIED A ZONING REPORT OR LETTER FOR THIS SURVEY.

BENCHMARK:

- VERTICAL DATUM = NAVD83 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK
- SET "A" CUT IN NORTHWEST CORNER OF CURB INLET ON 79TH STREET SE COR. OF PROPERTY. ELEVATION = 998.40
 - SET "B" CUT IN SOUTHEAST CORNER OF CURB INLET ON EAST STREET SE COR. OF PARKING LOT. ELEVATION = 1014.52

CERTIFICATION:

TO: PB DEVELOPMENT LLC, A KANSAS LIMITED LIABILITY COMPANY, YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER KANSAS CITY, FORMERLY KNOWN AS GREATER KANSAS CITY YOUNG MEN'S CHRISTIAN ASSOCIATION AND FORMERLY KNOWN AS KANSAS CITY, MISSOURI YOUNG MEN'S CHRISTIAN ASSOCIATION AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2025.



BY: SCOTT G. CHISMAN, KS, LS-1306

PHELPS ENGINEERING, INC.

1270 N. Winchestr-

Olathe, Kansas 66060

(913) 393-1155

Fax (913) 393-1165

www.phelpsengineering.com

PLANNING
ENGINEERING
IMPLEMENTATION

ALTA/NSPS LAND TITLE SURVEY

PART OF LOTS 3 AND 4, JARBOE VIEW

CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

4200 W. 79TH STREET

By: App. SOC

REVISION PER OBJECTION LETTER

DATE

NO.

PROJECT NO. 250258

DATE: 3/25/2025

DRAWN BY: DGC

CHECKED BY: JAC

CERTIFICATE OF AUTHORIZATION

MISSOURI ENGINEERING-20070128

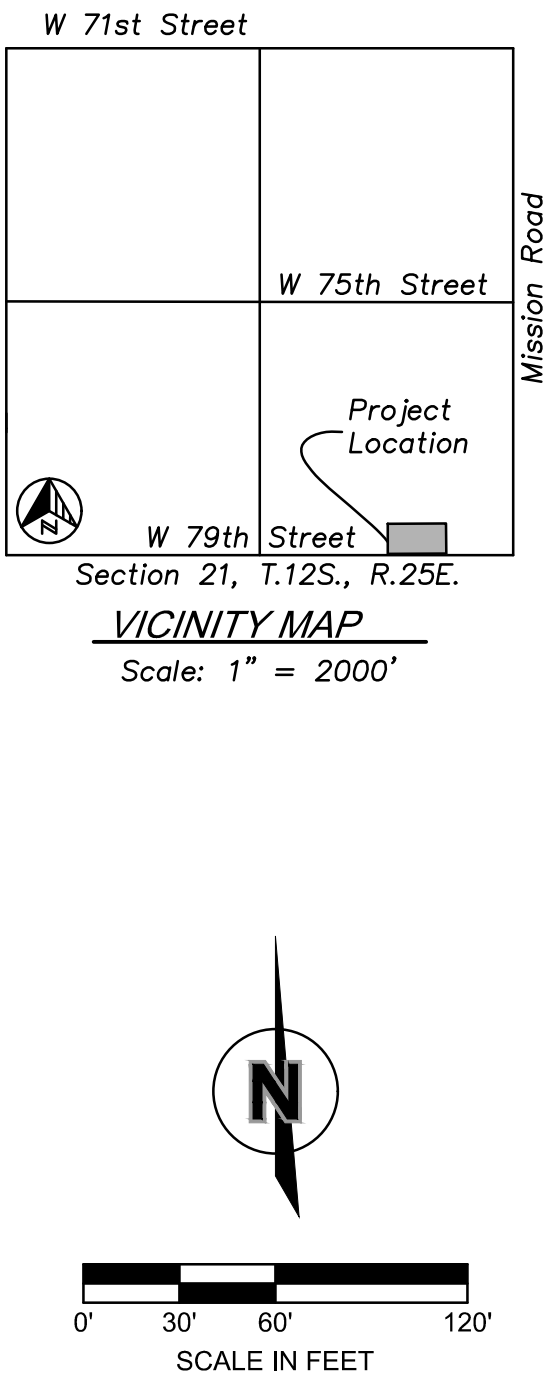
ENGINEERING-20070028

SHEET

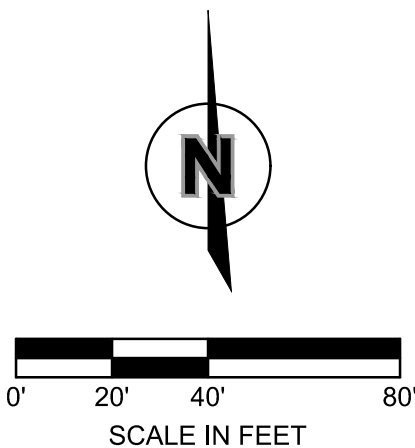
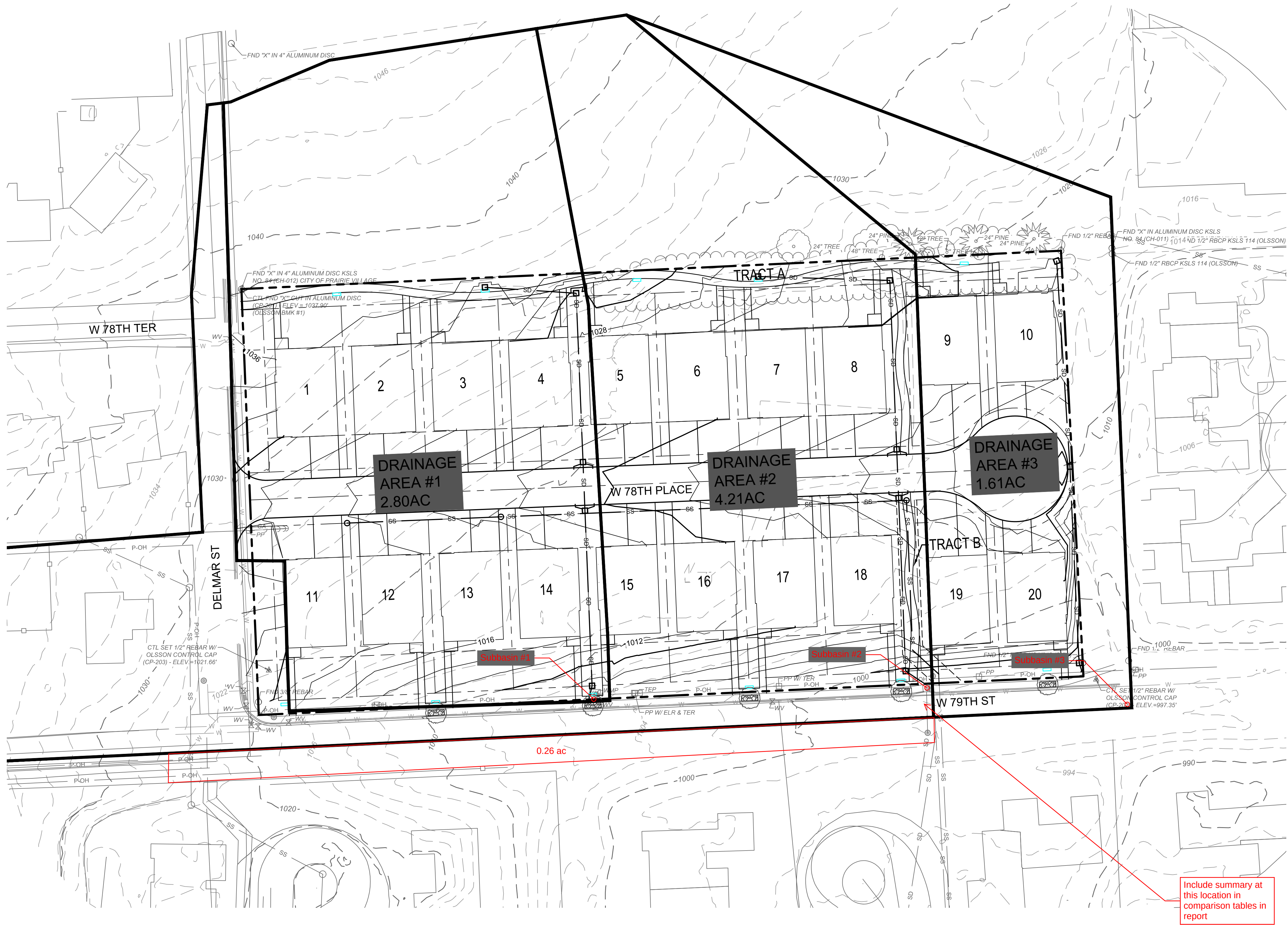
1

OF 1

EXHIBIT 2

[illegible]

F:\2025\0501-0600\025-06875\40-Design\AutoCAD\Preliminary Plans\Streets\SDNC_DRAIN01_02505875.dwg
DATE: Apr 10, 2026 2:50pm USER: Inore



DRAWING PLAN		REV. NO.	DATE	DESCRIPTION
REZONING PLAN 79TH & DELMAR				
PRAIRIE VILLAGE, KS		2026	REVISIONS	
drawn by: _____		BE		
designed by: _____		LM		
project no.: _____		02-06-2026		
date: _____		02-06-2026		
SHEET C3.0				

drawn by: BE
designed by: LM
project no.: 02-06-2026
date: 02-06-2026

SHEET
C3.0

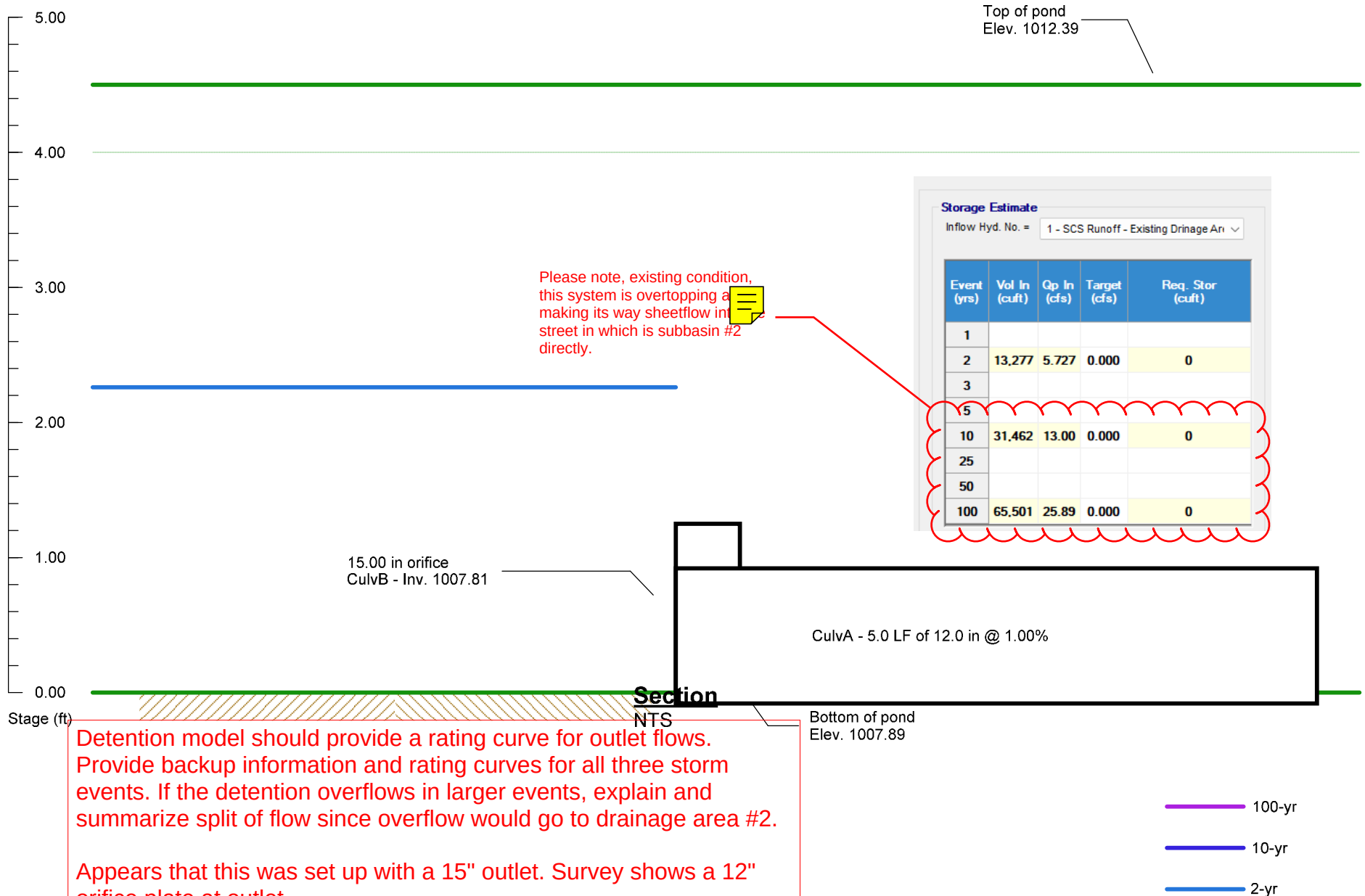
7301 West 133rd Street
Suite 200
Overland Park, KS 66213
olsson.com
TEL 913.381.1170
FAX 913.381.1174
Olsson - Engineering
Kansas COA #E-516

olsson

EXISTING DRAINAGE AREA #1
AND PROPOSED DRAINAGE
AREA #1

Pond No. 1 - Existing Underground Detention

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026



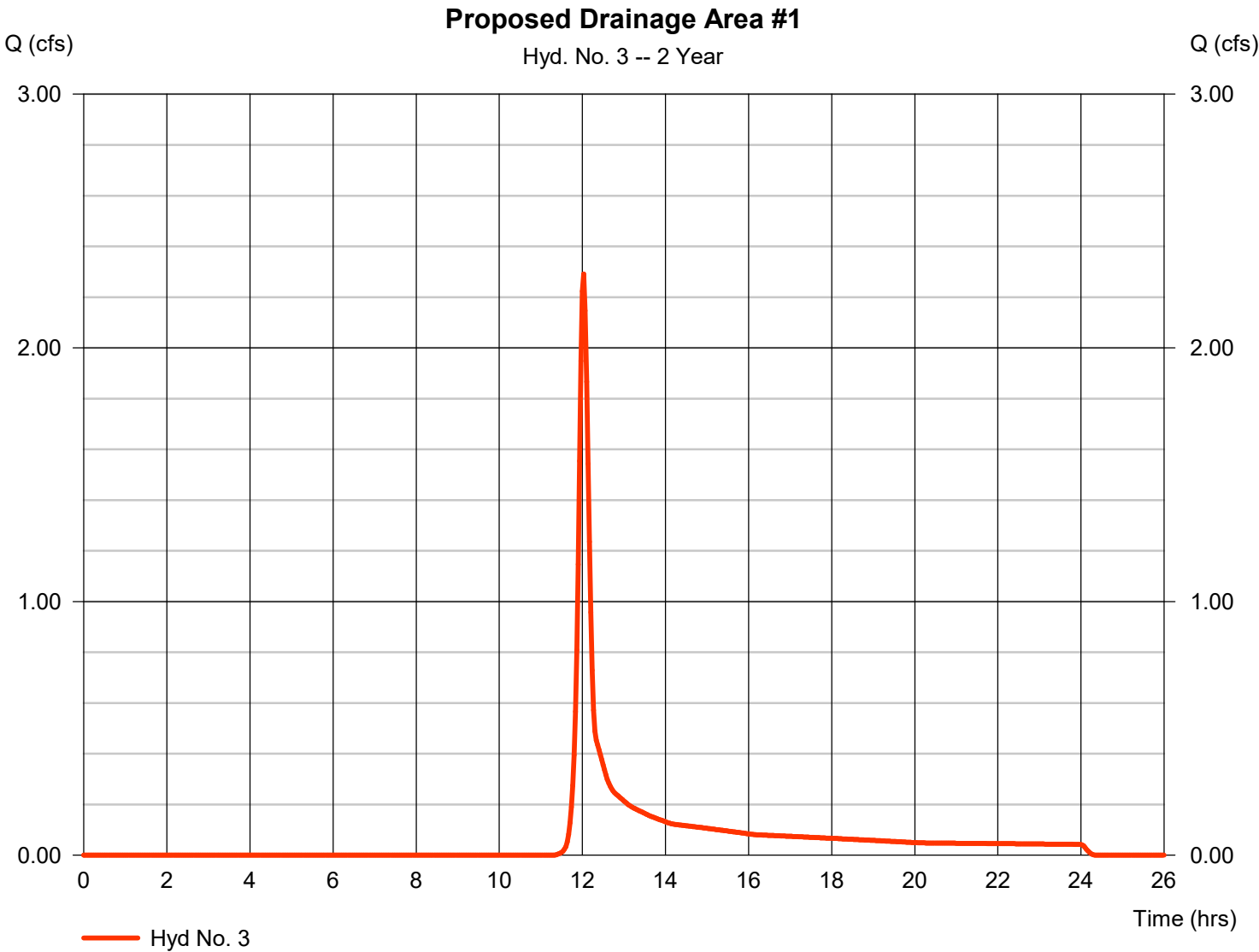
Inflow hydrograph = 1. SCS Runoff - Existing Drainage Area #1

Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.291 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	6,294 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

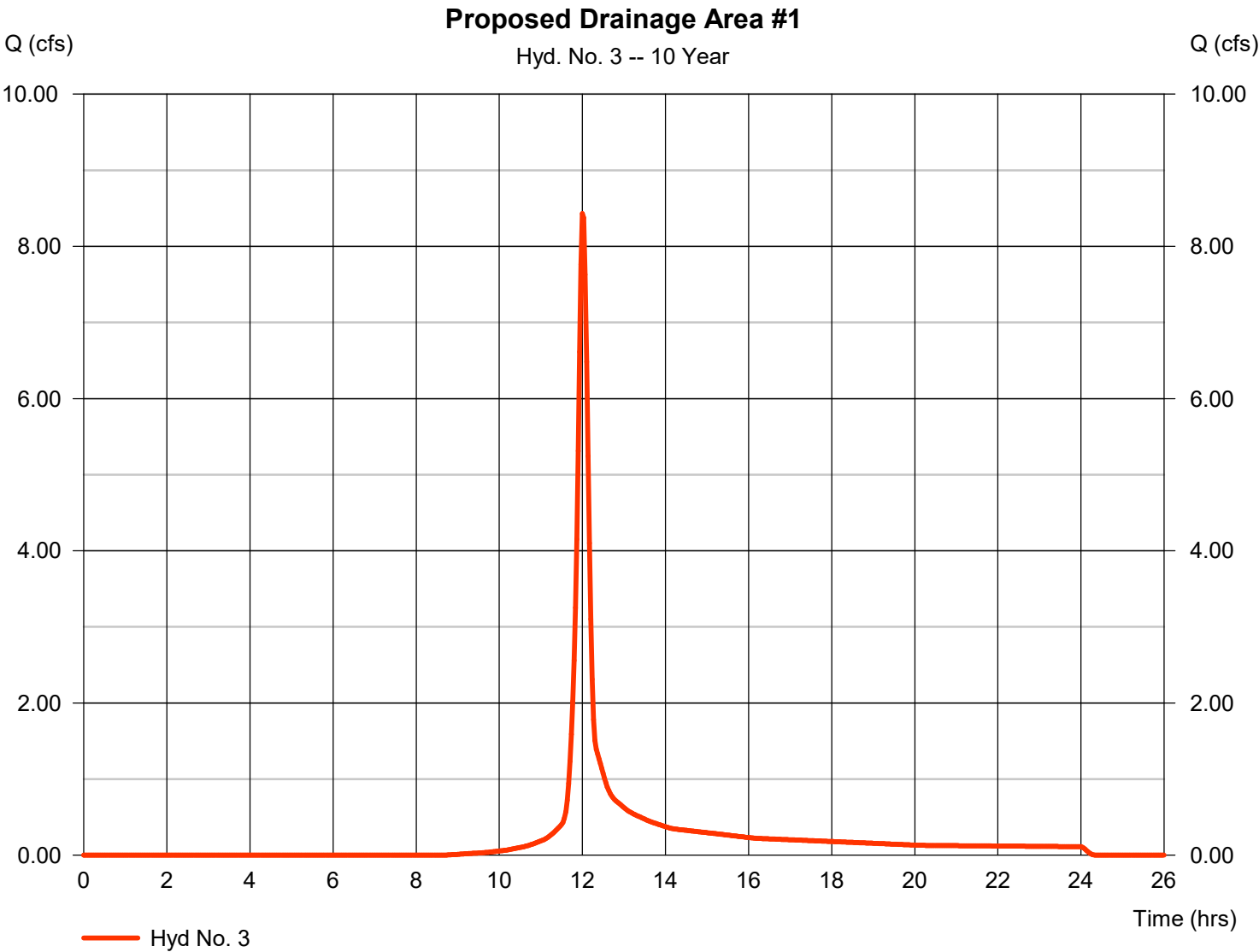


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.431 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	21,886 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

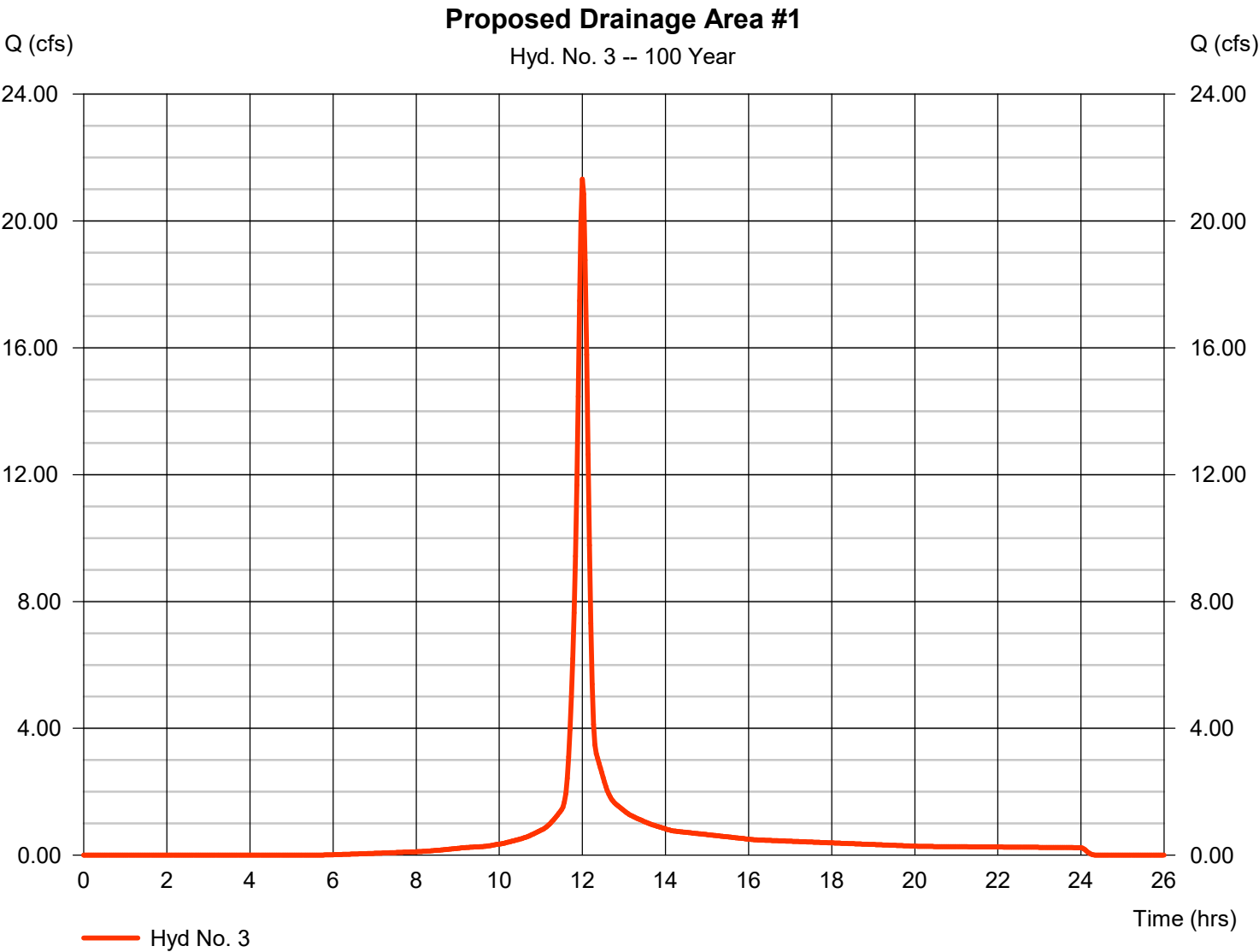


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	21.32 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	56,022 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



