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

PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JUNE 2, 2026
7700 MISSION ROAD
COUNCIL CHAMBERS
6:00 P.M.

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES – May 5, 2026

III. PUBLIC HEARINGS

PC-26-1 Rezoning from R-1A to RP-1B and site plan approval
4200 W. 79th Street
Zoning: R-1A
Applicant: Price Brothers

IV. NON-PUBLIC HEARINGS

PC-26-11 Preliminary plat approval
4200 W. 79th Street
Zoning: R-1A
Applicant: Price Brothers

PC-26-8 Impervious surface coverage exception
5112 W. 67th Street
Zoning: R-1A
Applicant: William Trakas

PC-26-12 Site plan review for fence, with exception
4512 W. 91st Street
Zoning: R-1A
Applicant: John Picerno

PC-26-14 Residential building line modification
5009 W. 70th Street
Zoning: R-1B
Applicant: Scott McKenzie and Connie Link McKenzie

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.

PLANNING COMMISSION MINUTES
MAY 5, 2026

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 5 at 7:40 p.m. in the council chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order with the following members present: Jonathan Birkel, David Herron, James Kersten, Melissa Brown, and Melissa Temple.

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

APPROVAL OF MINUTES

Ms. Temple made a motion to approve the minutes of the April 7, 2026, regular planning commission meeting. Mr. Birkel seconded the motion, which passed 6-0.

OLD BUSINESS

None.

PUBLIC HEARINGS

PC-26-1 Rezoning from R-1A to RP-1B and final plat
4200 W. 79th Street
Zoning: R-1A
Applicant: Price Brothers

Mr. Wolf informed those in attendance that the public hearing for the application would be continued to the June 2 planning commission meeting, and that no formal action would be taken at the current meeting.

Mr. Brewster stated that the applicant was requesting to rezone approximately 4.5 acres from R-1A Single-Family Residential to an 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.

Mr. Brewster noted that the applicant had not submitted all requirements or clearly demonstrated that the application meets all criteria, and there were some aspects of the plan submittals that could potentially allow development that would not meet the required criteria. He added that staff recommended continuing the application to allow the applicant to submit further details that support and strengthen the planning concepts.

Applicant Bart Lowen with Price Brothers, the owner of the property, was present at the meeting. He stated that application team agreed to the continuance in order to make sure the application met all criteria, and to make some additional modifications.

Mr. Wolf opened the public hearing at 7:47 and noted that the hearing would remain open to the June meeting for additional comment.

Karen Chapman, 4314 W. 78th Terrace asked if residents could get copies of the city's staff report prior to the June meeting.

Mr. Wolf said that the staff report would be published with the meeting packet the Friday before the next meeting.

Mr. Birkel made a motion to continue the public hearing for PC-26-1 to the June 2 planning commission meeting. The motion was seconded by Ms. Temple and passed 6-0.

Ms. Temple made a motion to continue the associated application for final plat approval, PC-26-11, to the June 2 planning commission meeting. The motion was seconded by Mr. Birkel and passed 6-0.

NON-PUBLIC HEARINGS

PC-26-7 Site plan review for fence/wall with exception
7500 Sagamore Road
Zoning: R-1B
Applicant: Nick Hanaway

Mr. Brewster stated that the applicant was 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' wide and 115' deep.

The applicant is requesting an exception to the fence standards to permit an 8' 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" from a public sidewalk or on private property
- 6' height limit in side or rear yards (up to 8' only allowed if within the building envelope / building setbacks)

The proposed fence would replace an existing 4' 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 8' high. The fence would be measured from grade and would be entirely on the private lot. This would situate the fence approximately 3' in from the retaining wall (which is approximately 3' to 4' high along the property line) and the railing (which is another 4' on top of the retaining wall).

Mr. Brewster said that the standards allow the planning commission to consider exceptions to the fence standards through site plan review and subject to specific criteria.

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" 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' 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)].

Mr. Brewster said that the intent of the applicable fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen property from adjacent lots and other private areas. 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.

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

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

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.

Mr. Brewster said that staff recommended approval of the 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.

Mr. Birkel asked if the retaining wall was on public property or private property. Mr. Brewster said the retaining wall was on public property, and the existing chain-link fence was on the applicant's property line.

Applicant and property owner Nick Hanaway was present to discuss the application. He stated the request for the fence exception was to provide privacy and reduce noise from traffic on 75th Street.

Ms. Temple made a motion to approve the fence exception as presented. Ms. Brown seconded the motion, which passed 6-0.

PC-26-9 Design exception – side elevation windows
8432 Linden Lane
Zoning: R-1A
Applicant: Matt Brunner

Mr. Brewster said that the applicant was requesting an exception to the 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 three-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 one-story and two-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' 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 one-story profile that includes the existing two-car garage, and the proposed new additional garage would need to have windows, and that the portion more than 12' 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 excluded and allowed to have no window openings. The portion of the elevation that is set back more than 12' from the garages includes a first-story window and patio door entrance and meets the design standard independently.

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) 15% on all front elevation or any street facing side elevation
   b) 8% percent on other side elevations
   c) 15% 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' removed from another portion, staff has interpreted those as not contributing to the overall elevation window percentage since it is a distinctly different mass. In this case, that interpretation results in the one-story garage elevations on the north elevation of these planes needing to meet the 8% window requirement.

Mr. Brewster said that the design objective of the 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 one-story, 1.5-story, and two-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.

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.

Mr. Brewster said that staff believes the design exception meets the above criteria and furthers all six of the design objectives that apply to the neighborhood design standards, primarily because:

a) The design of the addition is compatible with the existing architectural style of the building, and uses a combination of one-story, 1.5-story, and two-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.

Mr. Brewster stated that staff recommended approval of the exception as presented in the submitted plans.

Applicant and property owner Matt Brunner was present to discuss the application.

Mr. Birkel made a motion to approve the design exception as presented. Ms. Temple seconded the motion, which passed 6-0.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 8:11 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

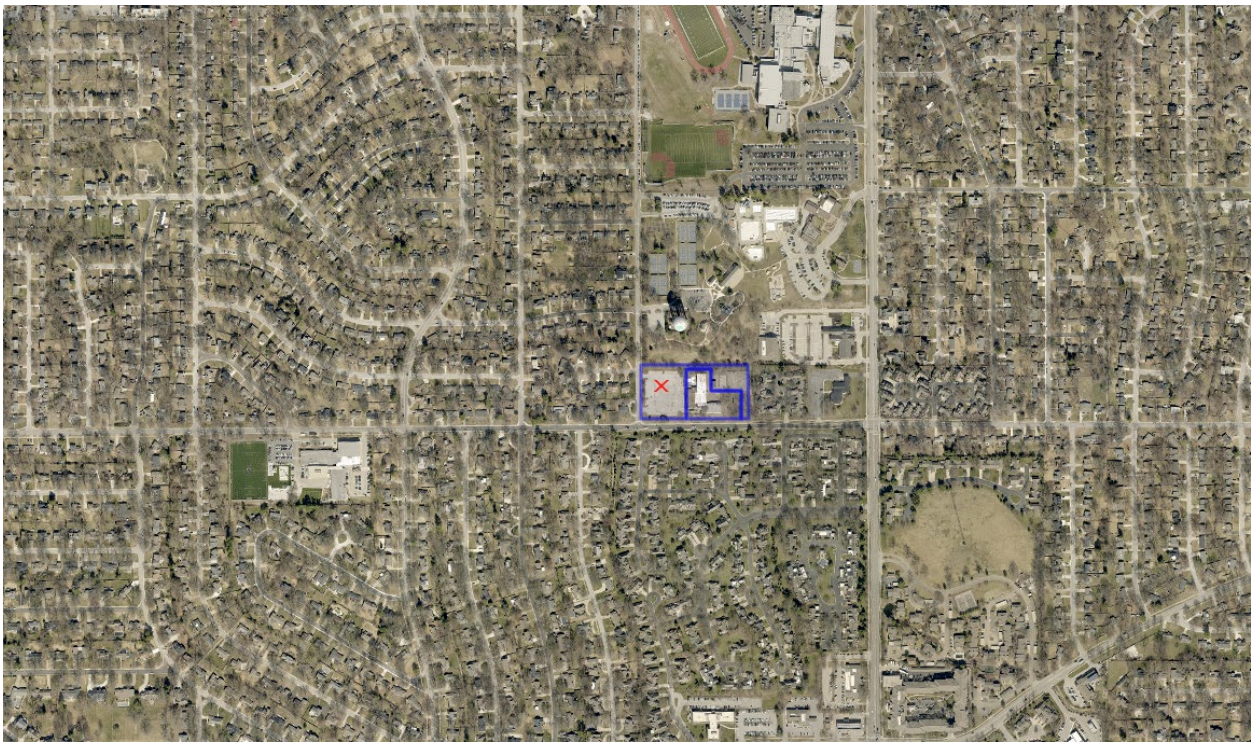
TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: June 2, 2026 Planning Commission Meeting

Application:	PC 26-01 & 26-11 - Updated
Request:	Rezoning from R-1A to RP-1B and Preliminary 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 preliminary 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. Approval of a preliminary plat is approval in concept and only authorizes proceeding to prepare a final plat.*
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



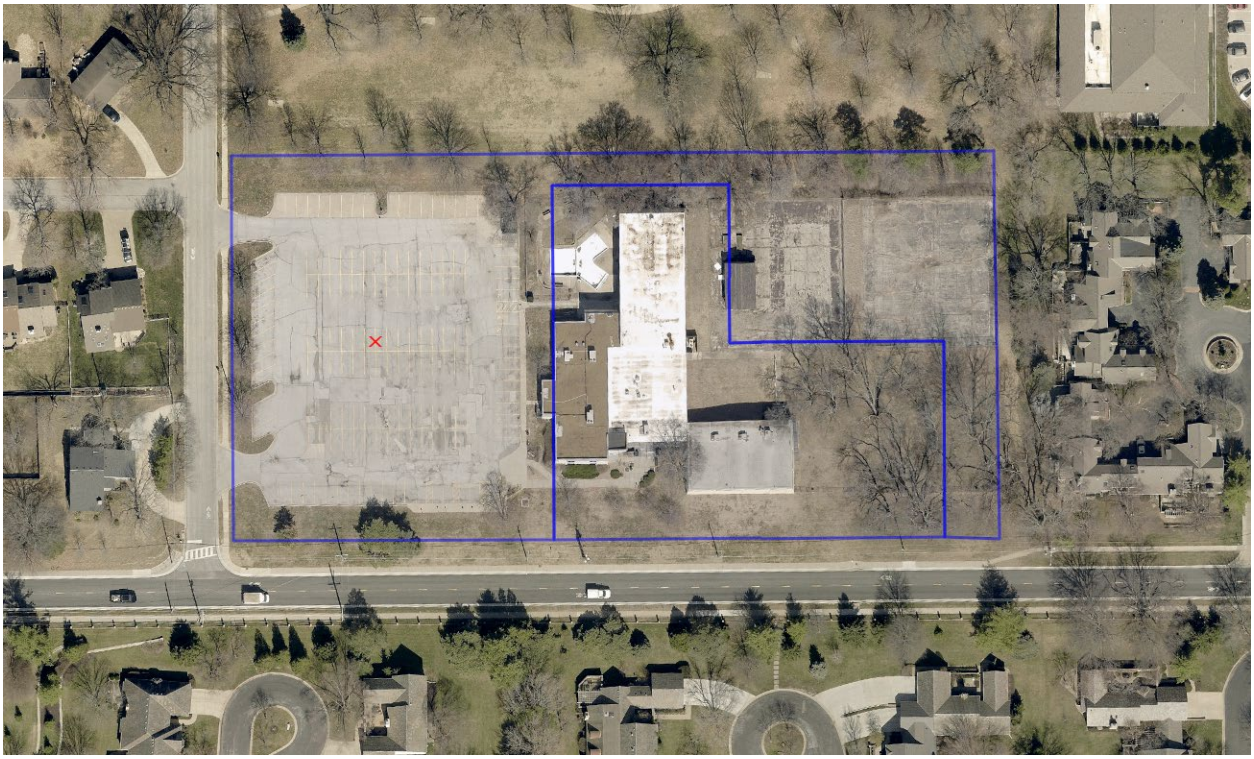
Aerial Map



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, lot coverage standards, and setbacks. The applicant is also submitting a corresponding 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 proposed plat is preliminary and will require final review and approval through the final plat process.

The applicant had a neighborhood meeting on April 14, 2026, as required by the Prairie Village Resident Participation Policy and an additional courtesy meeting on May 21, 2026, and supplemented the application with background on these meetings.

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 on 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 is active from other institutional uses, including the Prairie Village Pool, Shawnee Mission East High School, Consolidated Fire District Station, and Prairie Village Municipal Campus. 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 between single-family neighborhoods on the west and the civic and institutional uses on the east.

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 with differing development intensity and supporting civic and institutional uses which have a city-wide or regional draw.

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 lots, 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 east 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 result from this project. The land use and building scale transition is compatible with both the immediately abutting property to the east, and surrounding properties. This project proposes 2-story detached houses and the surrounding areas are primarily 1- to 2-story buildings with a mix of detached houses, attached townhouses, and condominiums. This project does promote smaller lots and more compact building patterns through the change from R-1A to R-1B, and through the deviations to the standards through the P designations (the latter element is discussed below with the "planned zoning designation criteria"). However, with the mix of neighborhood types and characteristics and the general nature of this property as a transition between several of these areas, the scale and pattern of development is generally compatible. Since there is no specific connection proposed between this project and property to the east 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. 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 permanently 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 in the comprehensive plan suggest 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, supports the needs of adjacent neighborhoods, and responds to the context. Several 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.

The proposed rezoning is to the next increment up from the current zoning (R-1A to RP-1B). Additionally, while the Public Place designation does anticipate some residential uses, the comprehensive plan anticipated that as part of a more integrated civic campus concept. Absent any specific plans materializing among the several institutional uses, this property sits at the transition of three future land use designations - Public Place, Village Neighborhood, Traditional Neighborhood, and the proposed rezoning is consistent with the latter of those categories.

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 in the standards based on that plan. [19.24.010] Planned zoning districts include the following additional criteria to be 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]

The specific deviations requested under this planned zoning designation are:

- Reducing the minimum lot width from 60’ to 58’.
- Reducing the front and rear setbacks from 30’ and 25’ to 20’ for both.
- Increasing the allowed building coverage from 30% to 45%.
- Increasing the allowed impervious coverage from 40% to 60%. [The proposed maximum impervious coverage has been factored into Public Work’s drainage review, analysis, and comments.]

The plan incorporates the following neighborhood design components to support these deviations.

- An approximately 10-feet to 12-feet wide tract (Tract B on the preliminary plat) of common area extending north-south between 79th Street and Harmon Park. This tract is proposed to have a 6-feet to 8-feet sidewalk providing both an internal circulation system for the neighborhood and a connections into the park at the northeast corner of the site. (This future connection is subject to city-approved design and construction plans for the portion that crosses the park property.)
- An approximately 12-feet to 29-feet wide tract (Tract A on the preliminary plat) of common area extending east-west along the north property boundary between the housing and the park. This tract is proposed to have a 6-feet to 8-feet sidewalk providing primarily internal circulation for homes fronting on the park side, but a secondary route and connections between Delmar Street and a park connection on the northeast corner of the site.
- Enhanced lot and building frontage standards on the 79th Street and the Harmon Park sides, facilitated by a “rear loaded” concept with garage access off the internal private access way. The applicant’s design standards designate 79th Street and Harmon Park sides as the front, and supplement the otherwise-applicable R-1B Neighborhood Design Standards and require single-story front entry features on these frontages and increase the minimum front transparency from 15% to 25% on the park and street frontages and cap the transparency of the garage-loaded (rear - non-primary) sides at 20%. This ensures that all buildings and lots front 79th Street or the park, and that the internal sides with garages are rear or non-primary sides of the lots and buildings.
- Streetscape enhancements on 79th Street. In addition to required streetscape designs, the applicant has proposed 4 regularly-spaced seating areas on the north side of the 79th Street sidewalk that would be placed on private property and maintained by the HOA, and each area is mirrored by an enhanced planting area within the landscape area of the right of way. Staff recommends that these landscape areas be in addition to the standard required streetscape and street trees, and that these areas also be designated for maintenance by the HOA.