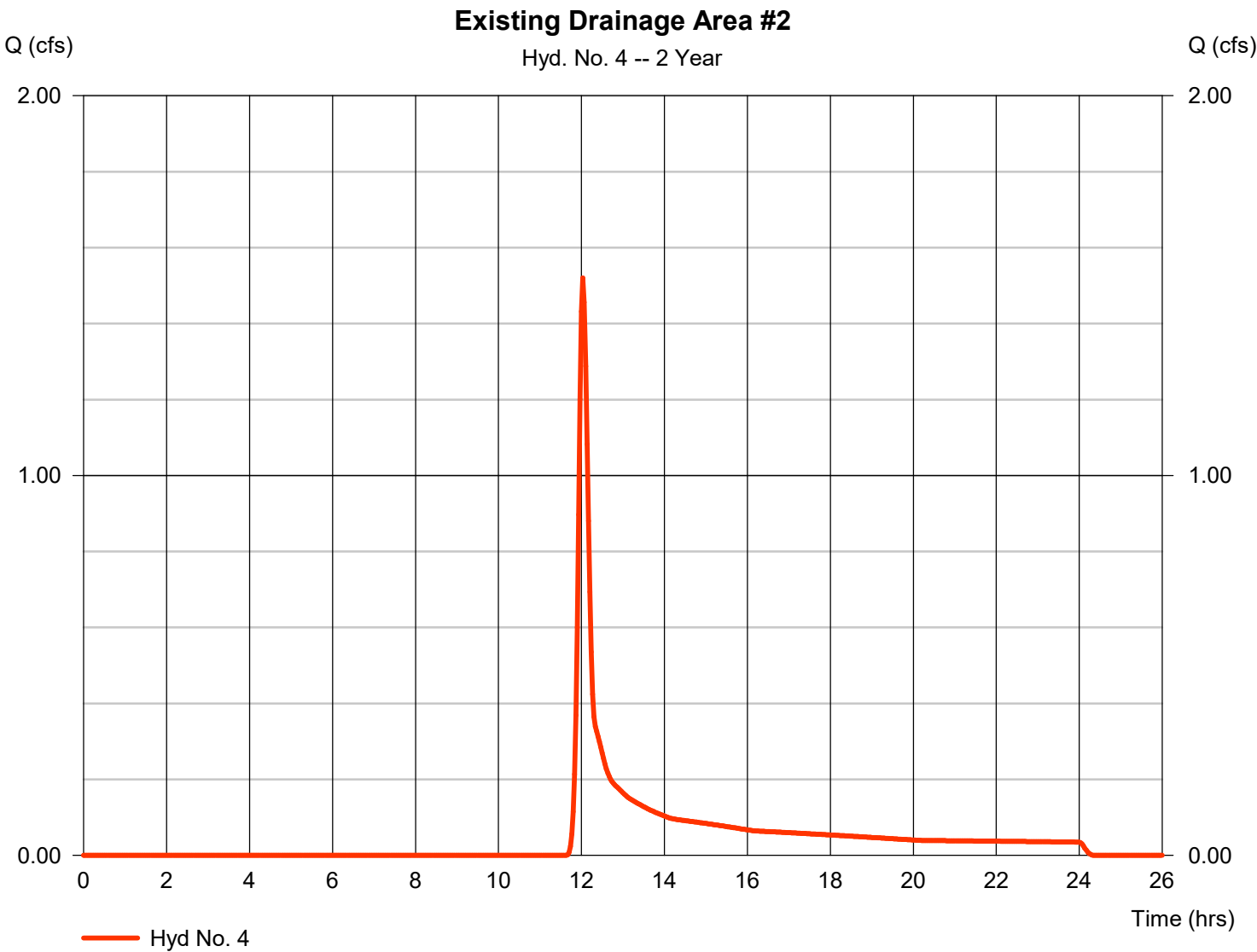
EXISTING DRAINAGE AREA #2,3,
and offsite AND PROPOSED
DRAINAGE AREA #2

Hydrograph Report

Hyd. No. 4

Existing Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.521 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	4,539 cuft
Drainage area	=	2.710 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

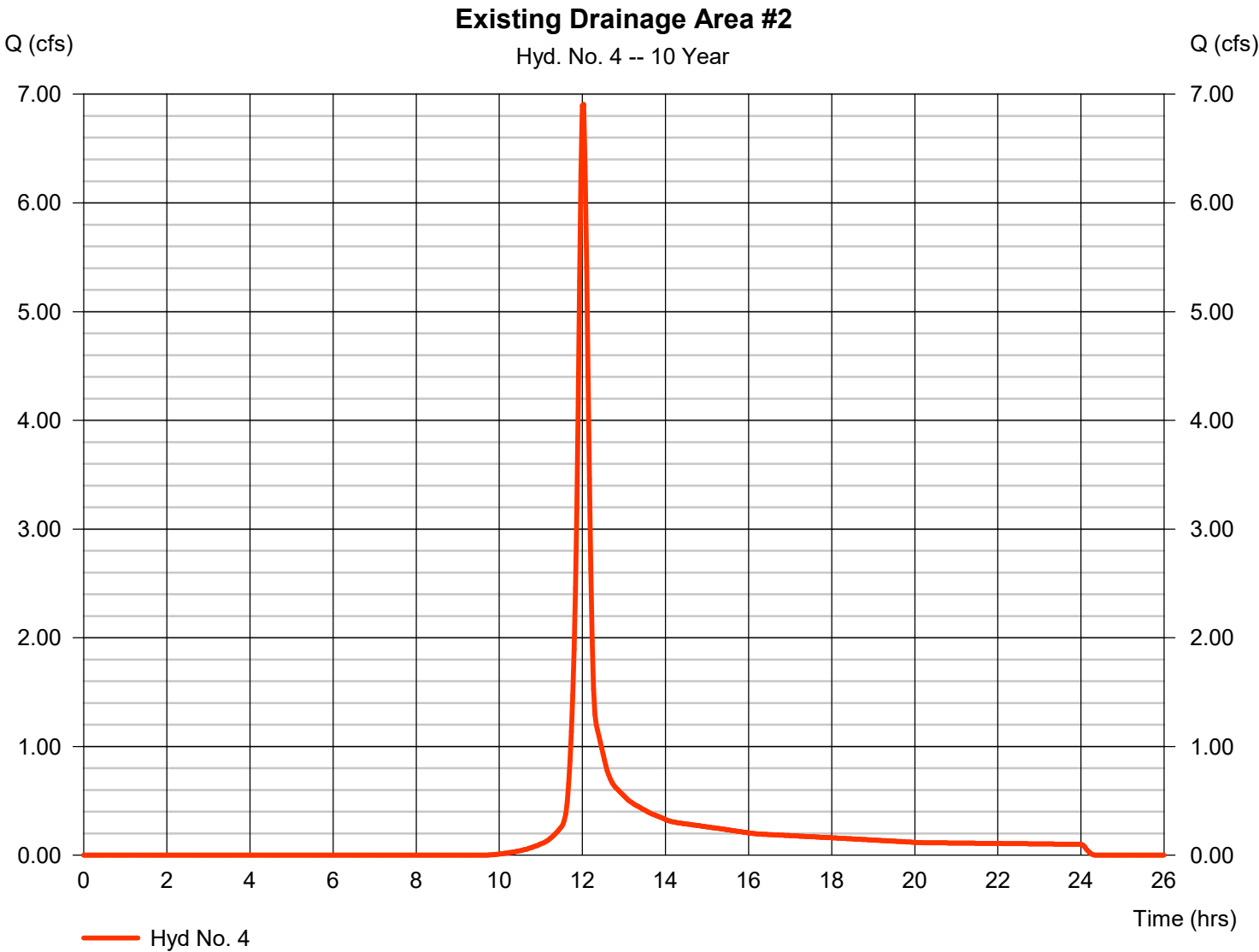


Hydrograph Report

Hyd. No. 4

Existing Drainage Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 6.905 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 18,079 cuft
Drainage area	= 2.710 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

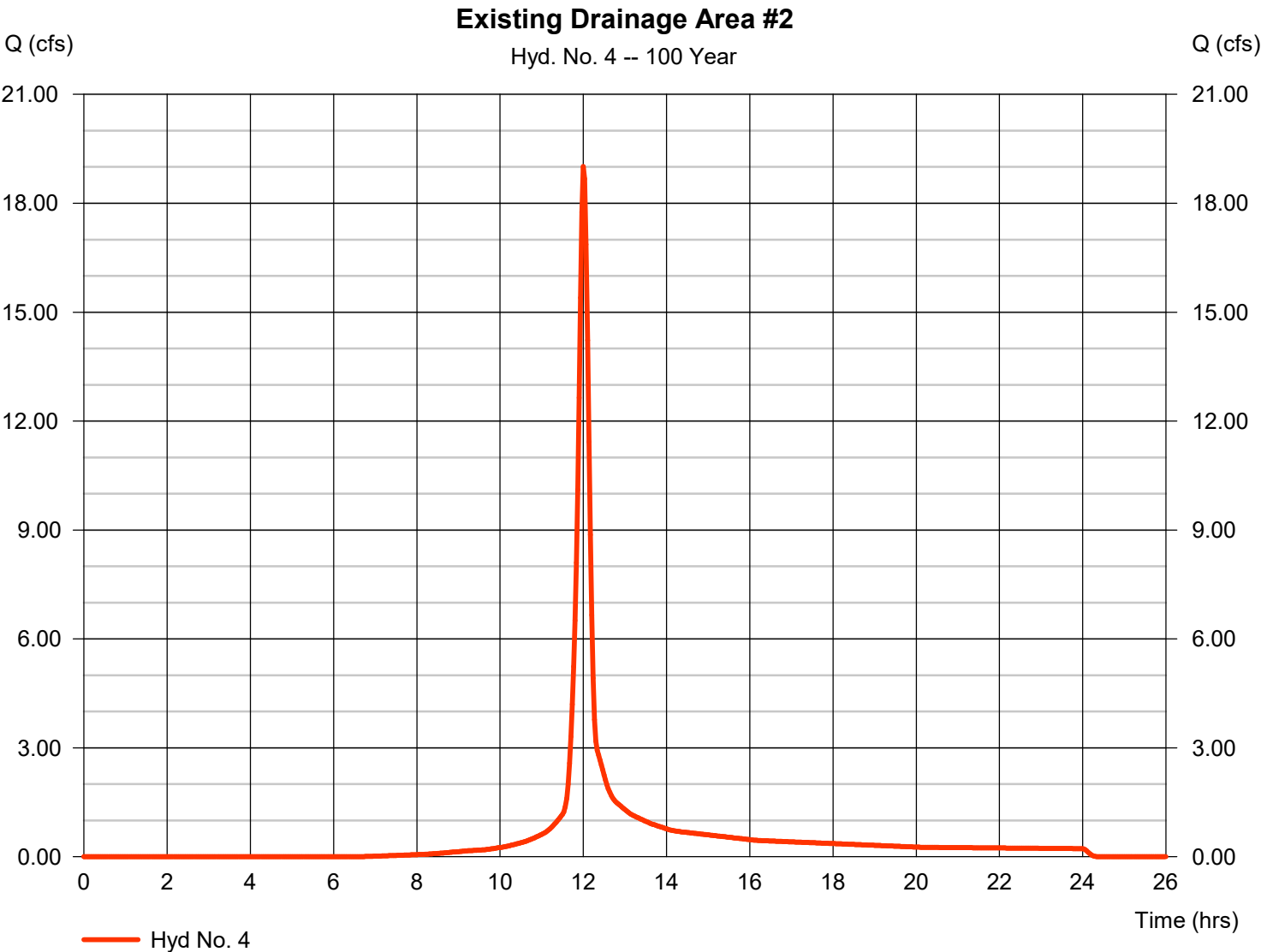


Hydrograph Report

Hyd. No. 4

Existing Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	19.01 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	49,516 cuft
Drainage area	=	2.710 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

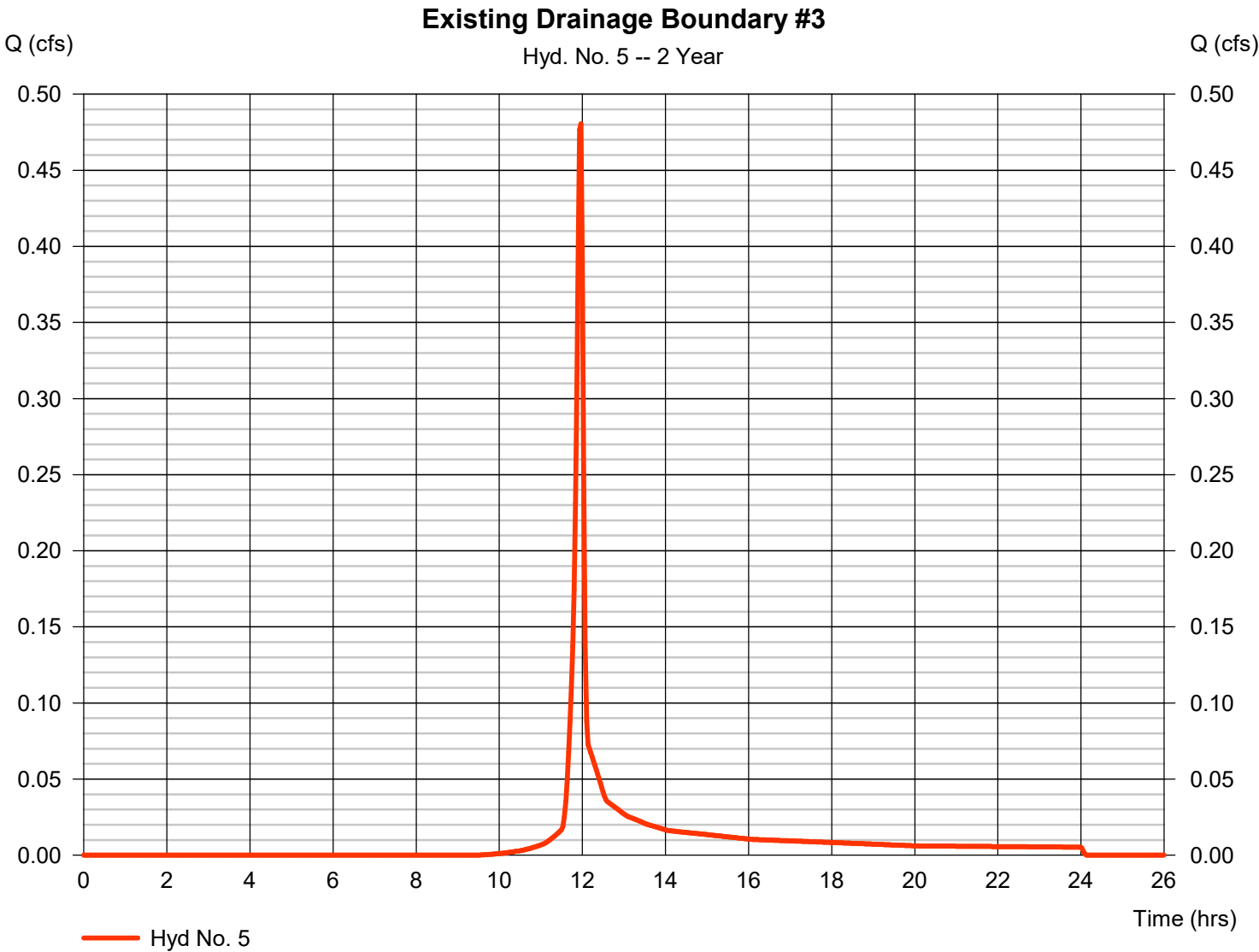


Hydrograph Report

Hyd. No. 5

Existing Drainage Boundary #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.481 cfs
Storm frequency	=	2 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	964 cuft
Drainage area	=	0.300 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	250 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

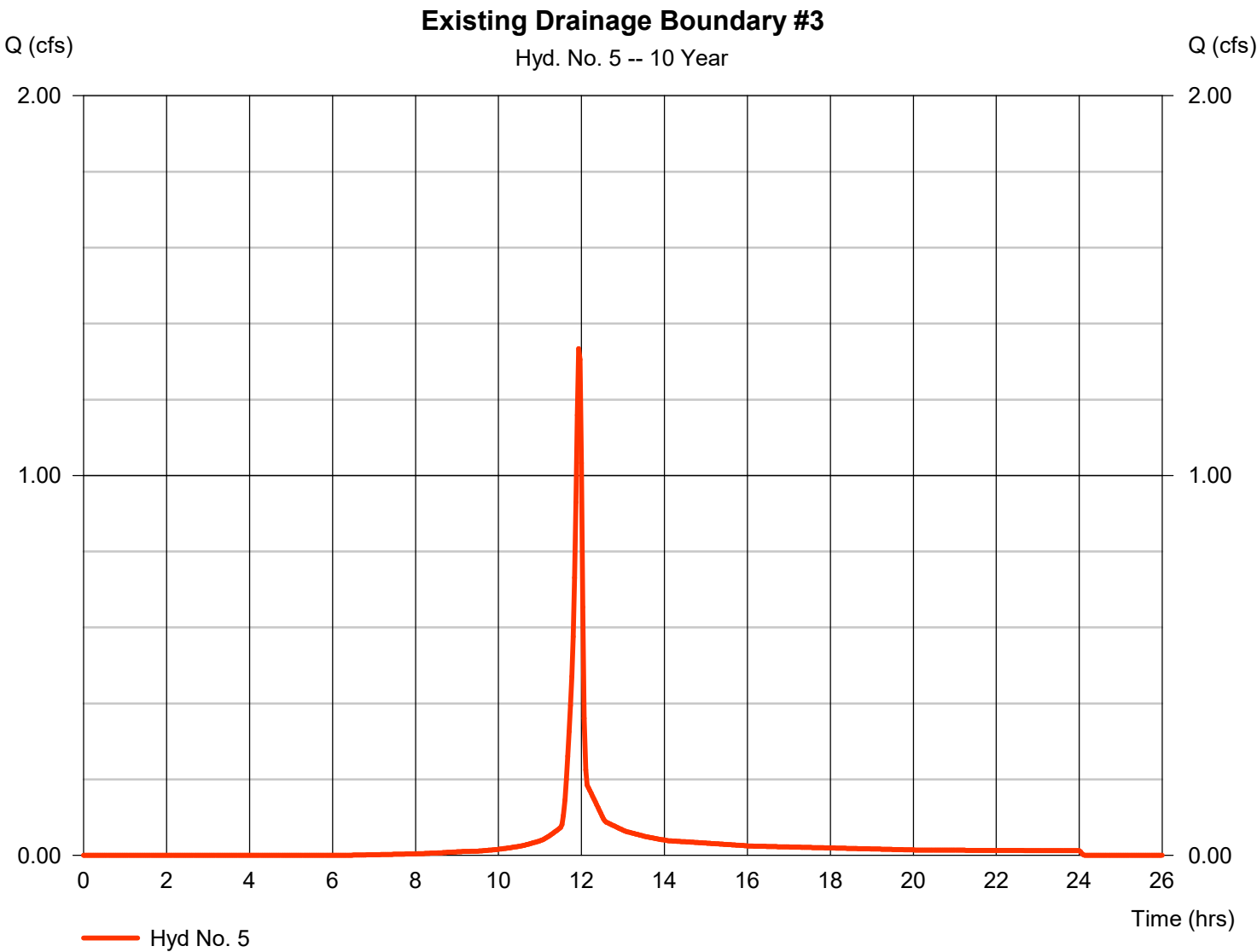


Hydrograph Report

Hyd. No. 5

Existing Drainage Boundary #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.334 cfs
Storm frequency	=	10 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	2,739 cuft
Drainage area	=	0.300 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	250 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