RECOMMENDATION - REZONING:

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. The proposed deviations and corresponding planning concepts in the development plan are identified above in item *9. Planned Zoning Designation.*

Staff recommends that the Planning Commission recommend the proposed rezoning from R-1A to RP-1B for approval to the City Council. To ensure that the intent of the proposed project plan is met and to fulfill the requirements of the planned zoning criteria, staff recommends the following conditions:

1. The landscape plan be finalized with staff prior to issuance of any building permits, and specifically:
    a. Add ornamental trees 20’ on-center in the landscape area on 79th Street (This substitution would be in place of the ordinance requirement of 1 large tree per 40’ of lot frontage / 1 large tree per lot and account for the overhead utilities.) These should occur at greater frequency than the proposed enhanced landscape areas, but the landscape areas may incorporate a required street tree.
    b. Add 6 large street trees on-center in the landscape area on Delmar Street. (This would meet the ordinance requirement of one large tree per 40’ of lot frontage.) The sidewalk should be relocated approximately 8’ from the back of curb and then orient back to the existing sidewalk on the park frontage at the north end of the property.
    c. Tracts A and B on the preliminary plat should receive a complimentary amount of landscape elements with regularly-spaced ornamental or large trees (20’ and 40’ spacing respectively) to create vertical components similar to and corresponding with the public streetscape and sidewalks.
2. The rezoning is conditioned on submittal and approval of a final plat meeting all final plat standards, and addressing recommended conditions of approval on the preliminary plat. *[See preliminary plat approval conditions.]*

3. Final plans for any improvements or building permits shall be reviewed by Public Works to ensure compliance with the approved stormwater management study. *[See preliminary plat approval conditions.]*

SUMMARY - PLATs 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. A preliminary plat is conceptual approval of a development plan, and approval authorizes the preparation of a final plat which includes more detailed and specific information to align with more developed engineering, design, and construction documents

Based on the proposed project plan associated with the rezoning from R-1A to RP-1B the preliminary plat divides two currently unplatted tracts into:

- 20 lots for detached houses ranging in sizes from 8,456 square feet to 9,112 square feet. The lots on the south side are approximately 8,500 square feet and the lots on the north side are approximately 9,000 square feet.
- 5 common area tracts:
    - Tract A - a pedestrian passage of approximately 11,900 square feet.
    - Tract B- a pedestrian passage of approximately 1,500 square feet.
    - Tract C - a private access easement of approximately 27,000 square feet providing vehicle access to the rear of all lots between the park-fronting lots fronting Harmon Park and the street-fronting lots fronting West 79th Street.
    - Tract D - an approximately 15-feet buffer on Delmar street south of the entrance approximately 1,900 square feet.
    - Tract E - a 15-feet buffer on Delmar Street north of the entrance, approximately 1,800 square feet.

The lots meet R-1B standards except that they are proposed to be 58’ wide rather than the required 60’ wide. (R-1B standards are 60’ wide and 100’ deep; Some zoning deviations for setbacks and building coverage were also addressed in the zoning plan). The easement and tracts will be owned, managed and maintained by a private property owners’ association to be established in conjunction with this plat. The tracts will contain sidewalks for internal circulation between the public sidewalk on Delmar Street to the west and on 79th Street to the south and remain open for a potential public connection to the park on the northeast side of the project. The park connection would be contingent on the city planning and designing a connection to the edge of this property at a future date.

The access easement is designed to be 28-feet wide; despite being intended as a “rear alley” - this will accommodate additional on-street parking for guest or overflow parking and meet emergency access standards (each lot can park up to 4 vehicles including

garage spaces and driveway spaces). It is approximately 540 feet long terminating in a turnaround bulb that meets the Fire District emergency access requirements. Design and construction of this private access will still be subject to public standards and subject to final review and approval by Public Works.

ANALYSIS – PRELIMINARY PLAT:

The Prairie Village subdivision regulations have the following review elements for preliminary and final plats.

Streets & Street Arrangement

The project is at the intersection of two public streets - 79th Street and Delmar Street and is primarily served by these streets. The individual lots will be accessed by a private access street designed to public street standards and extending east / west into the project. This street will function as an alley, providing access to the rear of homes to ensure that the projects outward-facing frontages address the surrounding public spaces - primarily Harmon Park on the north and 79th Street on the west, and treating Delmar Street as a corner side street.

This arrangement results in two “half-block” - each approximately 610 feet long, but 130 feet, and is consistent with the street and block criteria despite not connecting to the east. In general, the subdivision regulations provide that blocks should be no longer than 1,800 feet and where they are longer than 1,000 feet they should provide pedestrian passages through the block. In conjunction with adjacent developed residential project the extent of this frontage is approaching 1,000 feet and the entire block between Mission and Delmar is approximately 1,200 feet. The applicant has also provided a mid-block pedestrian connection through their project in a common area tract.

As an infill project and with limited ability to shape the street and block patterns based on surrounding conditions, the proposed street arrangement adequately addresses the subdivision standards, and achieves the desired goals for connectivity and access. The applicant has provided a trip generation analysis showing expected traffic to be less than the prior use (community center / recreation facility) and the existing streets and proposed access street are sufficient to serve the proposed development.

The street arrangement also involves the dedication or confirmation of right-of-way for a narrow track along the entire frontage of this property along 79th Street. This tract aligns with the property / right-of-way of the abutting property to the east, and will allow the proposed landscape area and sidewalk configuration along 79th Street to occur in the right-of-way.

Sidewalks

The project is primarily served by public sidewalks on the north side of 79th Street and the east side of Delmar on the perimeter of the property. The zoning plan indicates that these sidewalks should be 6’ to 8’ wide based on coordination with the streetscape and

landscape area plans. The sidewalk on 79th Street will be relocated from the back of curb to an alignment consistent with the sidewalk fronting on property immediately to the east and allow for a sufficient landscape area between the curb and sidewalk.

There is an existing sidewalk on the east side of Delmar and staff is recommending that this sidewalk also be sufficiently moved back from the curb to allow planting of the required street trees (at least 6' to 8' from the back of curb). This will require an alignment shift to the existing sidewalk on the park property to the north, until that sidewalk could be reconstructed and aligned with sufficient curb separation.

The subdivision regulations require sidewalks to be on both sides of the streets and around the bulb of cul-de-sacs. However, since the access street is intended to function as a rear alley, is a private access, and the project provides alternative internal circulation between the public sidewalks on Delmar and 79th Street, staff does not interpret the sidewalk standard to apply to the private access, and feels the pedestrian circulation plans achieve the goals for sidewalk requirements in the subdivision regulations.

In addition and with the absence of sidewalks on the internal access street, the zoning plan also provides sidewalks that provide internal ciruculation with in the project and a connection into Harmon Park. The zoning plan specifies that these will also be 6-feet t0 8'-feet sidewalks within Tract A (east-west from Delmar) and Tract B (north-south between 79th Street and the park), with a connection into Harmon Park at the northeast conner of the property.

Utilities

Utilities already serve this site and the applicant is working with the various utilities companies to provide the necessary water, sewer, power, communication, gas, etc. to each lot. The applicant will need to work with the Fire District to determine the location of any fire hydrants.

Storm Drainage

The applicant submitted a Stormwater Management Study demonstrating that the proposed development will match or reduce peak runoff rates compared to existing site conditions, ensuring no adverse downstream impacts. While the redevelopment slightly reduces the site's overall impervious footprint, the existing site had an underground parking lot detention system for stormwater management. To manage runoff effectively, the proposed plan introduces two underground stormwater detention basins on the north and south sides of the property. Additionally, the design reduces runoff directed toward the existing drainage swale on the adjacent eastern property. Final construction and drainage plans remain subject to review and written approval by the Public Works Department to ensure conformance to performance standards.

Lot Sizes and Building Lines

The applicant is proposing 20 lots for detached houses in association with the proposed RP-1B standards. The zoning plan includes requested deviations included with the rezoning analysis, but otherwise meets the R-1B development and design standards.

Preliminary Grading

The applicant has submitted a preliminary grading plan with the preliminary plat demonstrating the general feasibility of the plan. Final grading shall be subject to approval by the city prior to construction of any improvements or approval of any building permits, provided it meets the approved stormwater plan, city construction specifications, and is consistent with the development patterns and all design requirements of the zoning plan and community design standards.

RECOMMENDATION - PLAT:

Staff recommends that the Planning Commission approve the preliminary plat, and authorize preparation of a final plat based the concepts in the preliminary plat and on the following conditions:

1. The sidewalks in the common areas remain open and ungated, and the applicant shall coordinate with the City for construction of a park connection near the northeast portion of the property. The final plat shall include easement language ensuring public access.
2. The final plat shall confirm and/or provide any fire hydrants required to meet Fire District standards.
3. The applicant shall submit HOA documents for city review that ensure both the organizational and financial capacity for the association to maintain all common areas, and particularly the landscape amenity and sidewalks, private access street, and the stormwater facilities in the common areas and/or easements. The final HOA documents shall be recorded with the final plat (or otherwise attach to and ensure that each lot is jointly obligated, as approved by the City Attorney).
4. The final plat shall have the following additional information, required by Section 18.12.040, submitted prior to being routed for signatures by the city and recording by the county:
    a. Restrictive covenants in a form approved by the City Attorney.
    b. Proof of ownership.
    c. Certificate showing all taxes and special assessments have been paid.
    d. Construction documents or if to be submitted at a later date other commitment that all required improvements will be built to Public Works specifications.
5. The final plat shall include all certifications required by Section 18.12.050 prior being routed for signatures by the city and prior to recording with the county - specifically:
    a. Certification by parties holding title;

b. Certification by a registered surveyor;

c. Space for certification of approval by the Planning Commission (Chair and Secretary); and

d. Space for certification of acceptance or easements and right-of-way by the City Council (Mayor and City Clerk)

6. Final plans for any improvements or structures shall be reviewed by Public Works and are subject to their approval to meet easement requirements and the approved stormwater management plan.

7. Final design and construction of the private access (W. 78th Place) be subject to approval of Public Works.

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

Project Narrative

Date March 27th 2026

SW corner of Prairie Star and Dunraven
Lenexa, KS, 662127

Narrative for: 79th and Delmar Redevelopment

Project Overview and Vision

The proposed development is a 20-lot single-family residential community designed to reflect the established character of Prairie Village while advancing modern planning principles centered on walkability, connectivity, and high-quality neighborhood design. The project seeks to create a cohesive residential environment that prioritizes the pedestrian experience, fosters community interaction, and integrates seamlessly with surrounding land uses and open spaces.
A defining feature of the development is the rear-loaded alley system, which provides vehicular access to garages located at the rear of each lot. This design strategy removes garage dominance from the public streetscape and allows the front elevations of homes to engage directly with the street and adjacent park space. As a result, the neighborhood presents a more traditional, human-scaled streetscape that encourages walking, interaction, and visual continuity.
The community is organized around a strong relationship to open space. Homes are oriented toward a public street and park frontage, reinforcing a sense of openness and connection to the natural environment. In addition, the development incorporates a dedicated internal greenway sidewalk system that provides residents with safe and convenient access to recreational opportunities within and beyond the site. The community is designed to connect to existing parkland to the north, further enhancing the integration of the development into the broader community fabric.
To the south, the project includes proposed sidewalk improvements along 79th Street, creating a more pedestrian-friendly corridor and strengthening connections to nearby destinations. Collectively, these elements demonstrate a comprehensive approach to neighborhood design that extends beyond the boundaries of the site and contributes to the overall livability of the area.

The following sections address the criteria for consideration of zoning in accordance with 19.24.025

Consistency with Planning and Urban Design Principles (Criterion a)
The proposed plan reflects generally accepted and sound planning and urban design principles, consistent with the goals of the Comprehensive Plan and the intent of the zoning ordinance as outlined in Section 19.01.010.

At its core, the development embraces a pedestrian-oriented framework. By locating garages along alleys and orienting primary building façades toward the street and park, the design establishes an active and engaging public realm. Front porches, entry features, and street-facing windows contribute to natural surveillance and reinforce a sense of safety and community presence. The layout also demonstrates a commitment to connectivity and accessibility. The internal greenway sidewalk serves as both a recreational amenity and a functional circulation route, linking residents to adjacent parkland and the surrounding neighborhood. The proposed sidewalk enhancements along 79th Street further support this objective by improving pedestrian comfort and continuity along an important corridor. From an urban design perspective, the development respects the existing context and neighborhood character of Prairie Village. The scale and density of the homes are consistent with surrounding single-family residential uses, and the overall layout maintains a logical and compatible transition to adjacent properties. The integration of open space and the emphasis on walkability align with broader planning trends and community goals, ensuring that the project contributes positively to the built environment.

Public Benefit and Planned Zoning Flexibility (Criterion b)
The flexibility afforded through the planned zoning process is utilized in a manner that provides meaningful and measurable benefits to the community, rather than serving solely the interests of the applicant.

One of the most significant public benefits is the enhancement of pedestrian infrastructure and connectivity. The inclusion of a greenway sidewalk system and the extension of sidewalk improvements along 79th Street exceed typical base zoning requirements and create a more interconnected and accessible neighborhood. These improvements not only benefit future residents but also contribute to the broader public realm by improving access to nearby parkland and supporting non-vehicular modes of transportation. Additionally, the use of rear-loaded alleys represents a design approach that elevates the quality of the streetscape. By minimizing the visual impact of driveways and garage doors, the development achieves a more cohesive and attractive neighborhood character. This approach is widely recognized as a best practice in residential planning and is consistent with the City’s goals of promoting high-quality design.

The project also provides enhanced open space relationships. The orientation of homes toward a park setting and the integration of internal trail systems create opportunities for social interaction, recreation, and a stronger sense of community identity. These features contribute to the overall desirability and functionality of the neighborhood, supporting long-term value for both residents and the City. Importantly, the planned zoning flexibility allows the development to achieve these outcomes in a manner that is equal to or better than what could be realized under conventional zoning standards. The result is a project that aligns with City policies while delivering additional community benefits.

Consistency of Deviations with Code Intent (Criterion c)

Any proposed deviations from standard zoning requirements are limited in scope and carefully considered, ensuring that they do not undermine the intent of applicable regulations or negatively impact adjacent properties.

The primary purpose of these deviations is to support the walkability and neighborhood-oriented design of the development. Adjustments to certain dimensional or layout standards allow for the incorporation of alley-loaded garages, improved pedestrian circulation, and stronger relationships between homes and public spaces. These modifications are consistent with the underlying goals of the zoning ordinance, which include promoting safe, functional, and attractive development. Furthermore, the deviations do not introduce any elements that would be incompatible with the surrounding area. The use remains single-family residential, the density is appropriate, and the overall scale of development is in harmony with nearby properties. As such, the intent of the zoning ordinance is preserved, and the integrity of the surrounding neighborhood is maintained.

Evaluation of Required Factors from 19.52.030

- **Character of the Neighborhood**
  The proposed development reinforces the established single-family residential character of the area while introducing design enhancements that elevate the overall quality and cohesiveness of the neighborhood.
- **Zoning and Uses of Nearby Property**
  Adjacent properties consist primarily of residential uses and parkland, making the proposed development highly compatible. The integration of open space and pedestrian connections further strengthens this compatibility.