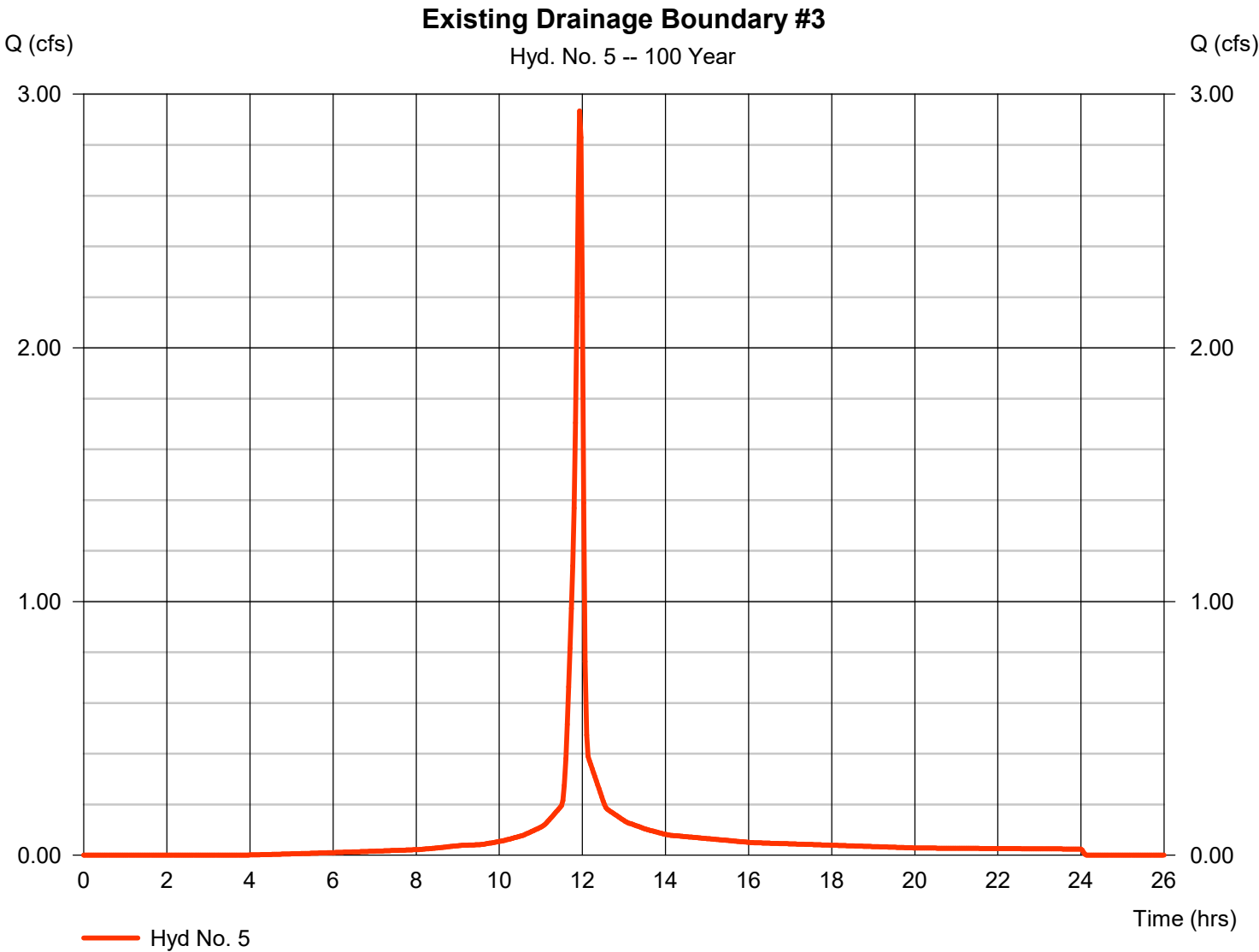


Hydrograph Report

Hyd. No. 5

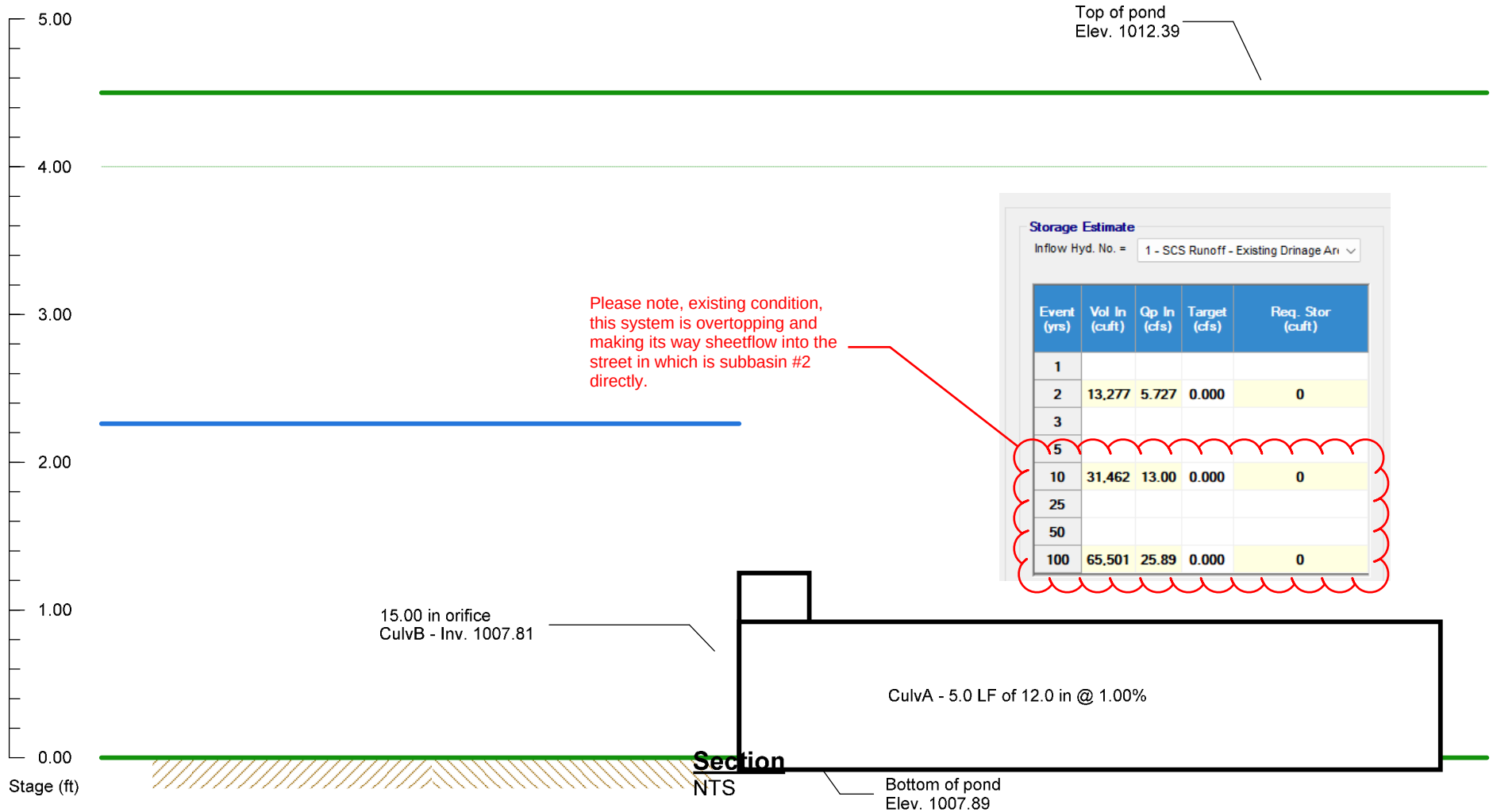
Existing Drainage Boundary #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.933 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.93 hrs
Time interval	=	2 min	Hyd. volume	=	6,294 cuft
Drainage area	=	0.300 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	250 ft
Tc method	=	User	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Pond No. 1 - Existing Underground Detention

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026



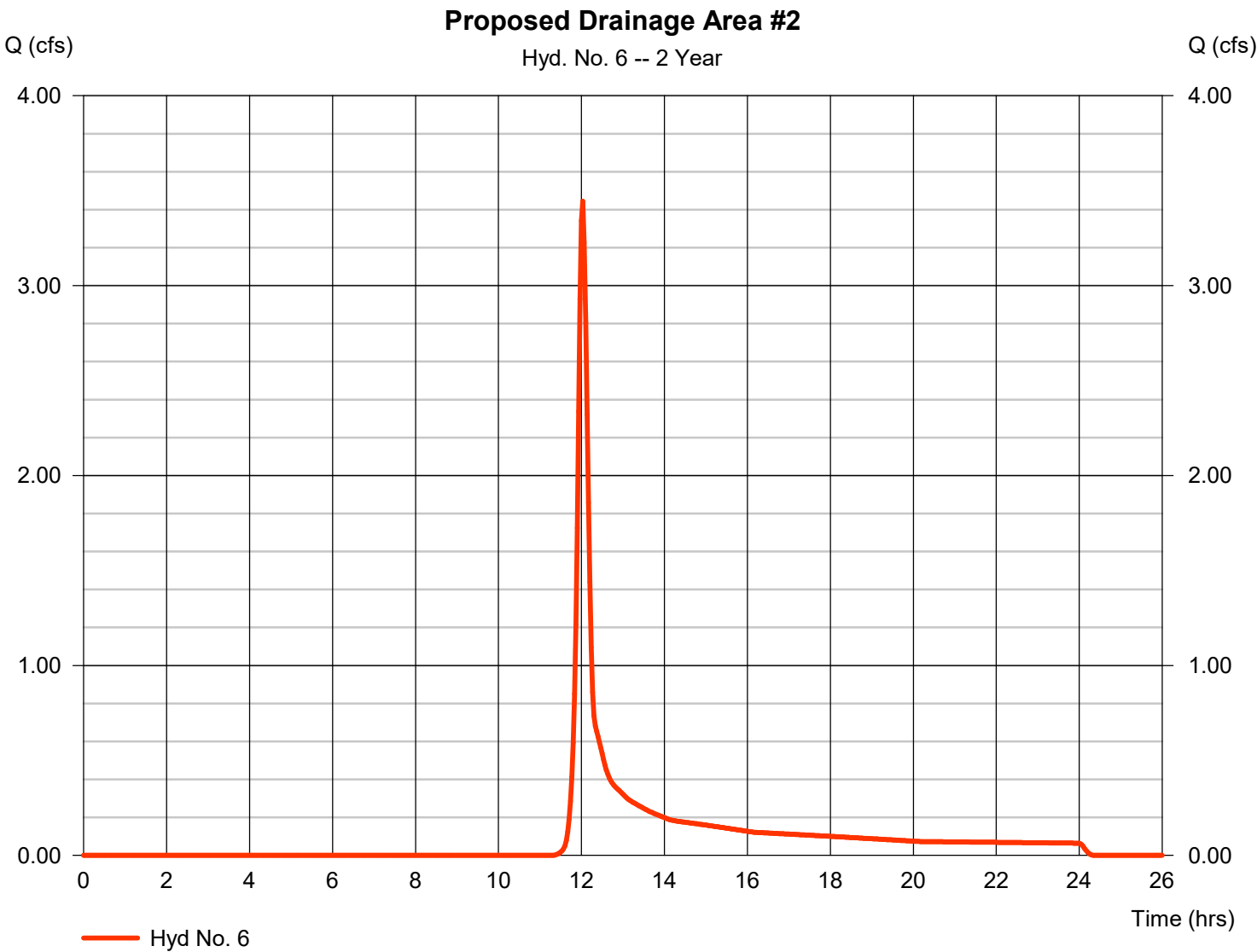
Inflow hydrograph = 1. SCS Runoff - Existing Drainage Area #1

Hydrograph Report

Hyd. No. 6

Proposed Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.444 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	9,464 cuft
Drainage area	=	4.210 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

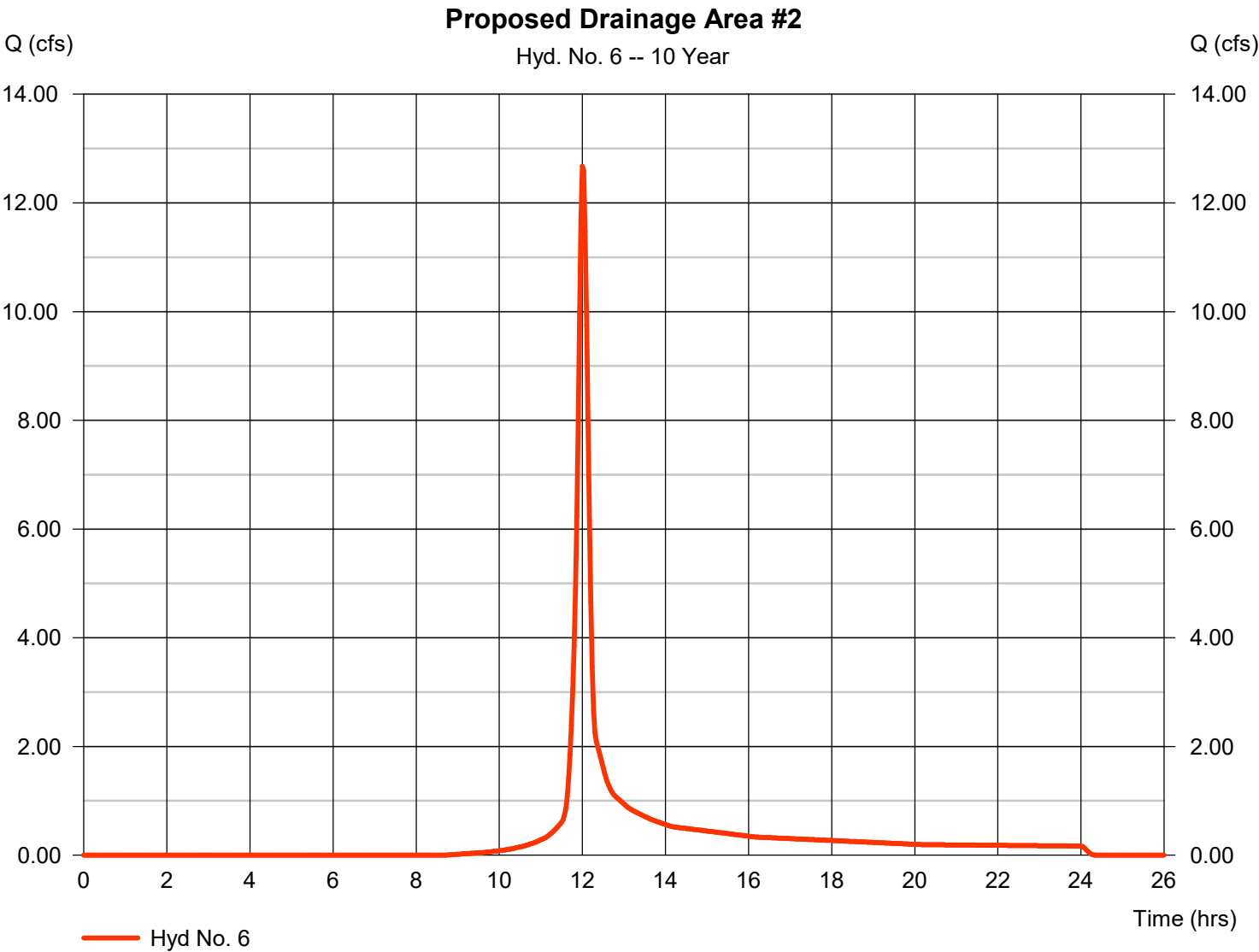


Hydrograph Report

Hyd. No. 6

Proposed Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.68 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	32,908 cuft
Drainage area	=	4.210 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

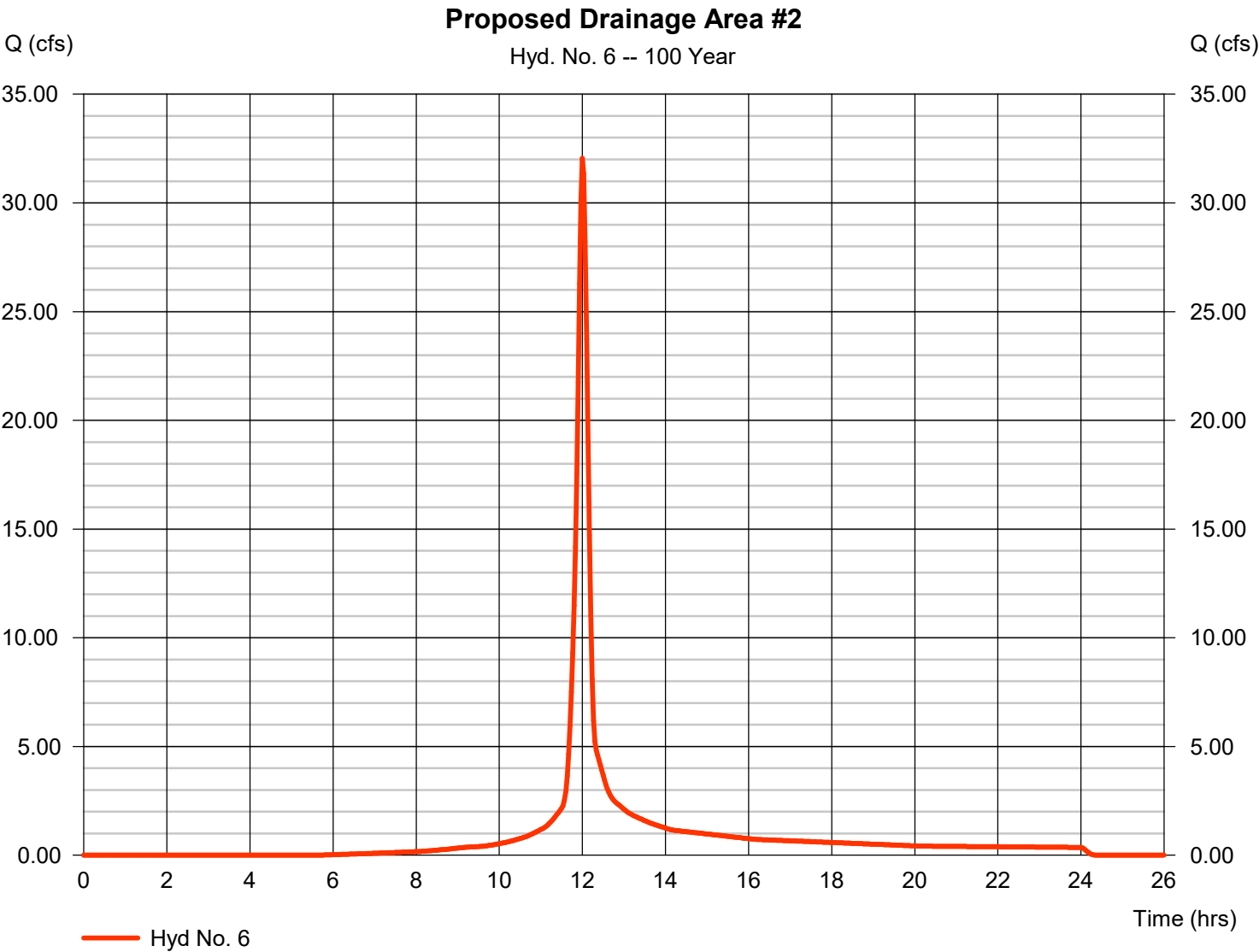


Hydrograph Report

Hyd. No. 6

Proposed Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	32.06 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	84,234 cuft
Drainage area	=	4.210 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

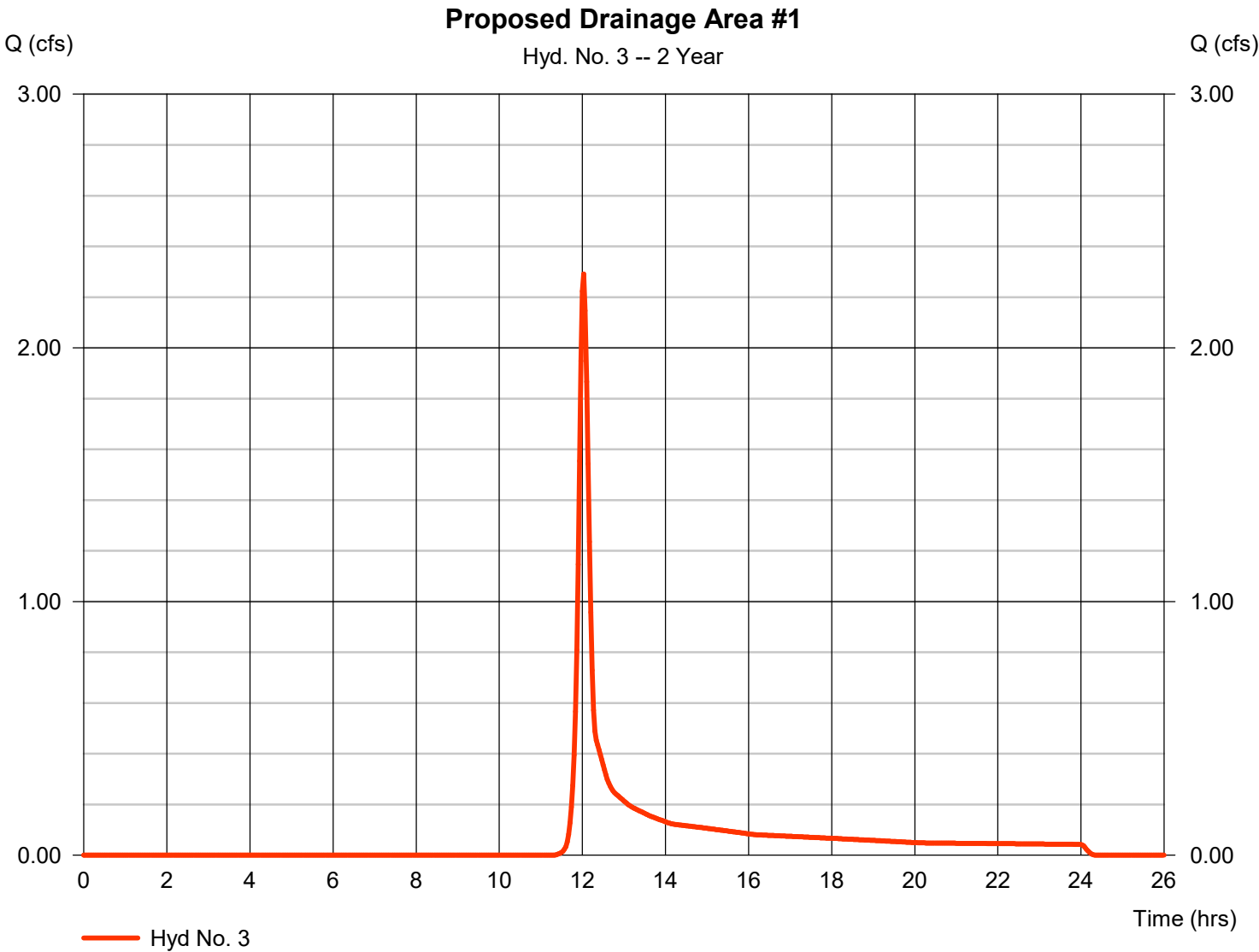


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.291 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.03 hrs
Time interval	=	2 min	Hyd. volume	=	6,294 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

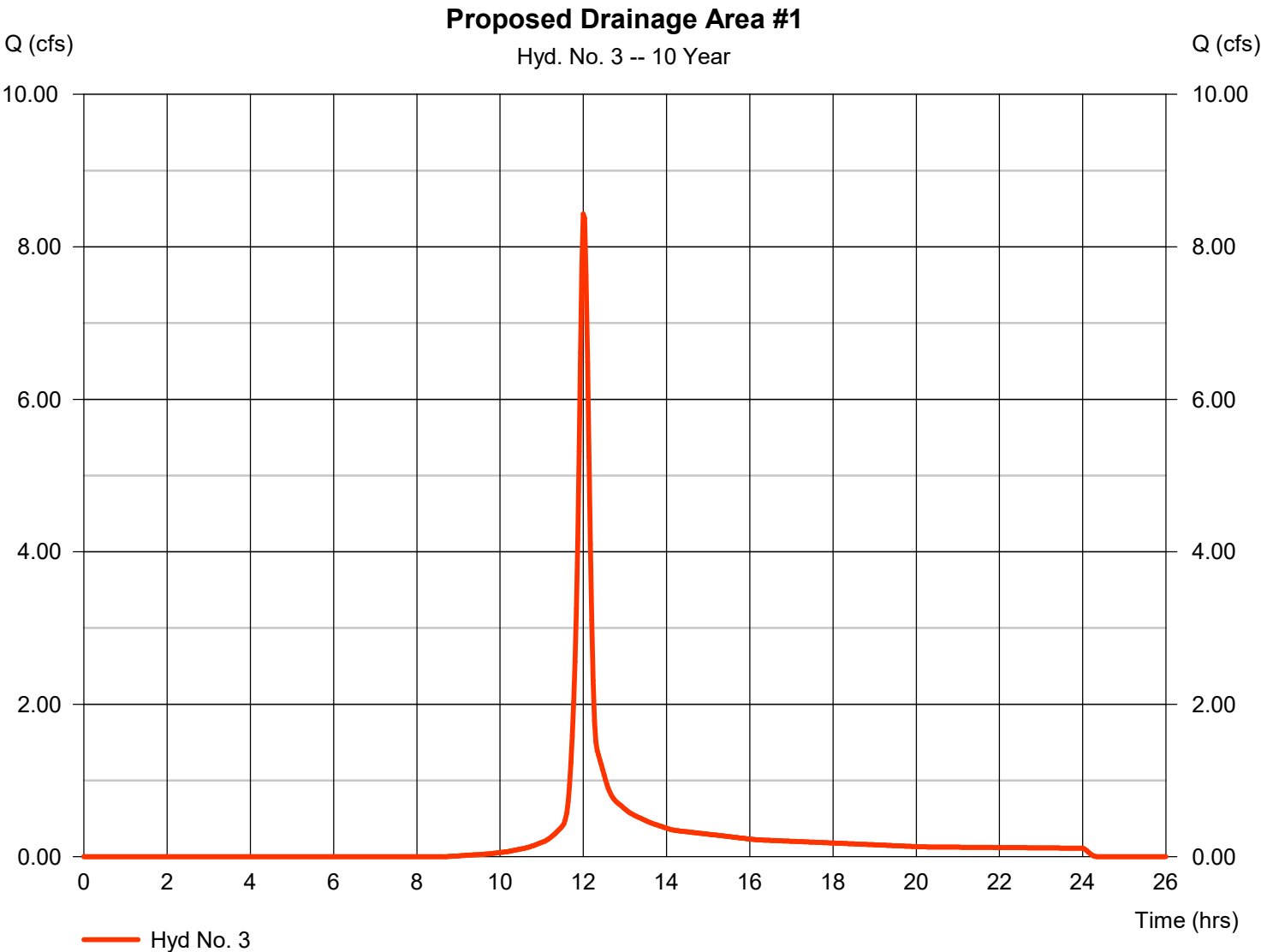


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 8.431 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 21,886 cuft
Drainage area	= 2.800 ac	Curve number	= 78
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= LAG	Time of conc. (Tc)	= 12.94 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

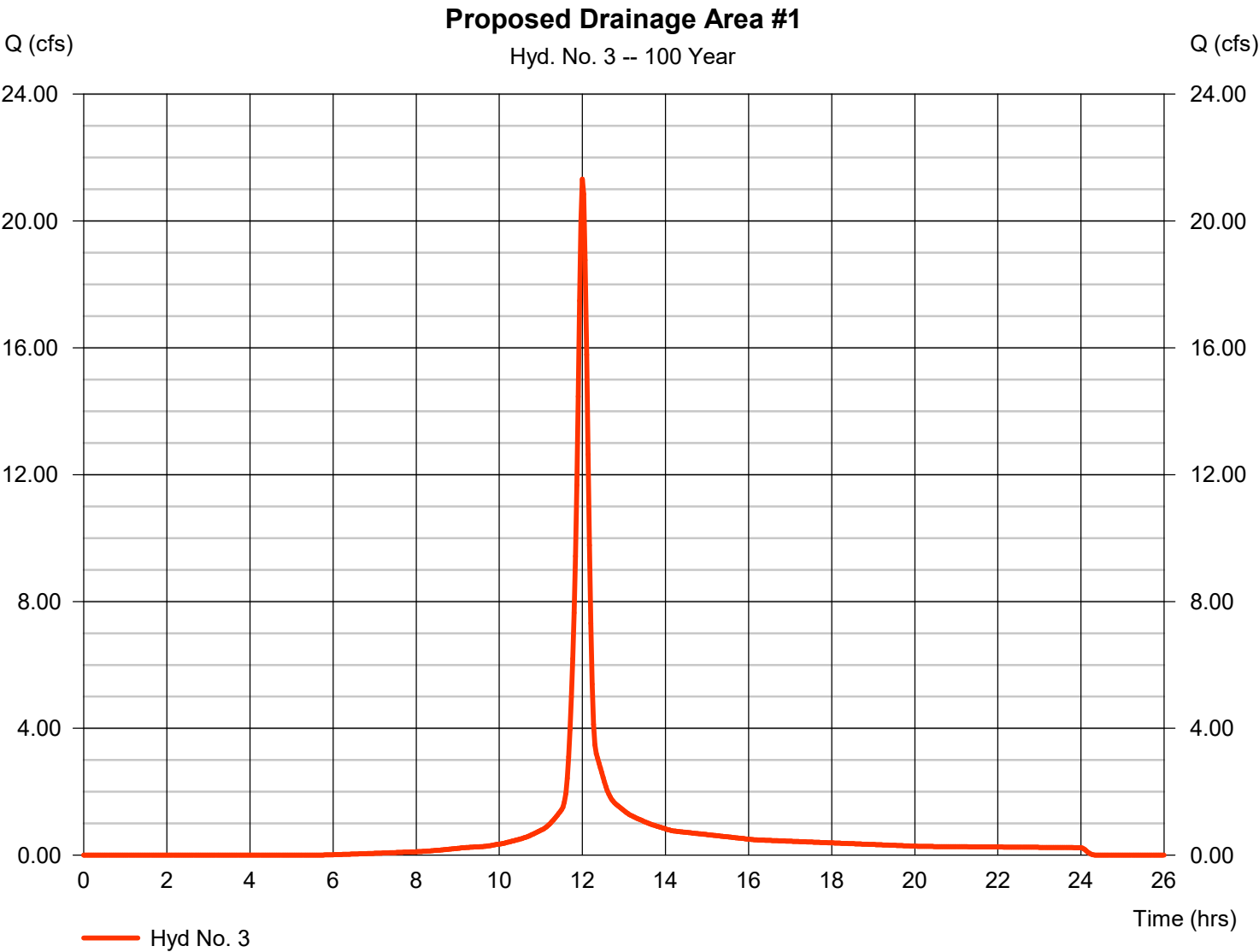


Hydrograph Report

Hyd. No. 3

Proposed Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	21.32 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	56,022 cuft
Drainage area	=	2.800 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	12.94 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



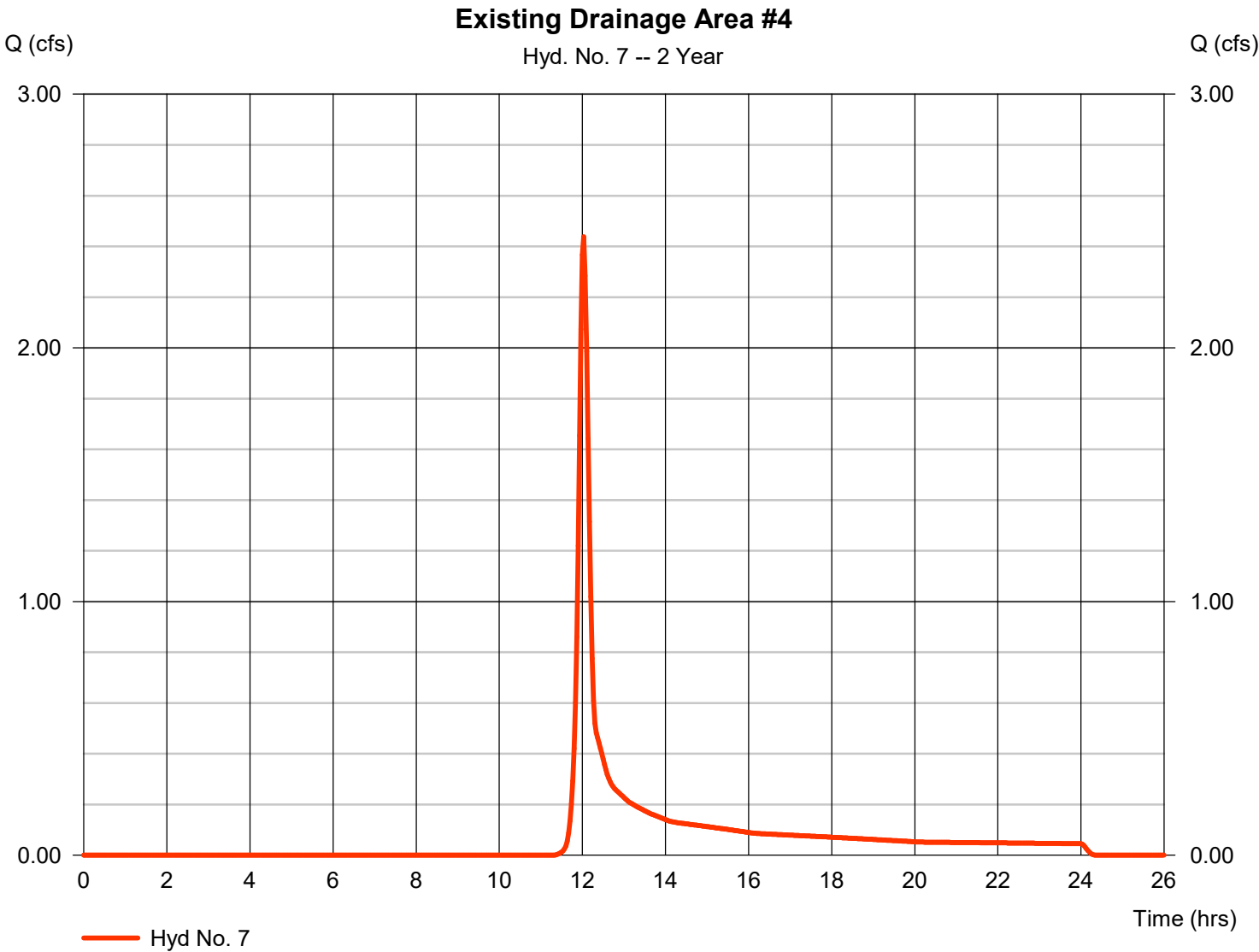
EXISTING DRAINAGE AREA #4
AND PROPOSED DRAINAGE
AREA #3

Hydrograph Report

Hyd. No. 7

Existing Drainage Area #4

Hydrograph type	= SCS Runoff	Peak discharge	= 2.438 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.03 hrs
Time interval	= 2 min	Hyd. volume	= 6,699 cuft
Drainage area	= 2.980 ac	Curve number	= 78
Basin Slope	= 4.0 %	Hydraulic length	= 550 ft
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Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

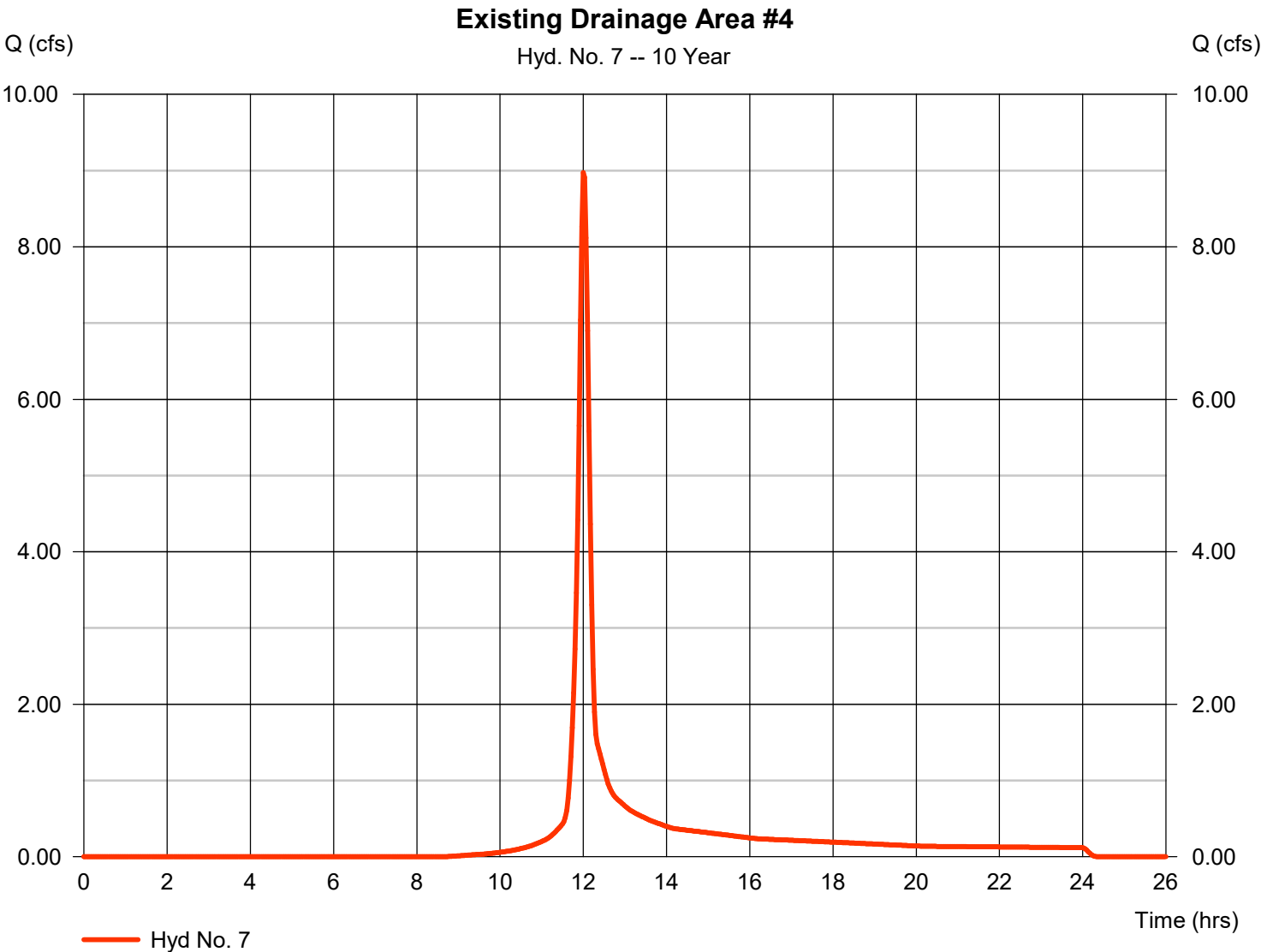


Hydrograph Report

Hyd. No. 7

Existing Drainage Area #4

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.973 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	23,293 cuft
Drainage area	=	2.980 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	550 ft
Tc method	=	LAG	Time of conc. (Tc)	=	10.49 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

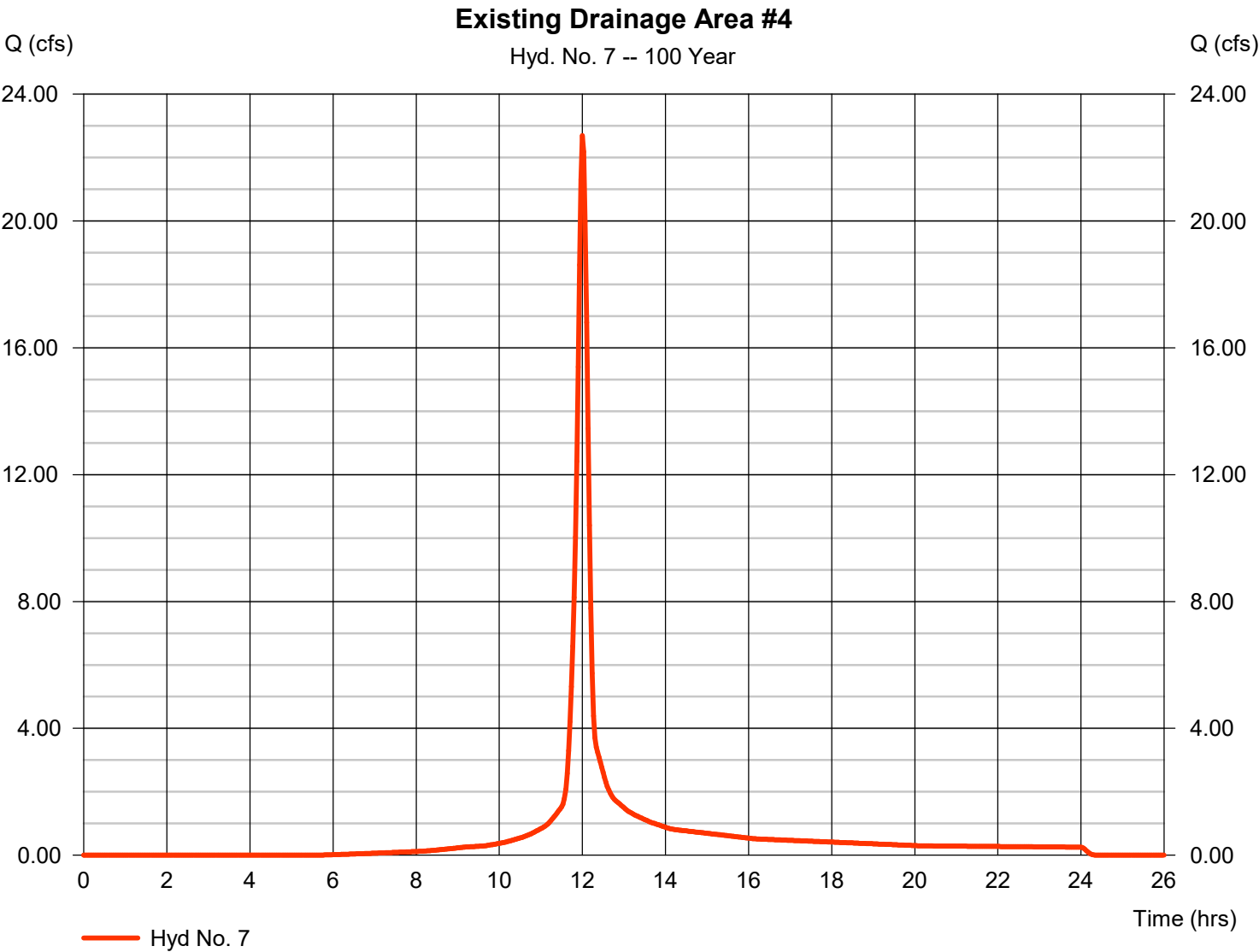


Hydrograph Report

Hyd. No. 7

Existing Drainage Area #4

Hydrograph type	=	SCS Runoff	Peak discharge	=	22.69 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	59,624 cuft
Drainage area	=	2.980 ac	Curve number	=	78
Basin Slope	=	4.0 %	Hydraulic length	=	550 ft
Tc method	=	LAG	Time of conc. (Tc)	=	10.49 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

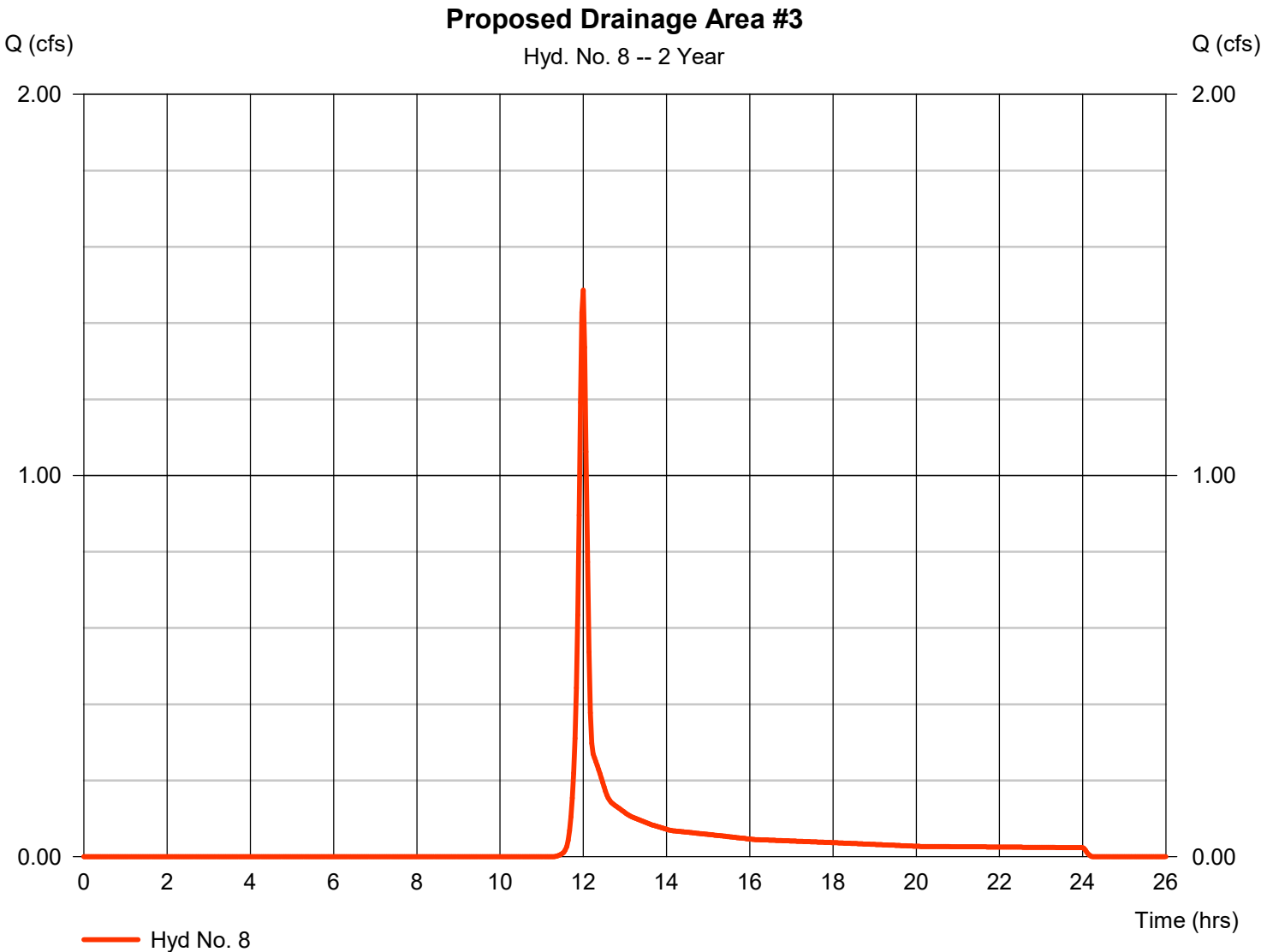


Hydrograph Report

Hyd. No. 8

Proposed Drainage Area #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.486 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	3,510 cuft
Drainage area	=	1.610 ac	Curve number	=	78
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	LAG	Time of conc. (Tc)	=	8.50 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