- **Suitability of the Property Under Existing Zoning**
  While the property is suitable for residential development under existing zoning, the planned development approach allows for a more intentional and community-focused design that would not be achievable through conventional subdivision standards.
- **Impact on Neighboring Property**
  The project is not anticipated to have any detrimental impact on neighboring properties. On the contrary, the enhanced streetscape, improved connectivity, and proximity to open space are expected to have a positive influence on surrounding property values and neighborhood perception.
- **Length of Vacancy**
  The development represents an opportunity to activate land that may otherwise remain underutilized, contributing to the efficient use of land within the City.
- **Public Health, Safety, and Welfare**
  The project promotes public health and safety through improved pedestrian infrastructure, reduced vehicular conflicts, and increased access to recreational amenities. The design encourages walking and outdoor activity, contributing to overall community well-being.
- **City Staff Recommendations**
  The design team has worked collaboratively with City staff to ensure that the proposed plan aligns with municipal expectations and incorporates relevant feedback.
- **Conformance with the Comprehensive Plan**
  The development is consistent with key objectives of the Comprehensive Plan, including the promotion of walkable neighborhoods, the enhancement of open space connectivity, and the delivery of high-quality residential environments.

Conclusion

This proposed single-family residential community represents a thoughtful and forward-looking approach to neighborhood design within Prairie Village. By prioritizing walkability, integrating open space, and utilizing best practices such as alley-loaded garages, the project creates a development that is both contextually appropriate and highly livable.

The plan not only meets the intent of applicable zoning and planning policies but exceeds them in meaningful ways, providing tangible benefits to residents, neighbors, and the broader community. Through careful design and intentional planning, the project contributes positively to the character and quality of Prairie Village and supports the City's long-term vision for sustainable and connected neighborhoods.

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 and requirements are in addition to the City of Prairie Village Municipal Codes and Ordinances (PVMC&O). The design standards in this document supplement the R-1B Neighborhood Design Standards, which remain applicable to all development unless modified or supplemented by these standards.

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

Primary Front Entry Features

There shall be a minimum of one Primary Front Entry Feature to each building facing the primary frontage(s), Primary Frontages shall herein be defined as W 79th street and Sante Fe Trail Park. Garages shall face internal to the secondary alley road.

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
    - Contemporary style focuses on clean lines, curves, irregular, asymmetric facades, with strong geometric shapes, large windows and mix of exterior materials.
- Transitional
    - 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.

In addition to the neighborhood design standards under section 19.08.025 of the PVMC&O the following standards shall apply to further define the criteria for frontages on the public and private portions of the lots:

- Minimum of 25% Windows and Entrances on primary frontages
- Maximum of 20% Windows and Entrances on rear (non-primary) frontages
- Primary Front Entry Features must have a defined front porch, stoop, or portico and should remain as single-story elements.
    - Primary Front Entry Features should be a minimum of 4' x 6'
- Primary Frontages must have a minimum of 15% "heavy materials"
    - Heavy materials shall herein be defined as materials such as brick, stone, or cast stone and may not be designed in such a way that appear to be unsupported or "float" within a façade. EG stone applied to a roof dormer. Thin brick and thin stone may be utilized. Split faced block is prohibited.
- Addressing must be on both primary and alley facing frontages.
- Garages must be on rear (non-primary) frontage of the homes.
- Frontage shrubs / understory plantings – All lots shall have at least 4 frontage understory plantings. Frontage shrubs / understory plantings shall be a minimum of 1' in height at time of planting.

Building Mass & Roof Forms

Buildings shall have either primarily 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.
- Paint or stain all exterior components, including porches, decks, or lanais
- Exposed exterior foundations & walls shall be painted same color as residence

Neighborhood Design Standards

Illustrative examples of single-family home styles are provided on the following pages.

Illustrative Examples Single Family Home Style:

(Note these are for style only as garages are not allowed on the front per the above standards)

















General Site Planning & Circulation Guidelines

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. Walks connected from the main entrance to public or common sidewalks shall be 4' to 6.' Walks within common areas shall be 6' to 8'.

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 enforced per R-1B standards. No outdoor storage or accessory structures of any kind is allowed in front yards.

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.

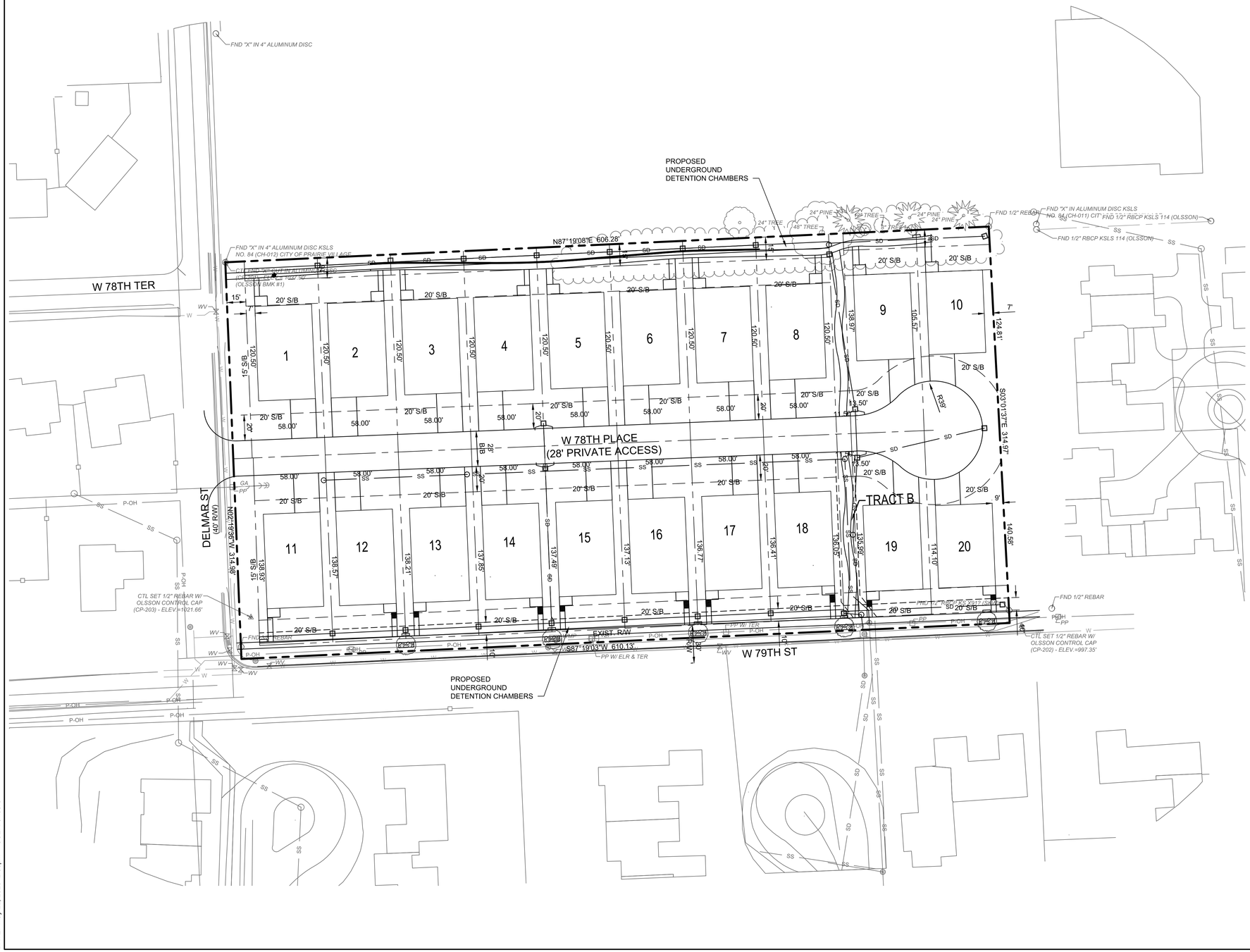
Utility Meters and Exposed Utility Conduits, Pipes, and Cables

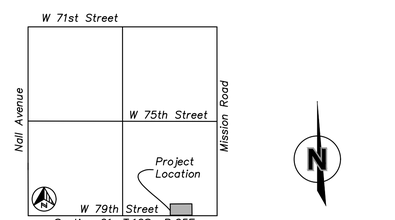
Utility meters shall be located in an inconspicuous area and screened from view with a combination of screen walls and landscaping. All utility conduits, pipes and cables shall be fully concealed within the structure.