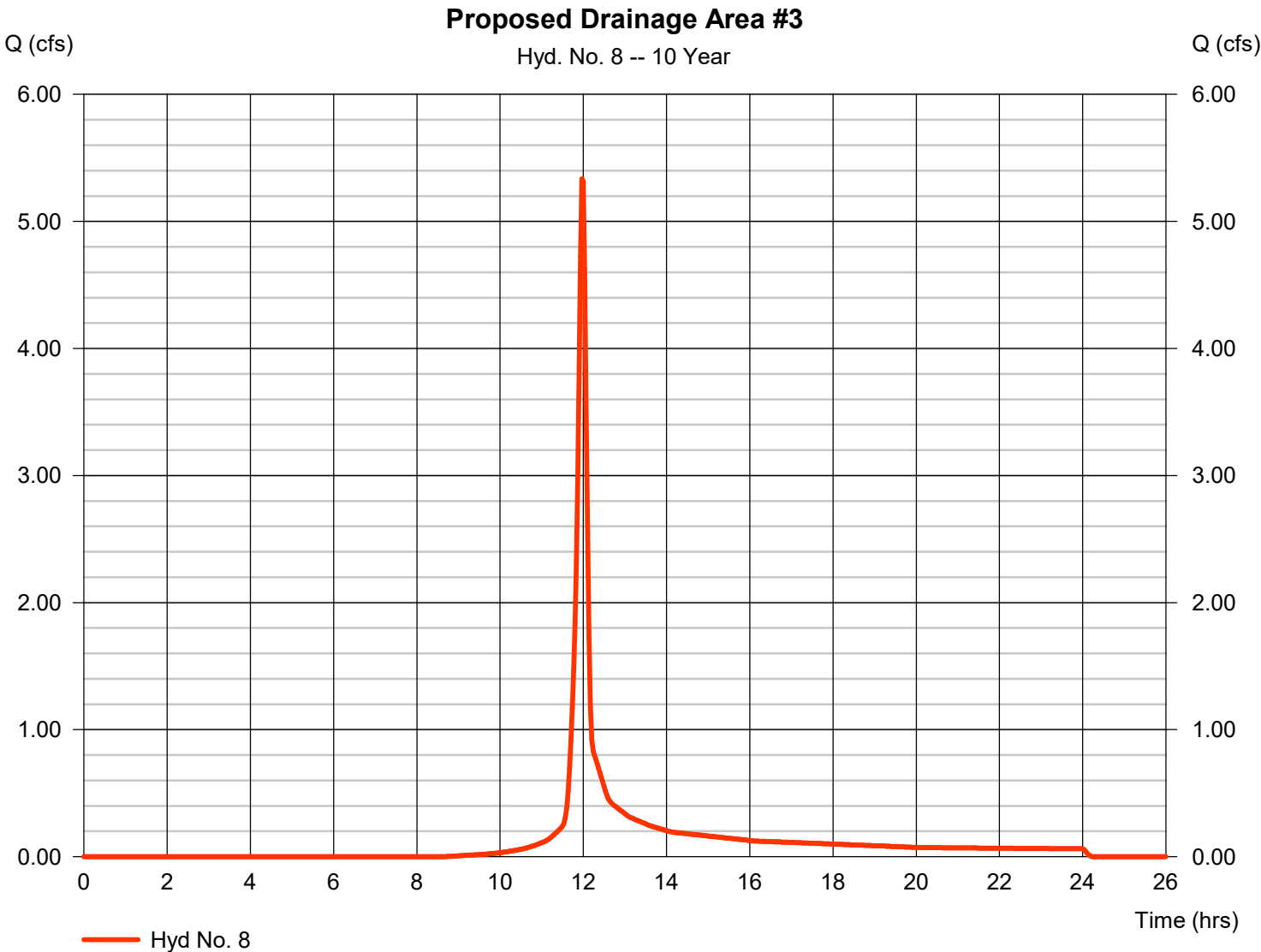


Hydrograph Report

Hyd. No. 8

Proposed Drainage Area #3

Hydrograph type	= SCS Runoff	Peak discharge	= 5.334 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 12,203 cuft
Drainage area	= 1.610 ac	Curve number	= 78
Basin Slope	= 10.0 %	Hydraulic length	= 750 ft
Tc method	= LAG	Time of conc. (Tc)	= 8.50 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

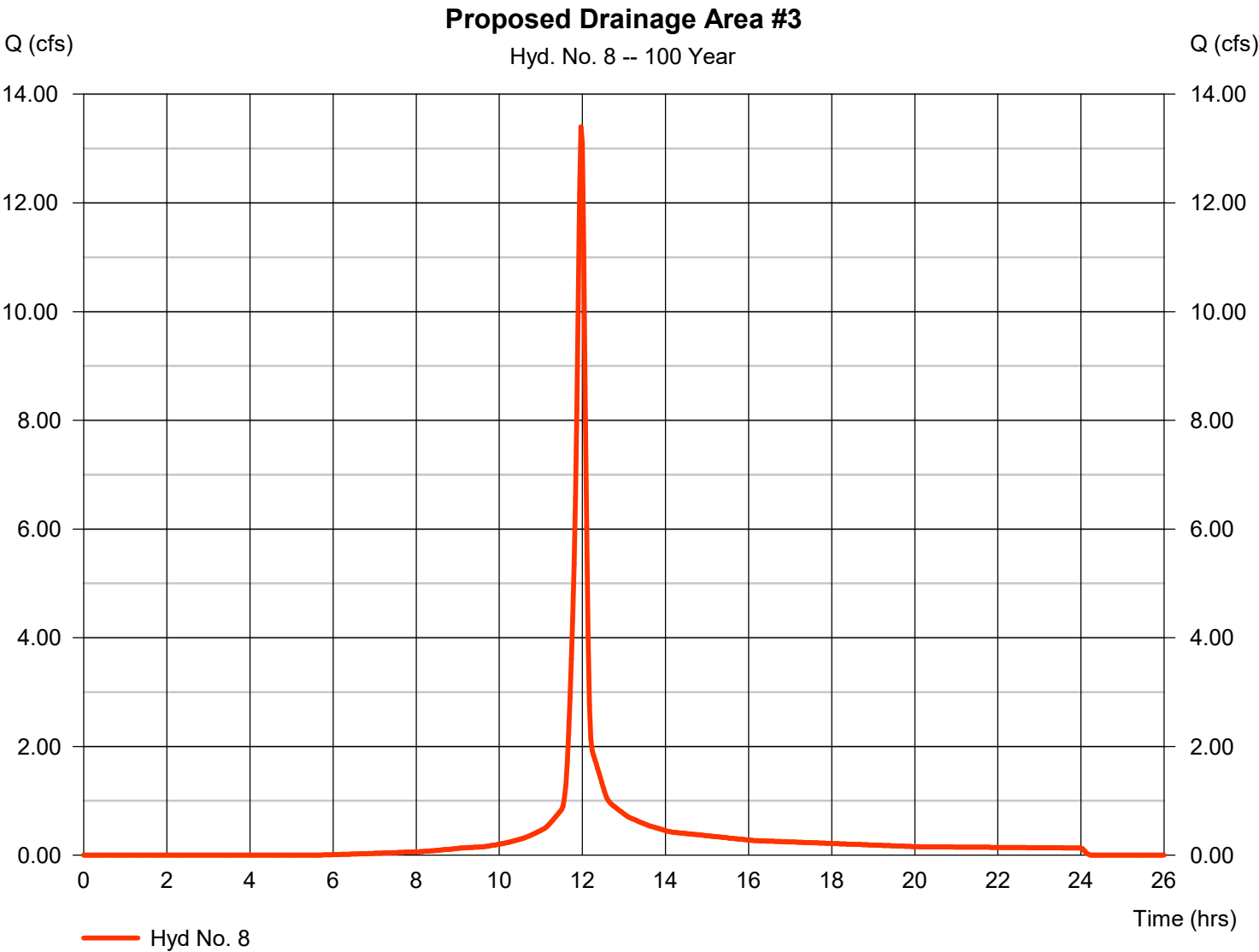


Hydrograph Report

Hyd. No. 8

Proposed Drainage Area #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	13.40 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	31,237 cuft
Drainage area	=	1.610 ac	Curve number	=	78
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	LAG	Time of conc. (Tc)	=	8.50 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



April 14th, 2026

RE: Prairie Village Development

Location: Shawnee Mission East High School / 7500 Mission Rd, Prairie Village, KS
Time: 6:00-8:00pm

Meeting Minutes/Comments:

Concern: How do you plan to screen the property to the east?

Response: Developer and design team will work with adjacent neighbor ownership and try to allow permission within tract of land that separates the properties to allow for more screening.

Concern: What is the estimated value of the homes?

Response: The market right now is showing that these could generate +1mil.

Concern: How will construction traffic be addressed?

Response: We will coordinate with the construction team once the project gets moving to allow for the southern most existing approach to remain in place for an extended period of time to help minimize traffic from going north. We will also try to work with the contractors on having everything come in from 79th and not north through/near school.

Concern: There is existing issues with parking off of Delmar, how are you going to avoid this happening when this development is done.

Response: The proposed development currently has a private drive that is 26' wide and each house will have a driveway. In our opinion there shouldn't be additional vehicles from this development that would need to park off of Delmar.

Concern: Will you be removing the park discus course?

Response: No, we will be required to stay within the property boundary limits and will make sure this area is not affected.

Concern: How tall are the houses going to be? How will the look next to the development to the east?

Response: Houses will range but max height is per zoning which is 29' maximum.

MEETING ATTENDANCE RECORD

Project Name/	Prairie Village Development / 79 th Street and Delmar, Prairie Village, KS
Project Location:	
Meeting Location:	7500 Mission Rd, Prairie Village, KS
Date and Time:	Thursday, April 14, 2026, at 6:00 pm

NAME (PLEASE PRINT)	ADDRESS	PHONE #	EMAIL
Georgia Wyse	4060 W 79 th St.	785-789-3349	
Anita Powers	4056 W 79 th St	405 590 6887	
JOEL & KAREN CHAPMAN	4314 W. 78 th TERR.	649-2809	joel_chapman@sdglobal.net
DAN & Kathy Tiemeier	4004 W 79 th St	816 506 1642	dtiemeier@gmail.com
Marcia Cooper	4300 W. 79 th St	785 539- ⁴⁶⁷⁵ 465	marcia.c4446@gmail.com
Beverly Ross	4303 W 78 th Terr	913-341-8344	BEVROSS@ATT.NET
MAYA ANDERSON	4044 W. 79 th St		purpletigermalia@gmail.com
BRECK ✓		913-205-6346	
Vance D. Cunningham	4052 W. 79 th St	816-668-9951	vandancunningham@gmail.com
Shannon Rodetke	4307 W 78 th Terr	(952) 239-9155	srodetke@nzimmer.com
Amanda McCay	4305 78 th St	810-813-3551	mandamccay5@gmail.com
Alan Domian	29 Coventry Ct.	816 651-9751	acdomian@gmail.com
John L'Ecyer	4036 W. 79 th St.	-	johnlec@gmail.com



March 30, 2026

Dear Neighbor,

Price Brothers Development Company is designing a single-family home development to be built on the site located at 79th Street and Delmar, Prairie Village, KS 66213. The intent of the 79th & Delmar plan and design is to create a walkable environment utilizing enjoyable, landscaped pathways connecting nodes and landscaped park areas.

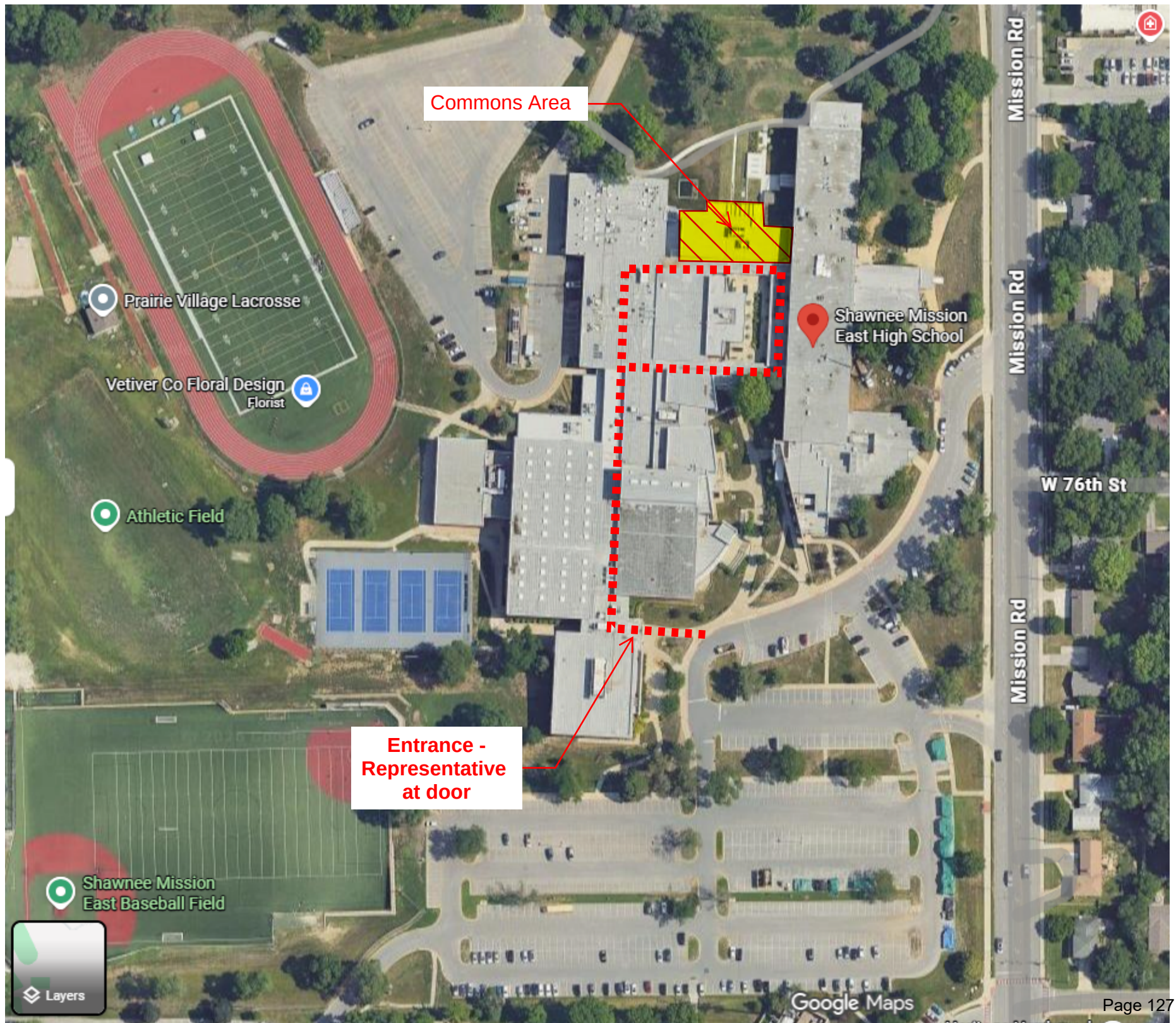
On April 14th, 2026, we will be having a meeting at 6:00 PM at Shawnee Mission East High School in the Commons, 7500 Mission Rd, Prairie Village, KS 66208, to discuss the development and the plans to be built. Please see the attached area image for where the Commons is located.

May 5th, 2026, at 6:00 PM is the Planning Commission meeting. Attached is the Notice to Owners of Affected Property with the details.

Sincerely,

Bart Lowen

Price Brothers Development Company



CITY OF PRAIRIE VILLAGE, KANSAS NOTICE OF HEARING

The Planning Commission of the City of Prairie Village, Kansas will hold a public hearing at its regular meeting on Tuesday, May 5, 2026, at 6:00 p.m. in the council chambers of the municipal building, 7700 Mission Road, Prairie Village, Kansas. The subject of the public hearing is:

APPLICATION PC-26-1: Rezoning and Site Plan Approval
4200 W. 79th Street
Current Zoning: R-1A
Requested Zoning: RP-1B
Applicant: Price Brothers Management Company

The legal description of the premises is defined as follows:

All that part of Lots 3 and 4, Jarboe View, a subdivision in the City of Prairie Village, Johnson County, Kansas, lying in the Southeast Quarter of Section 21, Township 12 South, Range 25 East, described by Michael J. Bogina, Kansas PS-1655, of Olsson, KSLs-114, on February 6, 2026, as follows:

BEGINNING at the Southwest corner of said Lot 4; thence North 02 degrees 19 minutes 36 seconds West, on the West line of said Lot 4, a distance of 314.98 feet to the Southwest corner of Tract 1, Prairie Village Municipal Office Complex, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence North 87 degrees 19 minutes 08 seconds East, departing said West line, on the South line of said Tract 1, a distance of 606.28 feet to the Northwest corner of Tract A, Village Park, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence South 03 degrees 01 minute 37 seconds East, departing said South line, on the Westline of said Tract A, a distance of 314.97 feet to the Southwest corner of said Tract A, said point also lying on the South line of said Lot 3; thence South 87 degrees 19 minutes 03 seconds West, departing said West line, on said South line, and on the South line of said Lot 4, a distance of 610.13 feet to the POINT OF BEGINNING, containing 191,565 Square Feet or 4.3977 Acres, more or less.

The applicant is requesting to rezone the former YMCA property located at 4200 W. 79th Street from R1-A to RP-1B, to allow for the construction of single-family homes.

At the time of the scheduled public hearing, all interested parties may present their comments. Written comments can also be submitted ahead of time to cityclerk@pvkansas.com.

Adam Geffert
Planning Commission Secretary

SHEET
C1.0

Project Description

Requested Action*

Final Plat

Legal Description*

All that part of Lots 3 and 4, Jarboe View, a subdivision in the City of Prairie Village, Johnson County, Kansas, lying in the Southeast Quarter of Section 21, Township 12 South, Range 25 East, described by Michael J. Bogina, Kansas PS-1655, of Olsson, KSLS-114, on February 6, 2026, as follows:

BEGINNING at the Southwest corner of said Lot 4; thence North 02 degrees 19 minutes 36 seconds West, on the West line of said Lot 4, a distance of 314.98 feet to the Southwest corner of Tract 1, Prairie Village Municipal Office Complex, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence North 87 degrees 19 minutes 08 seconds East, departing said West line, on the South line of said Tract 1, a distance of 606.28 feet to the Northwest corner of Tract A, Village Park, a subdivision in the City of Prairie Village, Johnson County, Kansas; thence South 03 degrees 01 minute 37 seconds East, departing said South line, on the West line of said Tract A, a distance of 314.97 feet to the Southwest corner of said Tract A, said point also lying on the South line of said Lot 3; thence South 87 degrees 19 minutes 03 seconds West, departing said West line, on said South line, and on the South line of said Lot 4, a distance of 610.13 feet to the POINT OF BEGINNING, containing 191,565 Square Feet or 4.3977 Acres, more or less.

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Luke Moore

Address*

7301. W. 133rd Street Overland Park KS

Owner Name*

Bart Lowen

Location of Property*

4200 W. 79th Street

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

Final Plat for Single Family Development

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*

Luke Moore

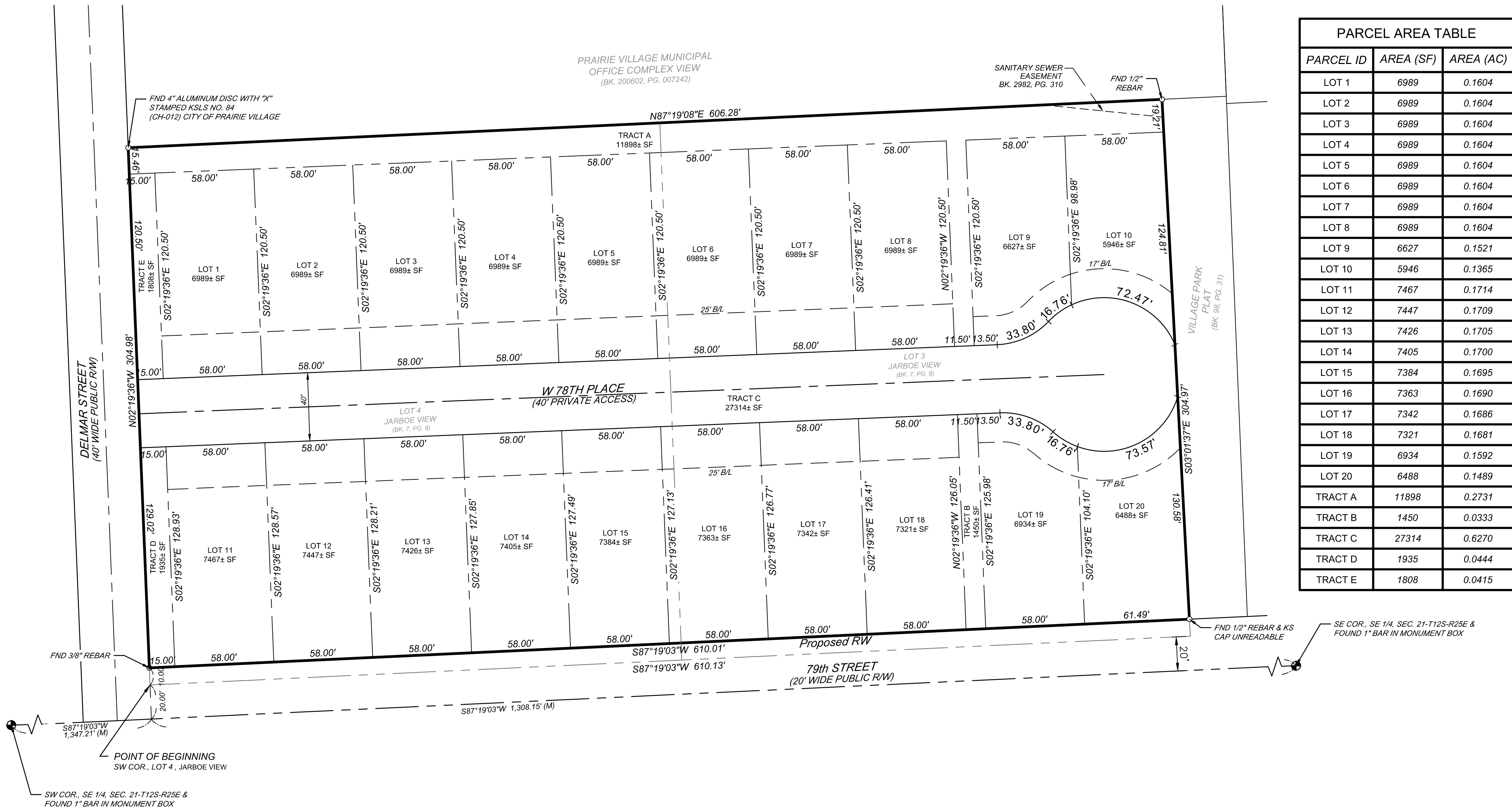
Apr 10, 2026

Date*

04/10/2026

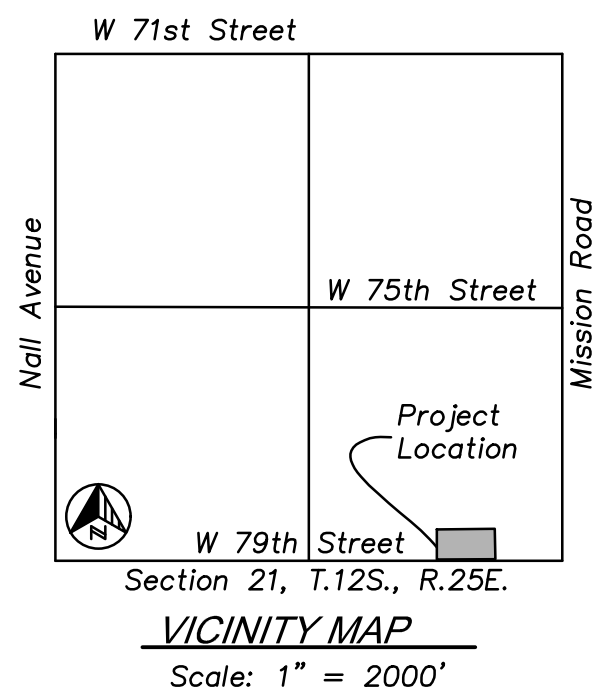
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DATE: Apr 10, 2026 4:04pm
USER: bellis
XREFS: V_XEND_02505875

Final Plat
Harmon Park Development, First Plat
A Replat of Lots 3 and 4, Jarboe View, Southeast Quarter of Section 21,
Township 12 South, Range 25 East in the City
of Prairie Village, Johnson County, Kansas

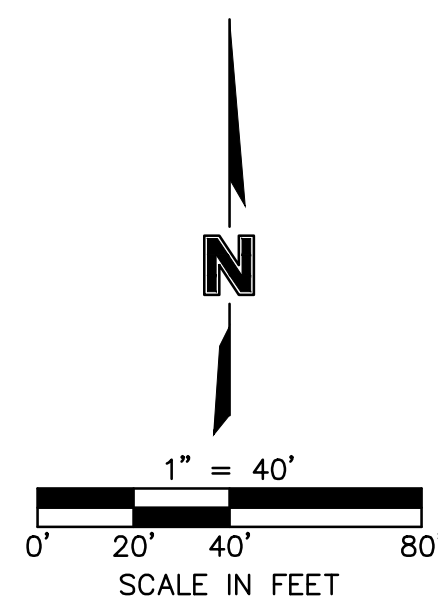


PARCEL AREA TABLE		
PARCEL ID	AREA (SF)	AREA (AC)
LOT 1	6989	0.1604
LOT 2	6989	0.1604
LOT 3	6989	0.1604
LOT 4	6989	0.1604
LOT 5	6989	0.1604
LOT 6	6989	0.1604
LOT 7	6989	0.1604
LOT 8	6989	0.1604
LOT 9	6627	0.1521
LOT 10	5946	0.1365
LOT 11	7467	0.1714
LOT 12	7447	0.1709
LOT 13	7426	0.1705
LOT 14	7405	0.1700
LOT 15	7384	0.1695
LOT 16	7363	0.1690
LOT 17	7342	0.1686
LOT 18	7321	0.1681
LOT 19	6934	0.1592
LOT 20	6488	0.1489
TRACT A	11898	0.2731
TRACT B	1450	0.0333
TRACT C	27314	0.6270
TRACT D	1935	0.0444
TRACT E	1808	0.0415

- SETBACKS:**
FRONT (LOTS 1-8, 11-18) 35'
(LOTS 9-10) 10'
(LOTS 19-20) 15'
REAR (LOTS 1-8, 11-18) 25'
(LOTS 9-10) 17'
SIDE 6'
- FLOODPLAIN NOTE:**
HEREON BASED ON THE FIRM MAP NO. 20091C0039G.
REVISED AUGUST 3, 2009. THE PROPERTY IS
CLASSIFIED AS BEING ZONE X, DEFINED AS "AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN."
- Surveyor's Notes:**
- Basis of Bearings: Held the South line of Southwest Quarter of Section 21, Township 12 South, Range 25 East at S87°19'03"W, Kansas Coordinate System 1983, North Zone, US Survey Feet. Distances shown hereon are ground distances in US Survey Feet.
 - This survey lies within the required minimum error of closure of 1:10,000.
 - Subject property is currently zoned R-1A (Single Family Residential).



- LEGEND**
- SECTION CORNER
 - SET 1/2"x24" REBAR W/LC 114 CAP
 - FOUND MONUMENT AS DESCRIBED
 - MEASURED DIMENSION - THIS PLAT
 - CALCULATED DIMENSION FROM RECORD
 - PREVIOUSLY DEEDED DIMENSION
 - PREVIOUSLY PLATTED DIMENSION
 - DRAINAGE EASEMENT
 - GAS EASEMENT
 - LANDSCAPE EASEMENT
 - RIGHT-OF-WAY
 - SANITARY SEWER EASEMENT
 - SIDEWALK EASEMENT
 - WATER LINE EASEMENT
 - UTILITY EASEMENT
 - LIMITS OF NO ACCESS



PROPERTY DESCRIPTION

ALL THAT PART OF LOTS 3 AND 4, JARBOE VIEW, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, LYING IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 25 EAST, DESCRIBED BY MICHAEL J. BOGINA, KANSAS PS-1655, OF OLSSON, KSLs-114, ON FEBRUARY 6, 2026, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02 DEGREES 19 MINUTES 36 SECONDS WEST, ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 314.98 FEET TO THE SOUTHWEST CORNER OF TRACT 1, PRAIRIE VILLAGE MUNICIPAL OFFICE COMPLEX, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS; THENCE NORTH 87 DEGREES 19 MINUTES 08 SECONDS EAST, DEPARTING SAID WEST LINE, ON THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 606.28 FEET TO THE NORTHWEST CORNER OF TRACT A, VILLAGE PARK, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS; THENCE SOUTH 03 DEGREES 01 MINUTE 37 SECONDS EAST, DEPARTING SAID SOUTH LINE, ON THE WEST LINE OF SAID TRACT A, A DISTANCE OF 314.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A, SAID POINT ALSO LYING ON THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 87 DEGREES 19 MINUTES 03 SECONDS WEST, DEPARTING SAID WEST LINE, ON SAID SOUTH LINE, AND ON THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 610.13 FEET TO THE POINT OF BEGINNING, CONTAINING 191.565 SQUARE FEET OR 4.3977 ACRES, MORE OR LESS.

Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "Harmon Park Development, First Plat."

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on this plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and lay pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietors hereby absolve and agree to indemnify the City of Prairie Village, Johnson County, Kansas, from any expense incident to the relocation of any such existing utility installations within said prior easements.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Prairie Village, Kansas with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement.

A perpetual easement over, under and through the areas outlined and designated on this plat as "Drainage Easement" or "D/E" for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby granted to the City of Prairie Village, Kansas. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "S/E" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the Consolidated Main Sewer District of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

Tract "A", "B", "D", and "E" are to be owned and maintained by the Homeowner's Association and is intended to be used for amenities such as trails, signage, landscaping, drainage easements and private open space.

Tract C is intended to be a Private Access tract, for the benefit of Lots 1-20 this plat, and to be owned and maintained by the Homeowner's Association.

Consent to Levy

The undersigned proprietor of the above tract of land hereby agrees and consents that the Board of County Commissioners of Johnson County, Kansas, and the City of Prairie Village, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessment, and that the amount of unpaid special assessments on such land so dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public way or thoroughfare.

Execution

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed his name.

Owner: Bluhawk Land, LLC

By: Kent Price, Managing Member

STATE OF KANSAS)
) SS
COUNTY OF JOHNSON)

Be it remembered, that on this _____ day of _____, 2026, before me, a notary public in and for said county and state, came Kent Price, Managing Member Member of Bluhawk Land, LLC who are personally known to me to be the same persons who executed the foregoing instrument of writing on behalf of said limited liability company, and he duly acknowledged the execution of the same to be the free act and deed of said limited liability company.

In witness hereof, I have hereunto subscribed my name and affixed my notorial seal this day and year last above written.

Notary: My appointment expires:

Approvals:

APPROVED by the Planning Commission of City of Prairie Village, Johnson County, Kansas, this ___ day of ___, 2026.

Gregory Wolf, Chairman

APPROVED by the Governing Body of the City of Prairie Village, Johnson County, Kansas, this ___ day of ___, 2026.

Eric Mikkelsen, Mayor

Attest: Adam Geffert, City Clerk

This is to certify that on March 16, 2026, this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for Boundary Surveys pursuant to K.A.R. 66-12-1.

Prepared For:
Bluhawk Land, LLC
12721 Metcalf Avenue, Suite 200
Overland Park, KS 66213

Property Owner:
Bluhawk Land, LLC
12721 Metcalf Avenue, Suite 200
Overland Park, KS 66213

Prepared By:
Olsson, Inc.
7301 West 133rd Street, Suite 200
Overland Park, KS 66213
Phone: (913) 381-1170
Fax: (913) 381-1174

Final Plat
Harmon Park Development, First Plat

A Replat of Lots 3 and 4, Jarboe View
SE Quarter of Section 21, Township 12S, Range 25E

City of Prairie Village, Johnson County, Kansas

BY

REV. NO.

DATE

REVISIONS DESCRIPTION

REVISIONS

SHEET
1 OF 1

olsson

7301 West 133rd Street, Suite 200
Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: May 5, 2026 Planning Commission Meeting

Application: PC 26-07

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

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

Property Address: 7500 Sagamore Road

Applicant / Owner: Nicholas Hanaway and Anna Mahlberg, Owner

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

Surrounding Zoning & Use: **North:** C-O Office Building District – Retail and Office
East: R-1B Single-Family District - Single-Family Dwellings
South: R-1B Single-Family District – Single-Family Dwellings
West: R-1B Single-Family District - Single-Family Dwellings

Legal Description: MEADOW LAKE LOT 1 BLK 2 PVC-14292

Property Area: 8,596.1 sq. ft. (0.20 ac.)

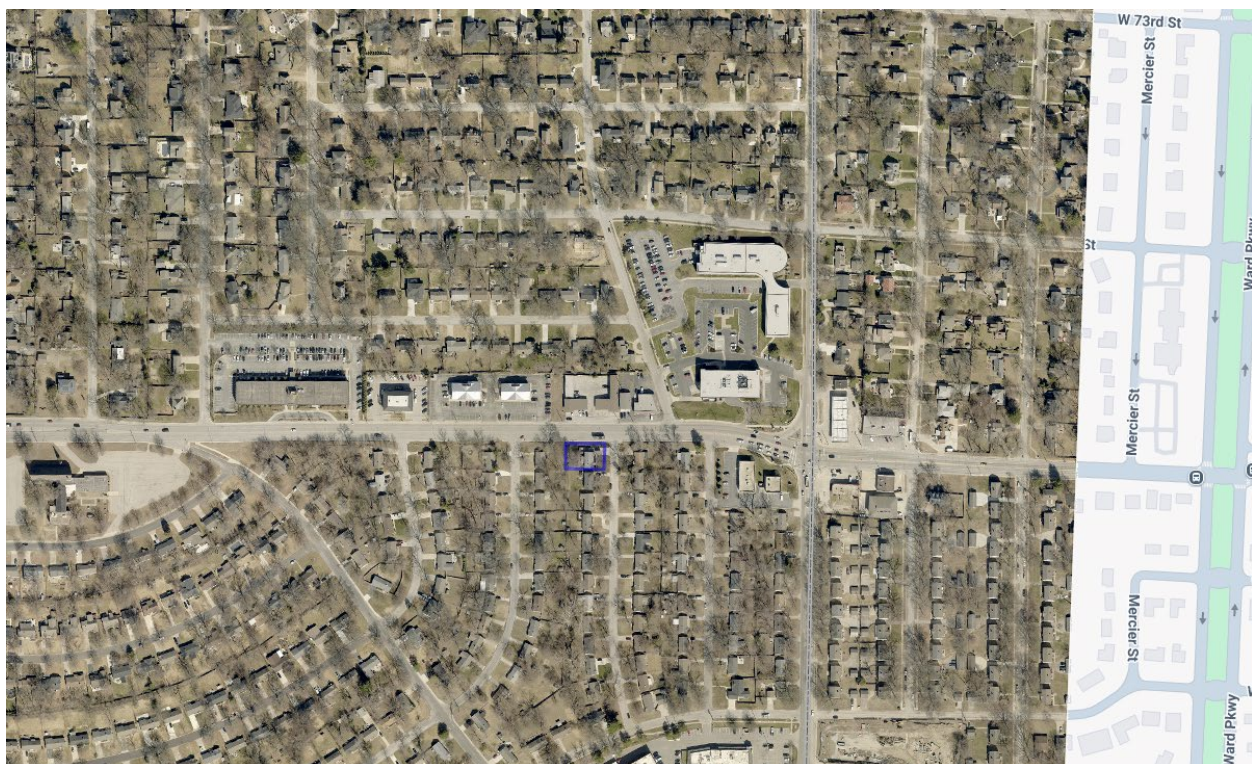
Related Case Files: none

Attachments: Application, lot plan, fence photos

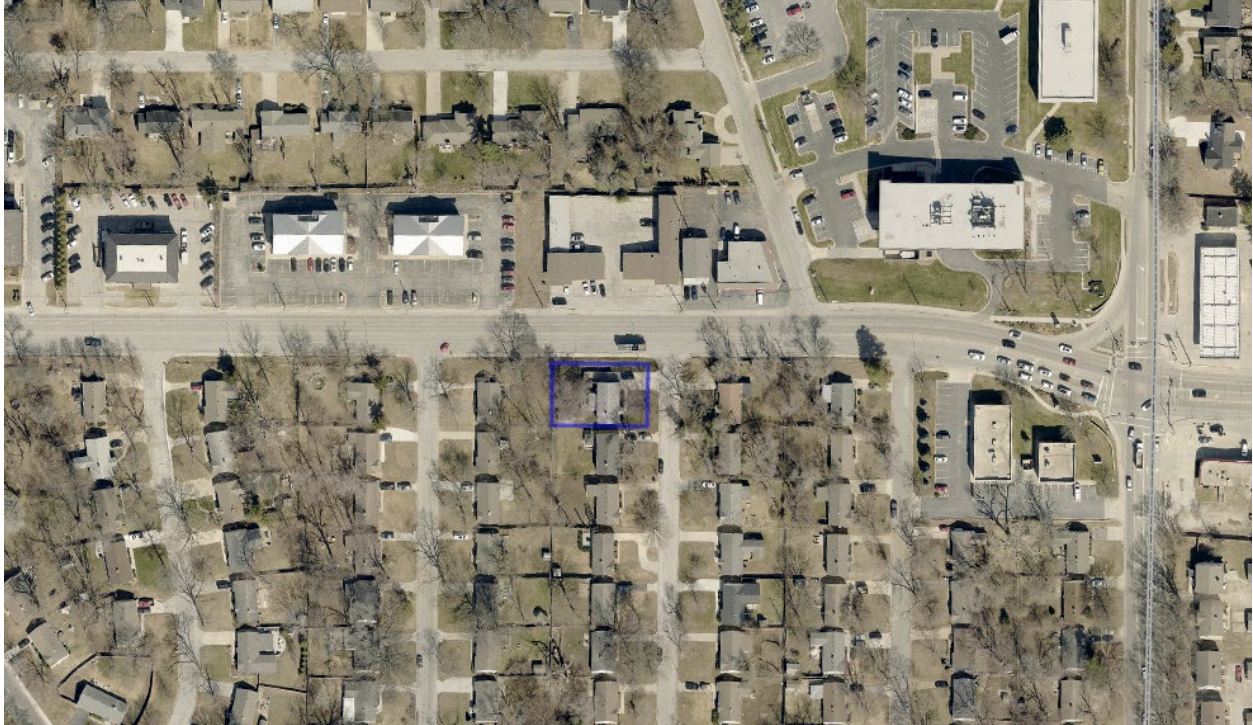
General Location – Map



General Location – Aerial



Block / Lot – Aerial



Birdseye



Street View



Looking west on 75th Street - proposed fence near street edge.



Looking southeast from 75th Street at proposed fenced area

BACKGROUND:

The applicant is applying for an exception to construct a street side yard fence that does not meet the side fence standards. The property is a corner lot on the southwest corner of 75th Street and Sagamore Road. The home orients to Sagamore Road and has a side lot line along 75th Street. There is also a significant grade change between the higher street level and lower lot level, and a large retaining wall, railing, and sidewalk improvement was built in association with a stormwater project. The lot is otherwise typical of R-1B lots, measuring 75 feet wide and 115 feet deep.

The applicant is requesting an exception to the fence standards to permit an eight-foot high fence to allow better screening and noise protection of the property from 75th Street.

The zoning ordinance requires the following for fences:

- street side of the corner lot be at least 18 inches from a public sidewalk or on private property [\[19.44.025\(c\)\(2\)\]](#)
- Six feet height limit in side or rear yards (up to 8 feet only allowed if within the building envelope / building setbacks) [\[19.44.025\(b\)\(3\)\]](#)

The proposed fence would replace an existing 4-foot chain link fence that encloses the back yard with a wood privacy fence. It would comply with the fence standards at all points other than the portion along 75th Street, which is requested to be eight feet high. The fence would be measured from grade and would be entirely on the private lot. This would situate the fence approximately 3 feet in from the retaining wall (which is approximately 3 to 4 feet high along the property line) and the railing (which is another 4 feet on top of the retaining wall).

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

The applicant held a neighborhood meeting on April 22, 2026, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

ANALYSIS:

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

(c). Location

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

The proposal is for an exception to authorize a fence to be eight feet high rather than the required 6 feet high. An eight-foot high fence is permitted, but is required to meet the building setbacks, which would be 15-feet in from the property line.

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. Height and location limits for rear yard privacy fences on street side lots aim to preserve views of streetscapes and to prevent large barriers abutting public sidewalks.

The following factors that affect this situation:

- There is a substantial grade change between the street level and the lot, making a fence compliant with the height standards less effective for screening.
- 75th Street is a busy street with potential noise and visual impacts affecting the utilization of the rear yard.
- A public retaining wall and railing exists along this property and is a comparable height as the proposed fence.
- The fence would be off-set from the retaining wall and railing, and would not present a barrier along the public sidewalk.
- The fence is only enclosing the rear yard and only extends along approximately half of the property line, leaving views to the block and Sagamore Road streetscape open.

CRITERIA:

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

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

This fence/wall exception impacts three of these criteria (all but the stormwater criteria for which there is no impact). The proposed fence/ location will allow better utilization of the site based on the corner location, the nature of 75th Street, and the grade of 75th Street relative to the property.

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

RECOMMENDATION:

Staff recommends approval of this site plan with the exception to the fence height based on the above factors affecting the lot and based on the location, extent, and fence design plans in the submitted application. Staff recommends the following condition prior to issuing permits:

1. Public Works review all fence plans to confirm that the proposed fence will not create any obstructions within the required sight distance triangles or impacts on the retaining wall or public stormwater facilities.

Project Description

Requested Action*

Residential Site Plan Review/Exception Request

Legal Description*

MEADOW LAKE LOT 1 BLK 2 PVC-14292

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Nick Hanaway

Address*

7500 Sagamore Road

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

I am requesting a variance for a 8' wood privacy at 7500 Sagamore Road only along the 75th Street side, with the remainder of the yard being a proposed, standard 6' fence in full compliance with code.

Along the north property line there is existing topographic features that I believe warrant a taller fence to provide screening and reduce noise from the busy thoroughfare. Adjacent to 75th Street there is currently a 4' retaining wall with a 4' metal railing on top, creating an effective barrier height of approximately 8' from my yard. Replacing the existing 4' chain link fence with an 8' wood privacy fence would result in a very similar overall condition, while providing improved screening and helping reduce traffic noise from 75th Street. Our main goal is to improve the usability of our backyard for our family, and we believe this request maintains the spirit and intent of the regulations.

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.

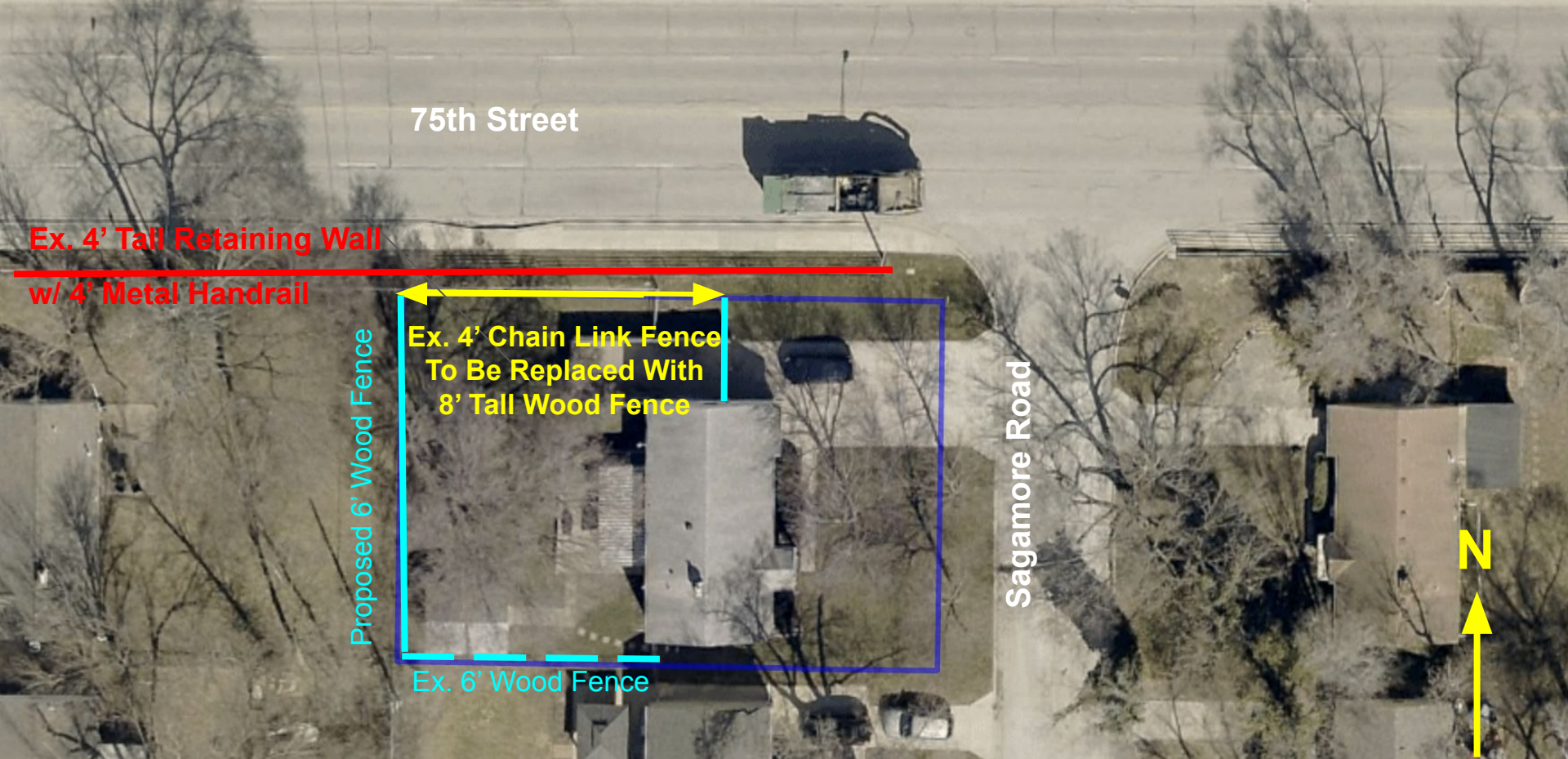
Applicant Signature*

Nick Hanaway

Apr 8, 2026

Date*

04/08/2026



75th Street

Ex. 4' Tall Retaining Wall

w/ 4' Metal Handrail

Proposed 6' Wood Fence

Ex. 4' Chain Link Fence
To Be Replaced With
8' Tall Wood Fence

Ex. 6' Wood Fence

Sagamore Road

N

7500 Sagamore Road, Prairie Village, KS 66208



North View - Ex. Chain Link Fence to be Replace with 8' Wood Fence



North View - Ex. Chain Link Fence to be Replace with 8' Wood Fence



West View - Ex. Chain Link Fence to be Replace with 8' Wood Fence

Summary of Responses from Neighborhood Meeting

Property: 7500 Sagamore Road

My wife and I held a neighborhood meeting at 5:00 p.m. on Wednesday, April 22. No residents attended the meeting in person. We remained on site for approximately 15 minutes to allow for late arrivals.