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. Fences will be allowed on residential lots only, not on separate tracts.





VICINITY MAP
Scale: 1" = 2000'

0' 20' 40' 80'
SCALE IN FEET

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

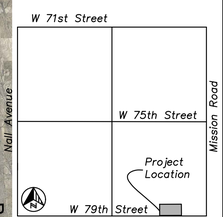
SITE PLAN
REZONING PLAN
79TH & DELMAR
PRAIRIE VILLAGE, KS
2026

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

SHEET
C1.0

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DATE: May 22, 2026 2:06pm USER: lmoore





VICINITY MAP
Scale: 1" = 2000'

N

0' 30' 60' 120'
SCALE IN FEET

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

REVISIONS

REV. NO.	DATE	DESCRIPTION

COMMUNITY PLAN

REZONING PLAN
79TH & DELMAR

2026

PRAIRIE VILLAGE, KS

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

SHEET
C1.1

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DATE: May 01, 2026 3:01pm USER: lmoore



LOTS TO BE AVERAGE OF 58' IN WIDTH AND 120' IN WIDTH

REFERENCE CIVIL PLANS FOR INFRASTRUCTURE IMPROVEMENTS AND MANAGEMENT OF UTILITIES AND STORM SYSTEMS

POTENTIAL TRAIL CONNECTION TO EXISTING SANTA FE TRAIL PARK. SHOWN FOR GRAPHIC REPRESENTATION ONLY, FINAL ROUTING AND CONNECTION TO BE WORKED OUT WITH CITY THROUGHOUT DEVELOPMENT PROCESS.

TEAL AREA REPRESENTS APPROX .46 ACRES OF DISTINCTIVE OPEN SPACE WITH TRAIL SYSTEM AND CONNECTIONS TO PUBLIC ROW. PARK BENCHES AND LANDSCAPE THROUGOUT

BLOCK EXTENTS

BLUE DASHED LINE INDICATES NEW INTERNAL SIDEWALK NETWORK WITHIN SITE. WITH ACCESS TO EACH HOMES FRONT WALK AND PATIO.

NEW EAST / WEST STREET WITH CUL-DE-SAC. STREET DESIGN TO BE 26' WIDE ALLEYWAY WITH PRIVATE DRIVEWAY CONNECTIONS FROM REAR OF SINGLE FAMILY HOMES.

RED DASHED LINE INDICATES EXISTING SIDEWALK NETWORK. SIDEWALK ALONG 79TH STREET ALONG SUBJECT PROPERTY TO BE IMPROVED PER AS100 DETAILS.

SITE PLAN 1
SCALE: NTS

SD

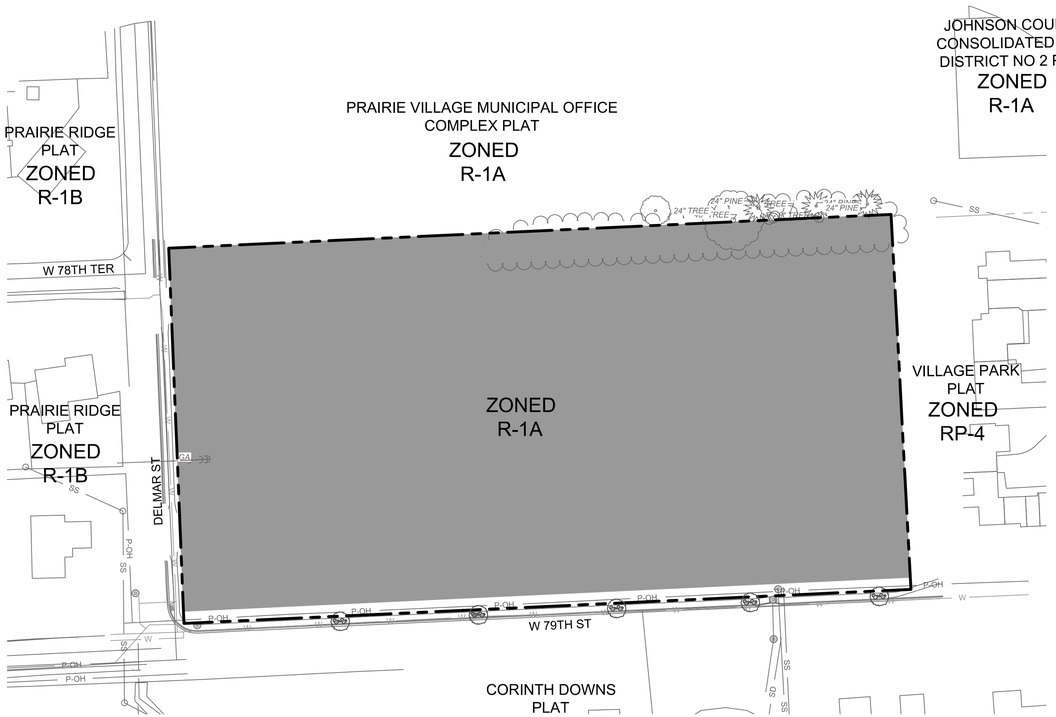
79TH AND DELMAR | PRICE BROTHERS | 25155.001

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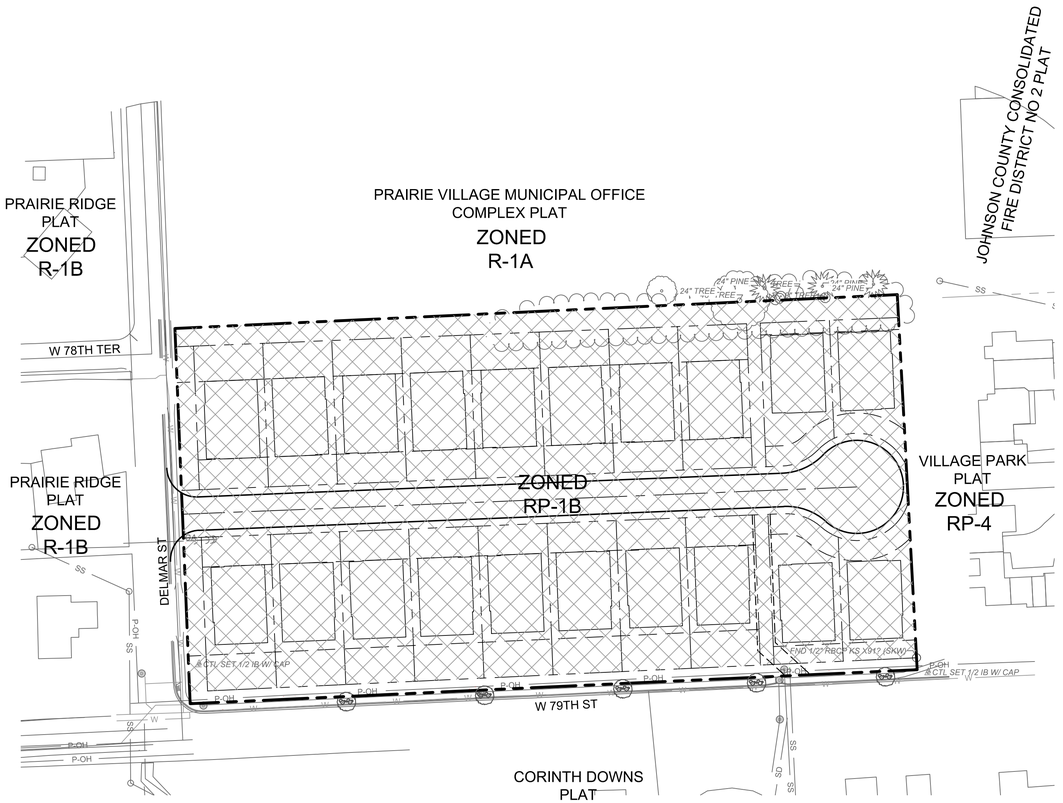
AS110 - COMMUNITY PLAN