Although no one attended in person, several neighboring property owners contacted us directly via text message to share their feedback regarding the proposed 8-foot fence.

Neighbor Responses

- **7516 Sagamore Road – Scott Sickinger**

Scott contacted us via text and indicated that while he was unable to attend the meeting, he is supportive of the proposed 8-foot fence. He stated, “Feel free to put my name down as in agreement.”

- **7506 Sagamore Road – Taylor Herren**

Taylor reached out via text and stated that she “loved the fence plan!” and wished us luck.

- **7511 Sagamore Road – Dorothy Carnelia**

Dotte contacted us via text expressing her support for the fence, stating that she thinks it is a great idea and wished us the best of luck.

- **7501 Rainbow Drive – Christopher and Janelyn Garcia**

Christopher and Janelyn contacted us to request an in-person discussion, as they were unavailable at the time of the meeting. We met with them at our shared fence line on Tuesday. They asked several questions regarding the proposed fence and the City’s permitting and variance process. We showed them exactly where the 8’ fence was going to go and also discussed the proposed 6’ fence that would be along the share property line. They expressed no objections to the fence and stated that they believe it would be beneficial in reducing noise and blocking views from 75th Street

April 15, 2026

Property Location: 7500 Sagamore Road Prairie Village, KS 66208

Dear Neighbor,

Hello! If we haven't had the chance to meet yet, we are Nick and Annie Hanaway and we live at 7500 Sagamore Road. We're writing to let you know that we have submitted an application to the City of Prairie Village requesting a variance to build an 8' wooden privacy fence along the north side of our property, adjacent to 75th Street.

Because our backyard sits below street level, with a 4' retaining wall and a 4' handrail along 75th Street, the taller fence would simply match the height of the existing handrail. Our goal is to create better screening and reduce traffic noise from 75th Street. The remainder of our backyard will have a standard 6' wood fence. We believe the 8' section will not negatively impact any neighbors and will greatly improve the usability of our yard for our family.

As part of the variance process, the Prairie Village Planning Commission requires that nearby residents have an opportunity to ask questions or share any concerns. To make this easy and neighborly, we're hosting an informal meeting in our driveway at **7500 Sagamore Road on Wednesday, April 22 at 5:00 p.m.**

There's no obligation to attend, but you're invited to stop by—whether to look at the proposed fence location, ask questions, or simply say hello. If you're unable to attend but would like to talk, feel free to reach out to us anytime at **816-377-7261** (text or call) or **nphanaway@gmail.com**.

After the meeting, we'll submit a brief record of attendance and any comments to the Planning Commission. Once the city completes its review and approves the variance, we plan to move forward with construction as soon as possible.

Thank you for taking the time to read this and reminder there is no obligation to come to our meeting or respond to this letter but we are happy to meet and answer any questions you may have.

Wishing you all the best!

Nick and Annie Hanaway

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: May 5, 2026 Planning Commission Meeting

Application: PC 26-9

Request: Site Plan - Design Exception Side Elevation Windows

Property Address: 8432 Linden Lane

Action: *An exception to the neighborhood design standards requires the Planning Commission to review a site plan, and based on specific criteria the Planning Commission may grant exceptions.*

Applicant: Matt Brunner, Owner

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

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

Legal Description: TOWN & COUNTRY ESTATES LOT 64

Property Area: 0.77 Ac (33,834.41 ft.)

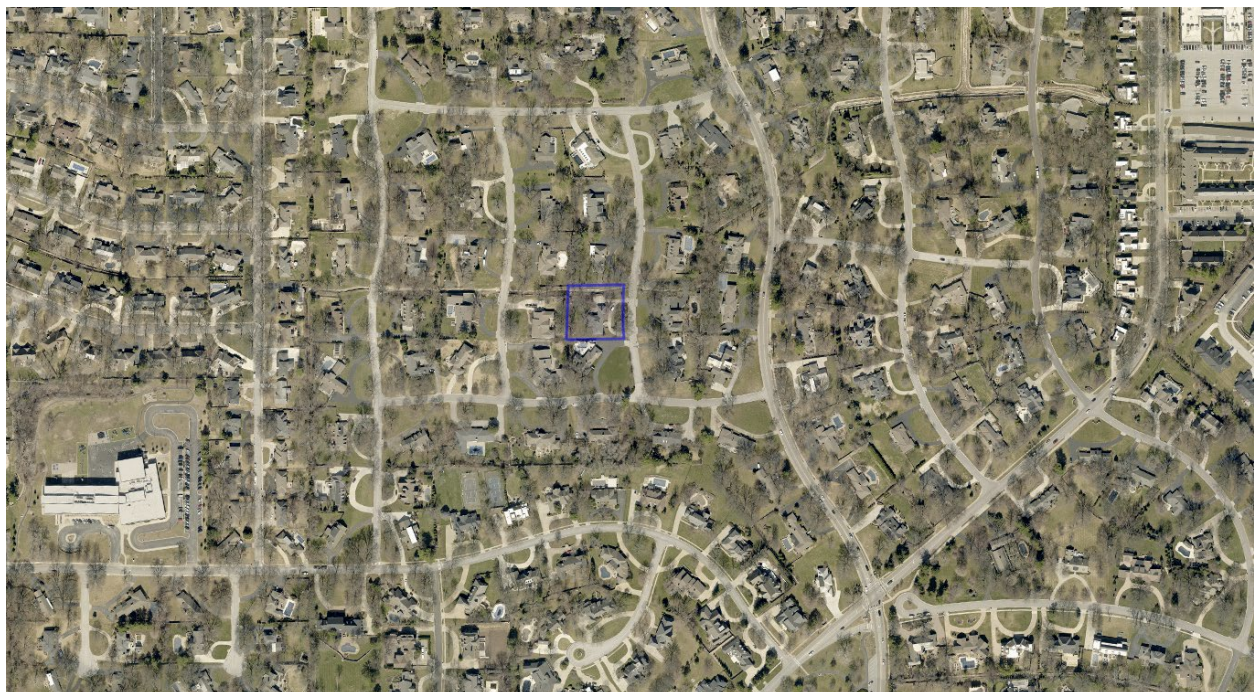
Related Case Files: N/A

Attachments: Application, Site Plan, Elevations

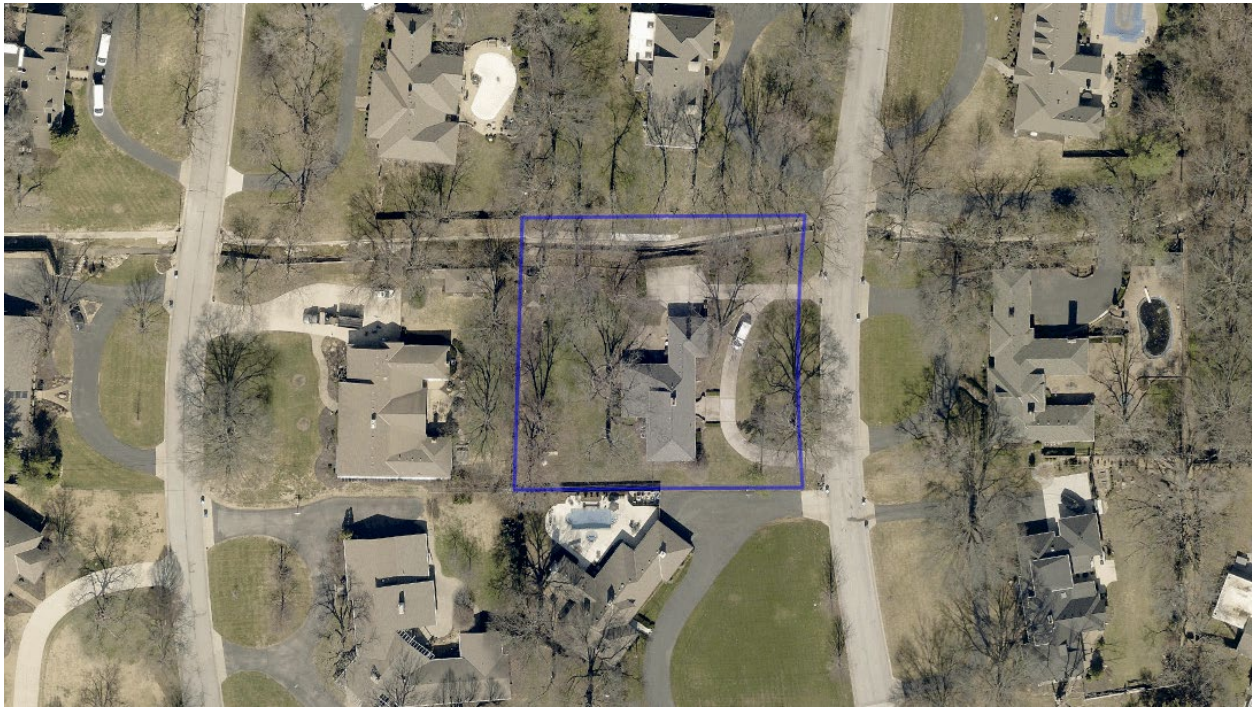
General Location Map



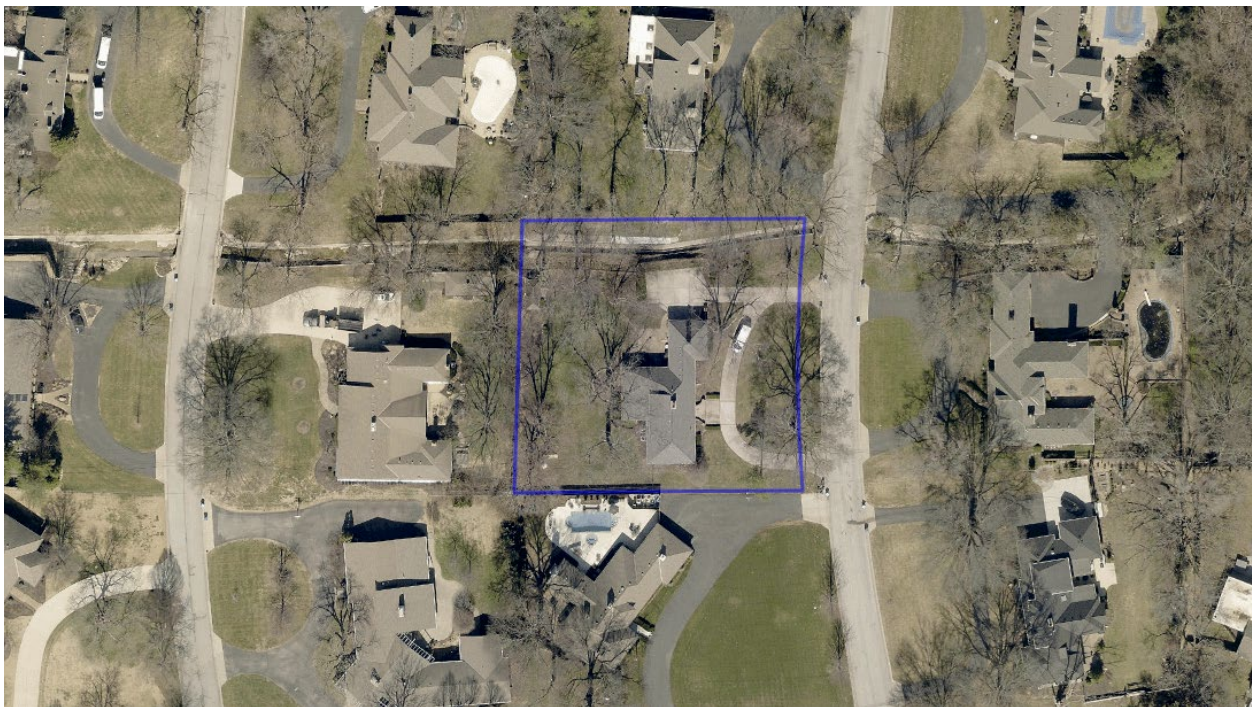
Aerial Map



Lot



Birdseye View



Street View

Looking west from Linden Lane at 8432 Linden Lane.

BACKGROUND:

The applicant is requesting an exception to the window requirement that side elevations have window and door openings of at least 8% (exclusive of garage openings). The plan includes a small footprint addition to the rear and north side of the house to expand to a 3-car garage and additional living space to the rear, and a more prominent second level addition to this single-story home. The elevations have 1.5 story profiles from the front, and a mix of 1- and 2-story profiles on the side and rear elevations. The north elevation (right side) is primarily an addition to the existing two-car garage, and then an offset addition to the living space in the rear that is more than 12 feet further back from the north elevation building line for the garages. Under this situation staff interprets the neighborhood design standard to apply to each facade component independently, meaning the 1-story profile that includes the existing two-car garage and the proposed new additional garage would need to have windows and the portion more than 12 feet removed from this elevation would also need windows. In this case the wall plane that is entirely garage doors would be required to have windows and entrances, and garage doors are specifically excluded from counting to the required percentage of openings. Therefore, the applicant is requesting a design exception to have this elevation be excluded and allowed to have no window openings. The portion of the elevation that is set back more than 12 feet from the garages includes a 1st-story window and patio door entrance and meets the design standard independently.

ANALYSIS:

Section [19.06.025.\(d\)](#) of the Neighborhood Design Standards includes the following regarding windows and entrances:

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

Elsewhere in the design standards, garage openings are specifically excluded from counting from this standard based on the intent to not reward larger and more prominent garages; however, this does not account for the circumstance when garage doors are side facing as is the case on this application. Additionally, when portions of an elevation are more than 12 feet removed from another portion, staff has interpreted those as not contributing to the overall elevations window percentage since it is a distinctly different mass. In this case that interpretation results in the 1-story garage elevations on the north elevation of these planes needing to meet the 8% window requirement.

The design objective of this standard is to minimize the prominence of garages and car-related building elements on public streetscapes, and to give all elevations a finished appearance with appropriate connections to outside spaces and limited blank wall space.

The proposed site plan and elevation accomplishes each of these design objectives by locating the garage doors to the side of the building (existing and expanded) and by using combinations of 1-, 1.5, and 2-story elevations that are broken up with the massing and footprint of the building, and which contain appropriate window and door entries on each component.

CRITERIA:

[Section 19.06.025.\(f\)](#) provides that the Planning Commission may grant exceptions to any of the Neighborhood Design Standards, including the foundation standards, subject to the site plan process. It includes the following criteria relevant to this specific application:

- (3) The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
- (4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
- (5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, and the integrity of the architectural style of the

proposed building, and the relationship of internal functions of the building to the site, streetscape and adjacent property.

- (6) The exception will equally or better serve the design objectives stated in Section 19.08.025.A and the intent stated for the particular standard being altered.

[\[19.08.025.\(f\).\]](#)

Staff believes the design exception meets the above criteria and furthers all six of the design objectives that apply to the Neighborhood Design Standards. [\[19.08.025.\(a\)\]](#)

This is primarily because:

- a. The design of the addition is compatible with the existing architectural style of the building, and uses a combination of 1-, 1.5-, and 2 story elevations that break up the massing.
- b. The existing building and the garage addition are oriented to the side and are not prominent along the neighborhood streetscape.
- c. The building has a compatible massing and design as other buildings in the neighborhood
- d. All elevations have appropriate connections to outside spaces and appropriate relationships to the lot and adjacent lots and buildings so that no elevations are large or contain large blank walls.

RECOMMENDATION:

Staff recommends approval of the exception as presented in the submitted plans.

Project Description

Requested Action*

Variance

Legal Description*

House Addition

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Brett Huntley

Address*

8432 Linden Ln

Owner Name*

Matt Brunner

Location of Property*

Prairie Village

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

Request for a variance on the side wall plane glazing requirement of PVZC 19.06.025. Part of the planned addition is to add a 3rd car garage within 12' of the current wall plane nearest to lot line. Due to the design we cannot meet the requirements of the zoning code. This is a common feature on many houses in the surrounding neighborhood.

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*

Brett Huntley

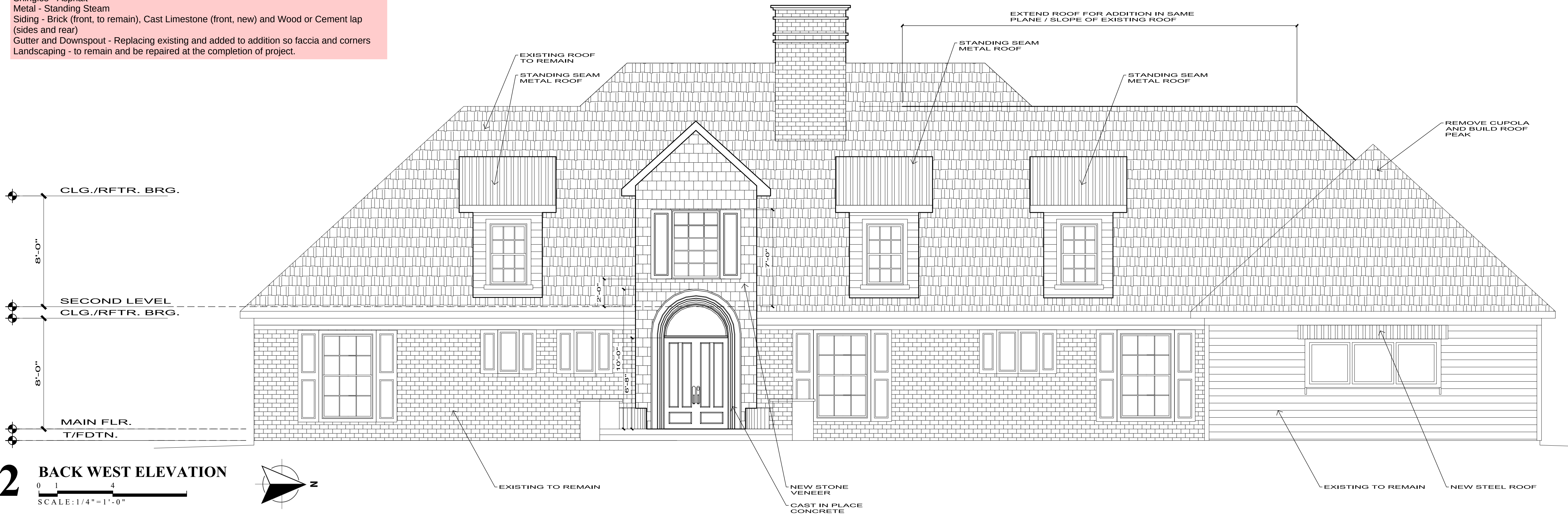
Apr 10, 2026

Date*

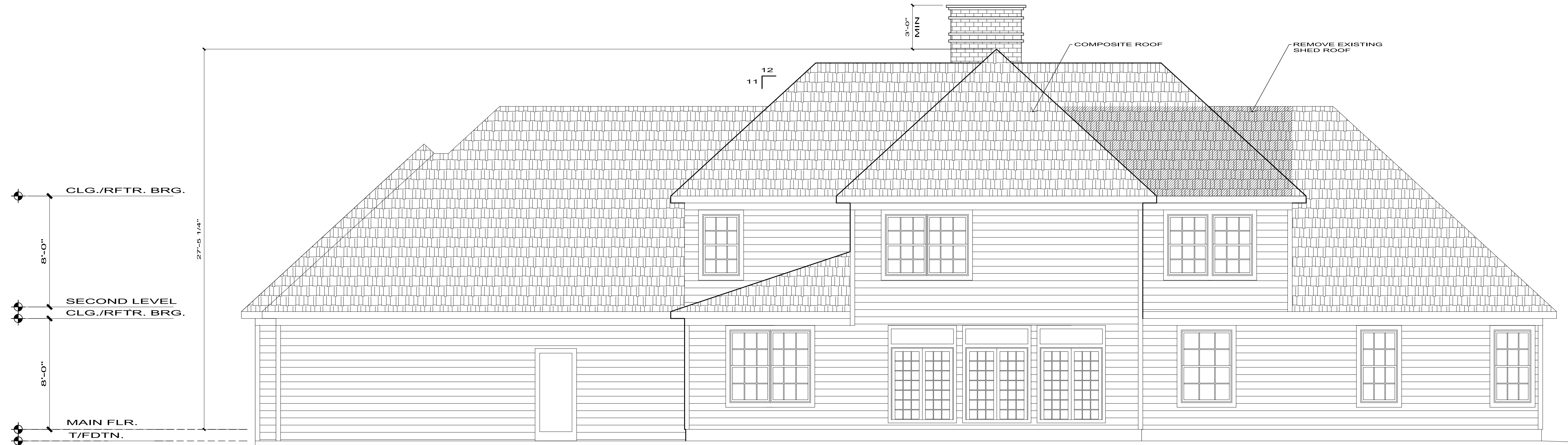
04/10/2026

Special Notes:

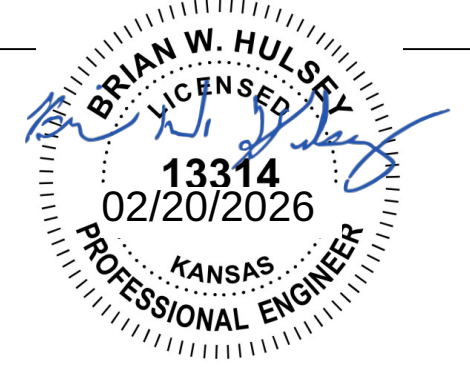
Main Ridge Line Addition - 52' (new) vs 48' (old) = 8% increase
Shingles - Asphalt
Metal - Standing Seam
Siding - Brick (front, to remain), Cast Limestone (front, new) and Wood or Cement lap (sides and rear)
Gutter and Downspout - Replacing existing and added to addition so faccia and corners
Landscaping - to remain and be repaired at the completion of project.