SCALE: PER DTL

79TH AND DELMAR | PRICE BROTHERS | 05.18.26



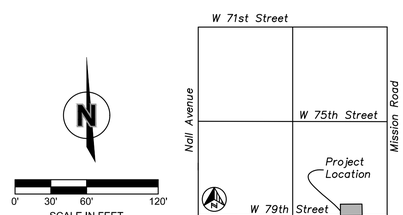
EXISTING ZONING



PROPOSED ZONING

LEGEND

- PROPERTY/RIGHT-OF-WAY LINE
- LOT LINE AND SECTION LINE
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED PARKING GARAGE
- PROPOSED PARKING STALL
- SD — EXISTING STORM SEWER



VICINITY MAP
Scale: 1" = 2000'

0' 30' 60' 120'
SCALE IN FEET

olsson
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FAX 913.381.1174
Olsson - Engineering
Kansas COA #E-516

REVISIONS

REV. NO.	DATE	DESCRIPTION

ZONING AREA 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
C2.0

F:\2025\05501-06000\025-05875\40-design\AutoCAD\preliminary plans\Sheets\SDNVC_REZONE_02505875.dwg
DATE: May 01, 2026 3:02pm USER: lmoore

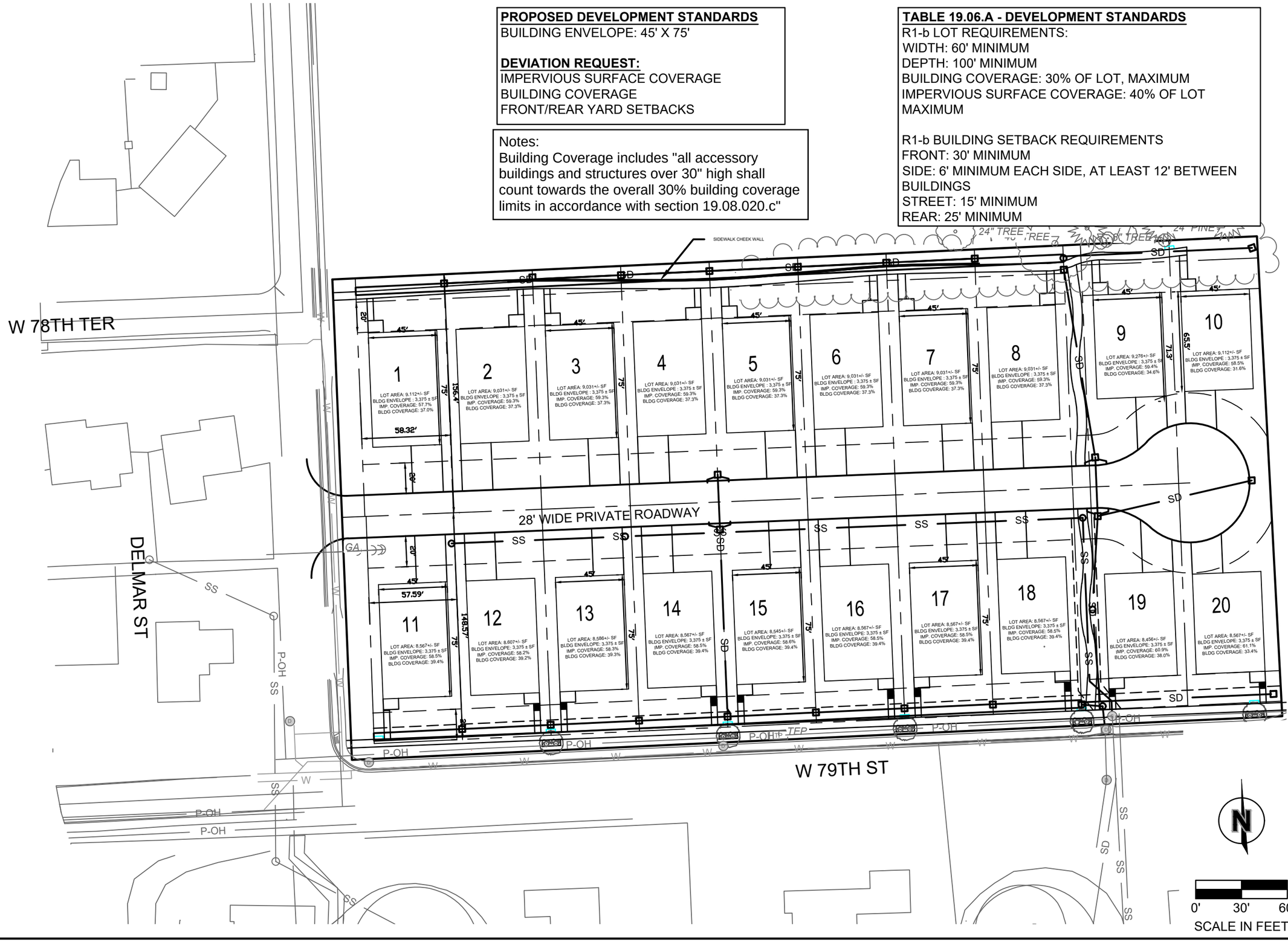
PROPOSED DEVELOPMENT STANDARDS
BUILDING ENVELOPE: 45' X 75'

DEVIATION REQUEST:
IMPERVIOUS SURFACE COVERAGE
BUILDING COVERAGE
FRONT/REAR YARD SETBACKS

Notes:
Building Coverage includes "all accessory buildings and structures over 30" high shall count towards the overall 30% building coverage limits in accordance with section 19.08.020.c"

TABLE 19.06.A - DEVELOPMENT STANDARDS
R1-b LOT REQUIREMENTS:
WIDTH: 60' MINIMUM
DEPTH: 100' MINIMUM
BUILDING COVERAGE: 30% OF LOT, MAXIMUM
IMPERVIOUS SURFACE COVERAGE: 40% OF LOT MAXIMUM

R1-b BUILDING SETBACK REQUIREMENTS
FRONT: 30' MINIMUM
SIDE: 6' MINIMUM EACH SIDE, AT LEAST 12' BETWEEN BUILDINGS
STREET: 15' MINIMUM
REAR: 25' MINIMUM



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REVISIONS

REV. NO.	DATE	DESCRIPTION

79TH & DELMAR
SITE PLAN

PRAIRIE VILLAGE, KANSAS

2025

drawn by: RF
designed by: LM
project no.: 025-05875
date: 10.10.25

SHEET
C100

F:\2025\05501-060000\025-05875\40-Design\AutoCAD\Preliminary Plans\Sheets\SDNC_GEN1_025058875_1_11645_159144e17.sv$.dwg
DATE: May 22, 2026 2:06pm USER: imoore