2 BACK WEST ELEVATION



1 BACK WEST ELEVATION



BRUNNER ADDITION & RENOVATION

8432 LINDEN LANE
PRAIRIE VILLAGE, KS 66207

SQUARE FOOTAGE TABLE

GARAGE ADDITION	310 SF
MAIN LEVEL ADDITION	191 SF
SECOND LEVEL ADDITION	650 SF

DRAWN BY: BRIGGS DESIGN &
CONSTRUCTION
REVISION DATE: 02.18.2026

A1



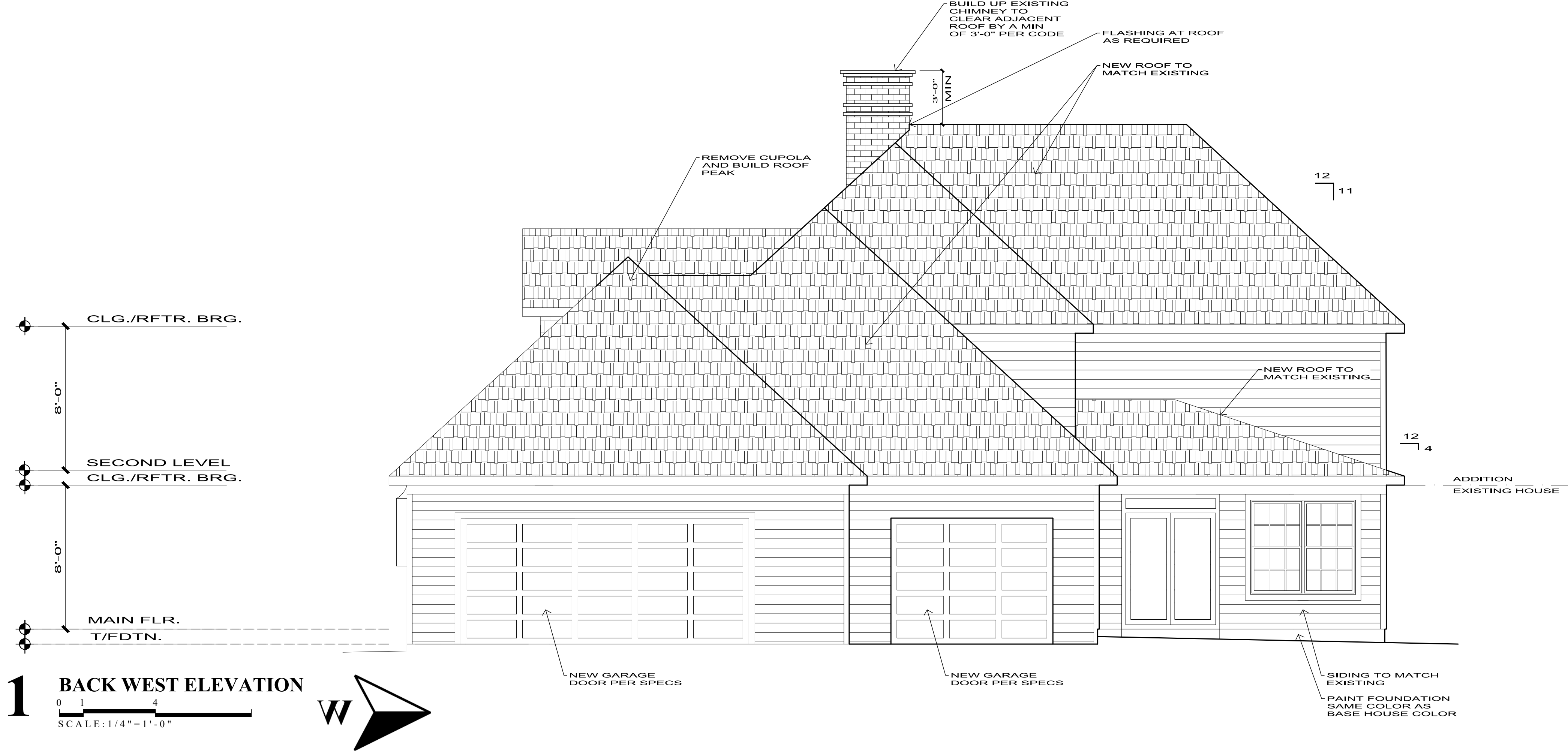
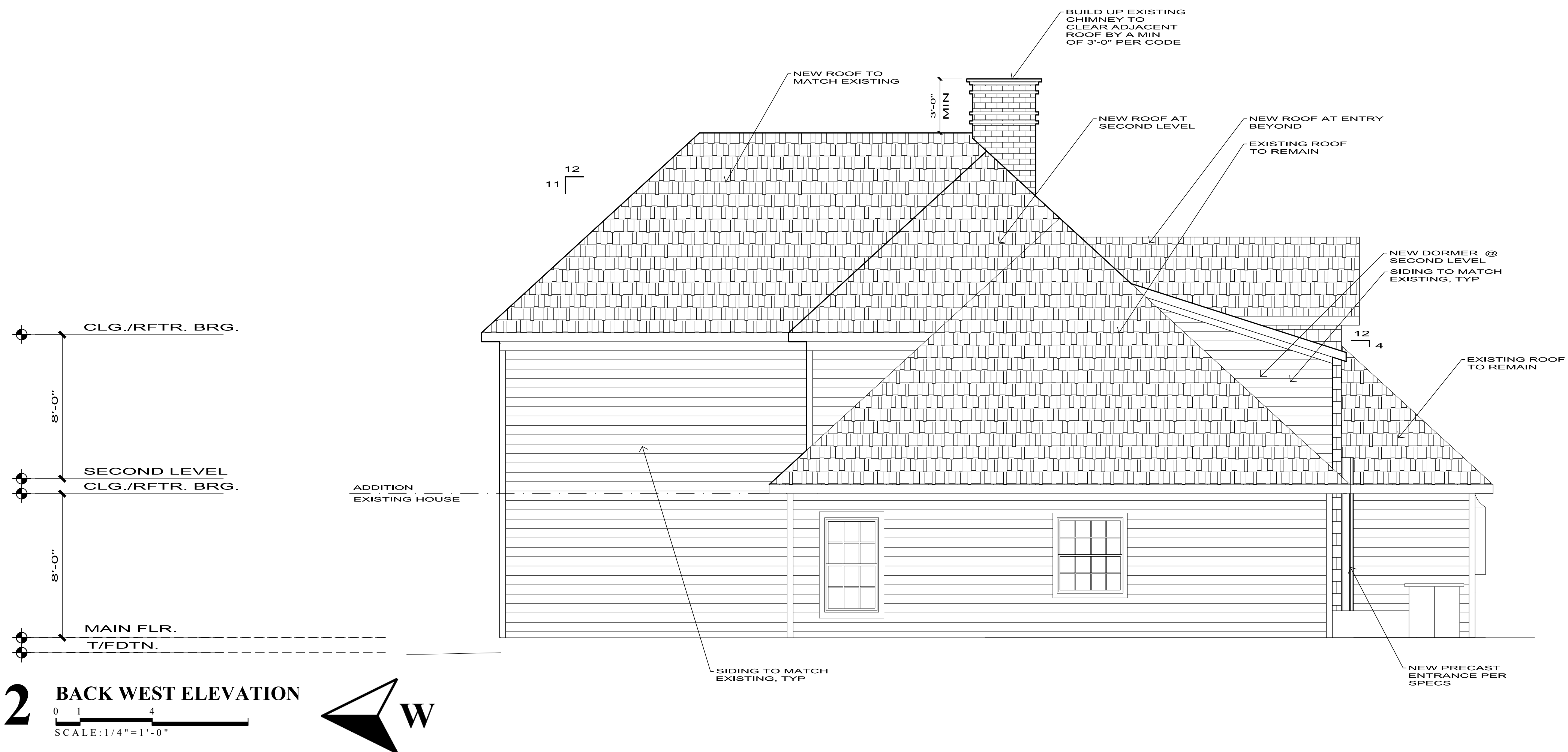
BRUNNER ADDITION & RENOVATION

8432 LINDEN LANE
PRAIRIE VILLAGE, KS 66207

SQUARE FOOTAGE TABLE	
GARAGE ADDITION	310 SF
MAIN LEVEL ADDITION	191 SF
SECOND LEVEL ADDITION	650 SF

DRAWN BY: BRIGGS DESIGN & CONSTRUCTION
REVISION DATE: 02.18.2026

A2



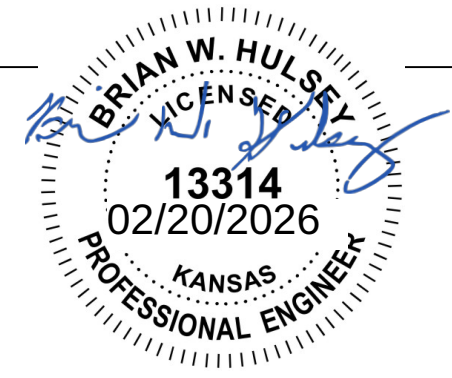
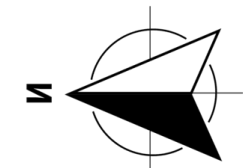
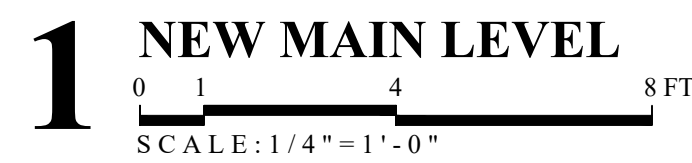
ASSUMED SOIL BEARING PRESSURE = 1,500 PSF

FLOOR LIVE LOAD = 40 PSF	ROOF LIVE LOAD = 20 PSF
FLOOR DEAD LOAD = 10 PSF	ROOF DEAD LOAD = 10 PSF

THE BOTTOM OF THE EGRESS WINDOW CAN NOT EXCEED 44" FROM THE FLOOR
SHALL HAVE A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES
SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES

1. GLASS IN SIDELITES, SHOWER DOORS AND SLIDING GLASS DOORS TO BE TEMPERED GLASS.
2. ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES. PROVIDE MINIMUM OF ONE SMOKE DETECTOR IN BEDROOM AREA.

3. CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.
4. ALL FIREPLACE CHASE WALLS TO BE INSULATED INSIDE AND OUTSIDE AND HORIZONTAL "DRAFT STOPS" TO BE INSTALLED AT EACH FLOOR LEVEL.
5. WINDOW SIZES MUST MEET MINIMUM EGRESS REQUIREMENTS OF LOCAL CODE. MAY VARY AND REQUIRE CHANGES TO WINDOW SIZES, HEIGHTS, CONSULT YOUR LOCAL WINDOW SUPPLIER OR CODE OFFICIAL.



BRUNNER ADDITION & RENOVATION

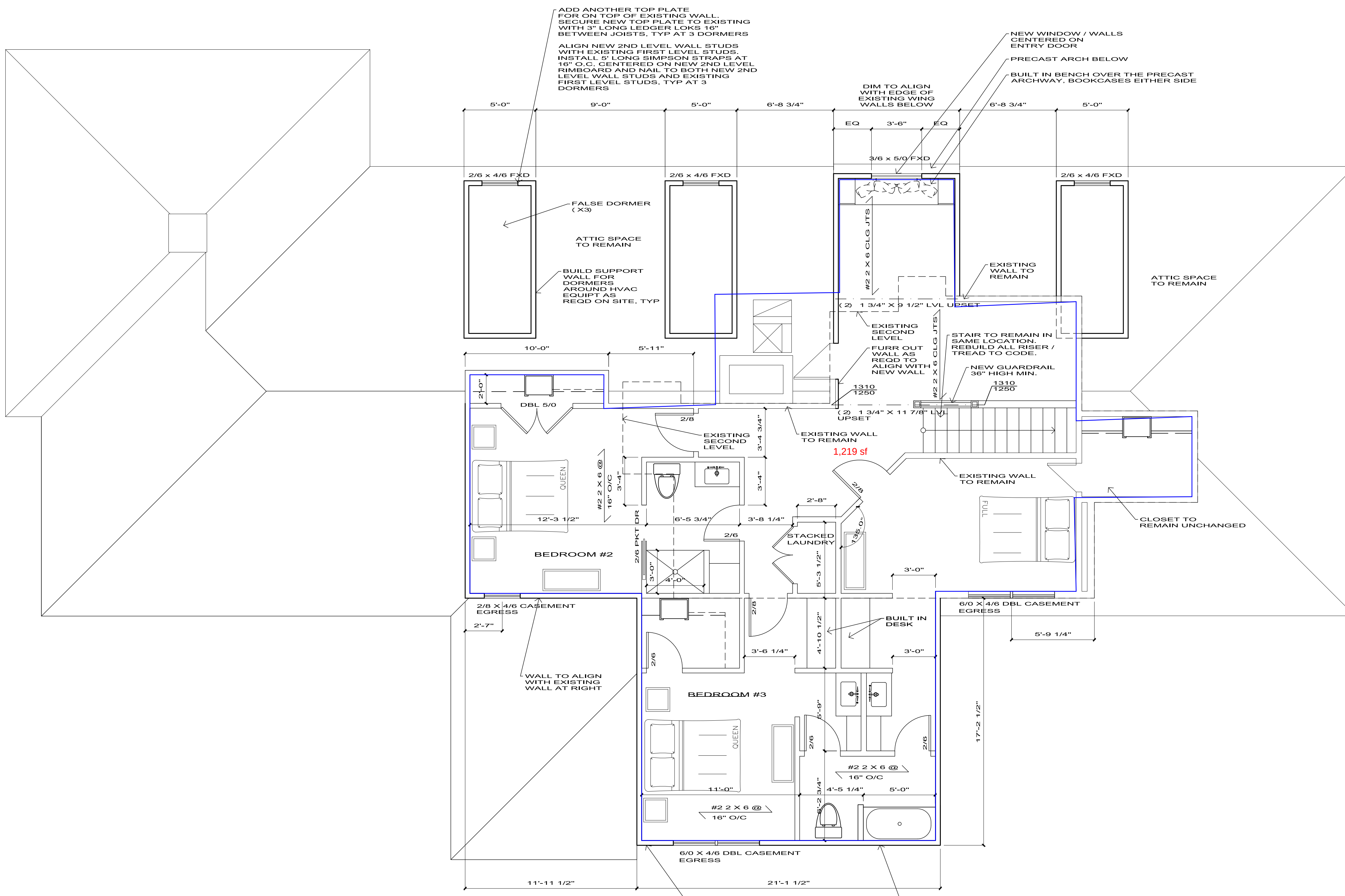
8432 LINDEN LANE
PRAIRIE VILLAGE, KS 66207

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CONSTRUCTION

REVISION DATE: 02.18.2026

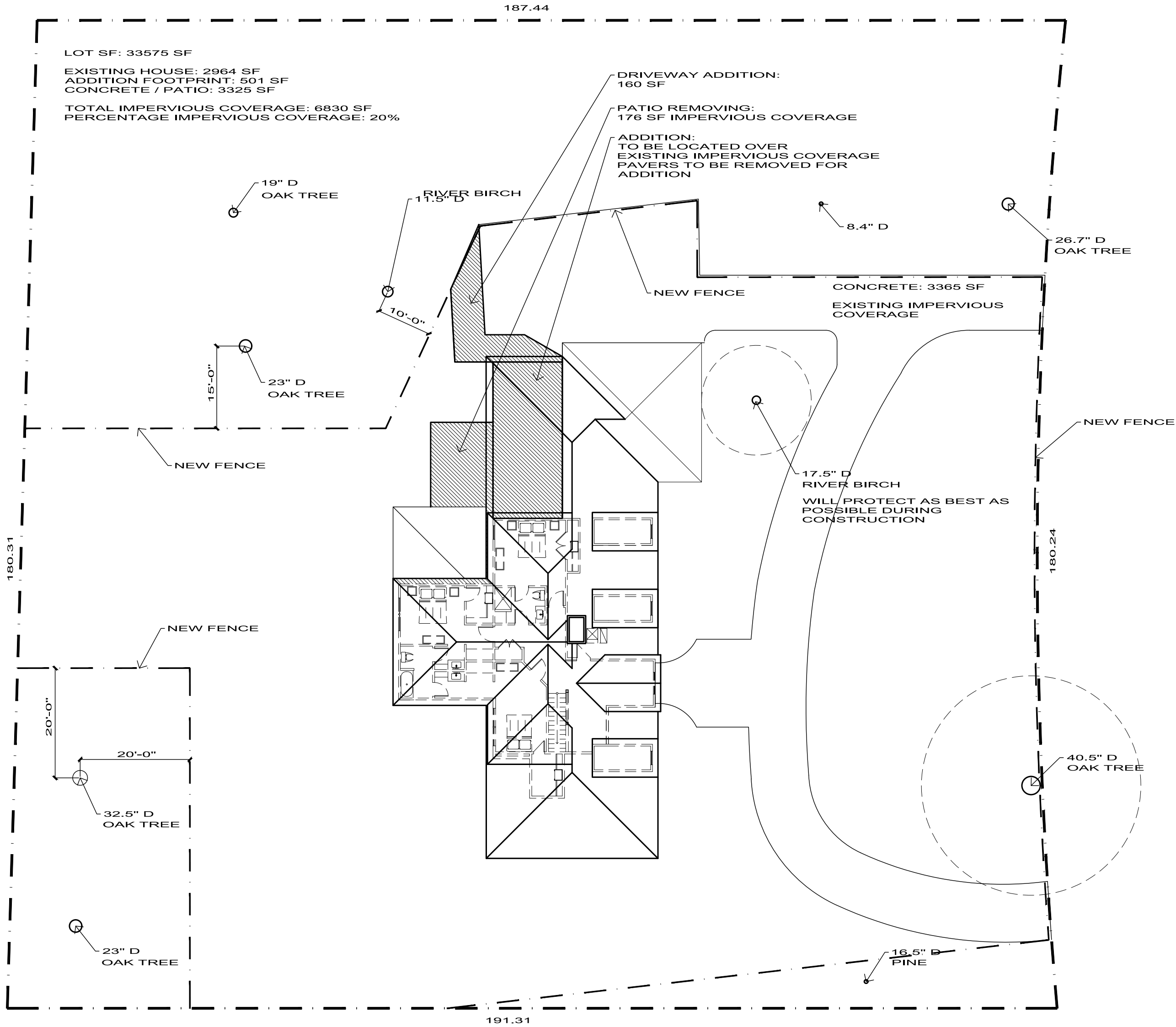
A6



8432 LINDEN LANE
PRAIRIE VILLAGE, KS 66207

[illegible]

A7



1 SITE PLAN
0 4 16 32 FT
SCALE: 1/8" = 1'-0"

General Notes

BRUNNER ADDITION & RENOVATION
8432 LINDEN LANE
PRAIRIE VILLAGE, KS 66207

SQUARE FOOTAGE TABLE

GARAGE ADDITION	310 SF
MAIN LEVEL ADDITION	191 SF
SECOND LEVEL ADDITION	650 SF

DRAWN BY: BRIGGS DESIGN &
CONSTRUCTION
REVISION DATE: 02.18.2026

A9

Attendance:

Matt & Sarah Brunner
Eric & Bridget Floyd – 8445 Linden
Ben & Emily Allison – 8431 Cedar

Meeting Overview:

We met with several neighbors to walk through our planned renovation and talk about the zoning exception. The goal was to share what we're planning, answer questions, and hear any feedback or concerns early in the process.

We gave a general overview of the project, including what changes we're making, how the exterior will look, and the expected timeline. We also called out the item that will require zoning consideration.

Neighbors asked thoughtful questions, were supportive, and felt the updates would be a positive for the neighborhood.

Overall, it was a productive and helpful conversation. We'll continue to keep neighbors updated and stay open to feedback as the project progresses.



Matt Brunner <mattcbrunner@gmail.com>

8432 Linden Lane - Variance Request Support Letter

jtjurden@gmail.com <jtjurden@gmail.com>

Wed, Apr 15, 2026 at 10:44 AM

To: Matt Brunner <mattcbrunner@gmail.com>

Cc: lindsaycjurden@gmail.com

Matt,

Please feel free to pass this along to the appropriate folks.

To the Members of the Prairie Village Board of Zoning Appeals,

We are next door neighbors of Sarah and Matt Brunner who reside at 8432 Linden Lane. We want to share our strong support for their variance request. The Brunners have been transparent and considerate throughout their planning process, and we appreciate the care they've taken to ensure their remodel fits the character of our neighborhood.

Their planned improvements will be a positive addition to the block and will help maintain the quality and appearance of our community. We have no concerns about the variance and believe the project will benefit the surrounding homes as well.

We respectfully ask the Board to approve their request.

Warm regards,

Lindsay & Joe Jurden

8446 Linden Lane

Prairie Village, KS 66207



Matt Brunner <mattcbrunner@gmail.com>

Exception/Variance 8432 Linden Lane

Susan Stolle <susanstolle@gmail.com>

Thu, Apr 16, 2026 at 2:04 PM

To: Matt Brunner <mattcbrunner@gmail.com>, "calvin.stolle@gmail.com" <Calvin.stolle@gmail.com>

Matt and Sarah,

Thank you for your letter regarding the proposed North facing exterior wall not including any windows.

We have no objection to your proposal.

Regards,

Susan and Cal Stolle
8420 Linden Lane

April 14, 2026

Matt and Sarah Brunner

8432 Linden Ln

Prairie Village, KS 66207

Dear Neighbors,

We hope this message finds you well. As part of our home construction project at 8432 Linden Ln, an exception from the City of Prairie Village Board of Zoning Appeals for our North-facing exterior garage wall. This wall currently does not include any windows, and we would like to maintain the exclusion of windows as the project includes increasing the number of garage bays from 2 to 3. Zoning Rules ask for 8% of the wall to include windows, which we would like to avoid.

Per city regulations, we are notifying all property owners within 200 feet of our home project and inviting you to a meeting to discuss this variance request. This is an opportunity to learn more, ask questions, or share any feedback.

Meeting Details:

Date: Sunday, April 19, 2026

Time: 1:00 PM

Location: Home Construction Project, 8432 Linden Ln

Attendance is voluntary, and the meeting will include a brief overview of the project and a chance to address any questions. If you cannot attend but wish to discuss the variance, please contact us at 785-341-3644 or mattcbrunner@gmail.com.

Thank you. We value our neighborhood.

Best regards,

Matt and Sarah Brunner