klover architects incorporated

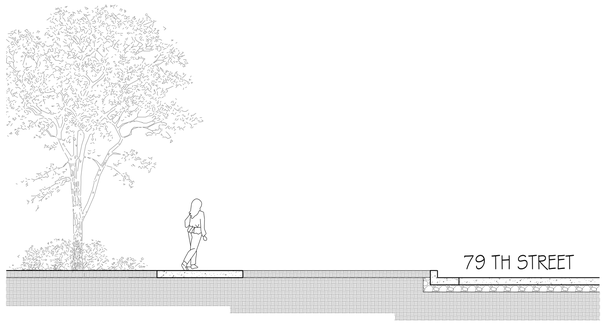
79TH & DELMAR - COLORED SITE PLAN

PRAIRIE VILLAGE, KS

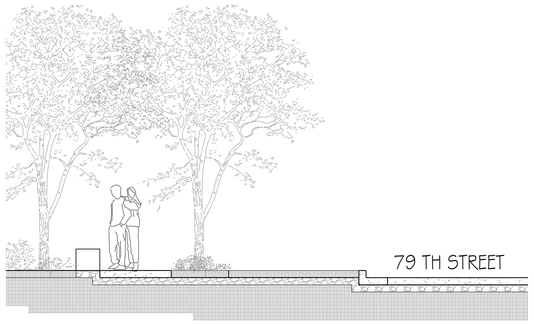
05.20.2026



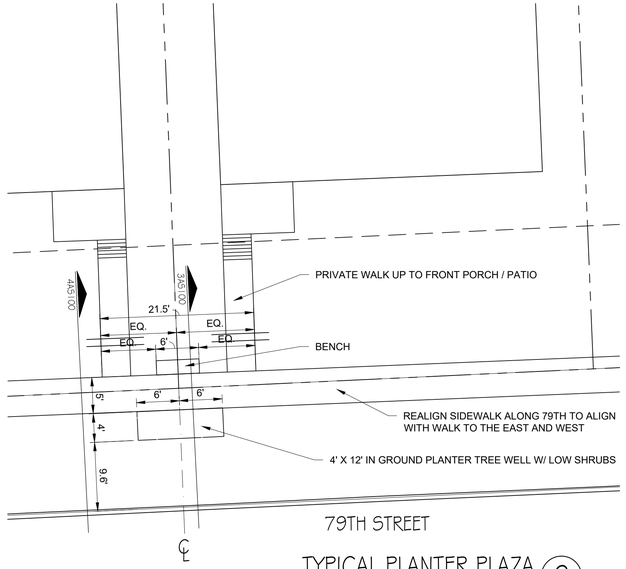
BENCH INSPIRATION IMAGE



SIDEWALK SECTION 4
SCALE: 1" = 5'



SIDEWALK SECTION 3
SCALE: 1" = 5'



TYPICAL PLANTER PLAZA 2
SCALE: 1" = 10'



CONCEPT STREETSCAPE RENDER

PROJECT PLAN REQUIREMENTS PURSUANT TO 19.24.020(b)

(1)SPECIFIC BUILDING TYPES PERMITTED FOR THE DESIGNATED AREA, INCLUDING SCALE AND FORMAT, AND IDENTIFYING ANY DEVIATIONS FROM THE BASE ZONING DISTRICT STANDARDS.

- *ZONING FOR R1-B REQUESTED PER C1.0 INDICATING INTENDED USE FOR SINGLE FAMILY HOMES*

(2)FRONTAGE DESIGNS DEMONSTRATING THE ORIENTATION AND RELATIONSHIP OF ALL BUILDINGS TO THE PUBLIC STREETS, INTERNAL CIRCULATION AREAS, OR OTHER PUBLIC OR COMMON OPEN SPACES.

- *DETAILS PROVIDED ON AS100 FOR FRONTAGE DESIGN SHOWING CONCEPT RENDERINGS AND DETAILED TYPICAL PLAZA AND PEDESTRIAN SIDEWALK DESIGN REQUIREMENTS*

(3)BUILDING DESIGN PLANS DEMONSTRATING THE SCALE, MASSING, AND DESIGN CHARACTER OF ALL PROPOSED BUILDINGS. WHILE FINAL DESIGN AND ELEVATIONS ARE NOT REQUIRED AT THIS STAGE, GENERAL PARAMETERS ON THE CHARACTER, STYLE, DESIGN THEMES, AND TYPES OF MATERIALS AND ARCHITECTURAL FEATURES SHALL BE PROVIDED.

- *REQUIREMENTS FOR SCALE, MASSING AND DESIGN CHARACTER PROVIDED WITHIN THE DESIGN CRITERIA. ILLUSTRATIVE EXAMPLES OF THE DESIGN CHARACTER IS ALSO WITHIN THE CRITERIA.*

(4)LAND AND BUILDING USES PERMITTED FOR EACH DESIGNATED AREA TO THE EXTENT THEY DIFFER FROM ANY OF THE USES PERMITTED IN THE BASE DISTRICT IN TERMS OF SCALE, FORMAT, OR OPERATIONAL CHARACTERISTICS.

- *NO USES ARE PROPOSED THAT DIFFER FROM THE PERMITTED USE IN THE BASE ZONING DISTRICT*

(5)ACCESS, CIRCULATION, AND PARKING ADDRESSING HOW THE PROJECT(S) WILL FIT WITHIN THE DEVELOPMENT PATTERNS AND ACCESS AND CIRCULATION OF THE LARGER SCALE COMMUNITY PLAN.

- *AS110 COMMUNITY PLAN ADDED TO VISUALLY SHOW CIRCULATION AND ACCESS PATTERNS.*

(6)LANDSCAPE AND STREETSCAPE DESIGNS FOR ALL DEVELOPMENT SITES AND COMMON AREAS THAT MEET OR EXCEED THE SITE PLAN CRITERIA IN CHAPTER 19.32 SITE PLANS, AND CHAPTER 19.47, LANDSCAPE STANDARDS.

- *L1.0 UPDATED TO LANDSCAPE AND STREETSCATE DESIGNS IN CONJUNCTION WITH REQUIREMENTS OUTLINED IN THE DESIGN CRITERIA*

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SD

25155.001 | PRICE BROTHERS | 79TH AND DELMAR

AS100 - SITE PLAN

SCALE: PER DTL

LARGE/SHADE TREE (TYP.)

SMALL/ORNAMENTAL TREE (TYP.)

SHRUB (TYP.)

N

0' 10' 20'

SCALE IN FEET

1
LOT AREA: 9,112+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 58.8%
BLDG COVERAGE: 37.0%

2
LOT AREA: 9,031+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.3%
BLDG COVERAGE: 37.3%

3
LOT AREA: 9,031+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.3%
BLDG COVERAGE: 37.3%

4
LOT AREA: 9,031+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.3%
BLDG COVERAGE: 37.3%

5
LOT AREA: 9,031+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.3%
BLDG COVERAGE: 37.3%

6
LOT AREA: 9,031+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.3%
BLDG COVERAGE: 37.3%

7
LOT AREA: 9,031+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.3%
BLDG COVERAGE: 37.3%

8
LOT AREA: 9,031+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.3%
BLDG COVERAGE: 37.3%

9
LOT AREA: 9,276+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 59.4%
BLDG COVERAGE: 34.6%

10
LOT AREA: 9,112+/- SF
BLDG ENVELOPE : 3,375 ± SF
IMP. COVERAGE: 58.5%
BLDG COVERAGE: 31.6%

PRIVATE ROADWAY

11
LOT AREA: 8,567+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.5%
BLDG COVERAGE: 39.4%

12
LOT AREA: 8,607+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.2%
BLDG COVERAGE: 39.2%

13
LOT AREA: 8,586+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.3%
BLDG COVERAGE: 39.3%

14
LOT AREA: 8,567+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.5%
BLDG COVERAGE: 39.4%

15
LOT AREA: 8,545+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.6%
BLDG COVERAGE: 39.4%

16
LOT AREA: 8,567+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.5%
BLDG COVERAGE: 39.4%

17
LOT AREA: 8,567+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.5%
BLDG COVERAGE: 39.4%

18
LOT AREA: 8,567+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 58.5%
BLDG COVERAGE: 39.4%

19
LOT AREA: 8,456+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 60.9%
BLDG COVERAGE: 38.0%

20
LOT AREA: 8,567+/- SF
BLDG ENVELOPE: 3,375 ± SF
IMP. COVERAGE: 61.1%
BLDG COVERAGE: 33.4%

W 79TH ST

F:\2025\05501-06000\025-05875\40-Design\AutoCAD\Preliminary Plans\Sheets\SDN\C_LSC01_02505875.dwg
DATE: May 21, 2026 3:59pm USER: lmoore

olsson

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Olsson - Engineering
Kansas COA #E-516

REVISIONS

REV. NO.	DATE	DESCRIPTION

REZONING PLAN
79TH & DELMAR

PRAIRIE VILLAGE, KS

2026

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

SHEET

MEMO

To:	City of Prairie Village, Kansas Planning Commission and Community Development Department
From:	Jeremy Stretz, PE, PTOE, RSP_{L1} Olsson, Inc
RE:	79th 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.

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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

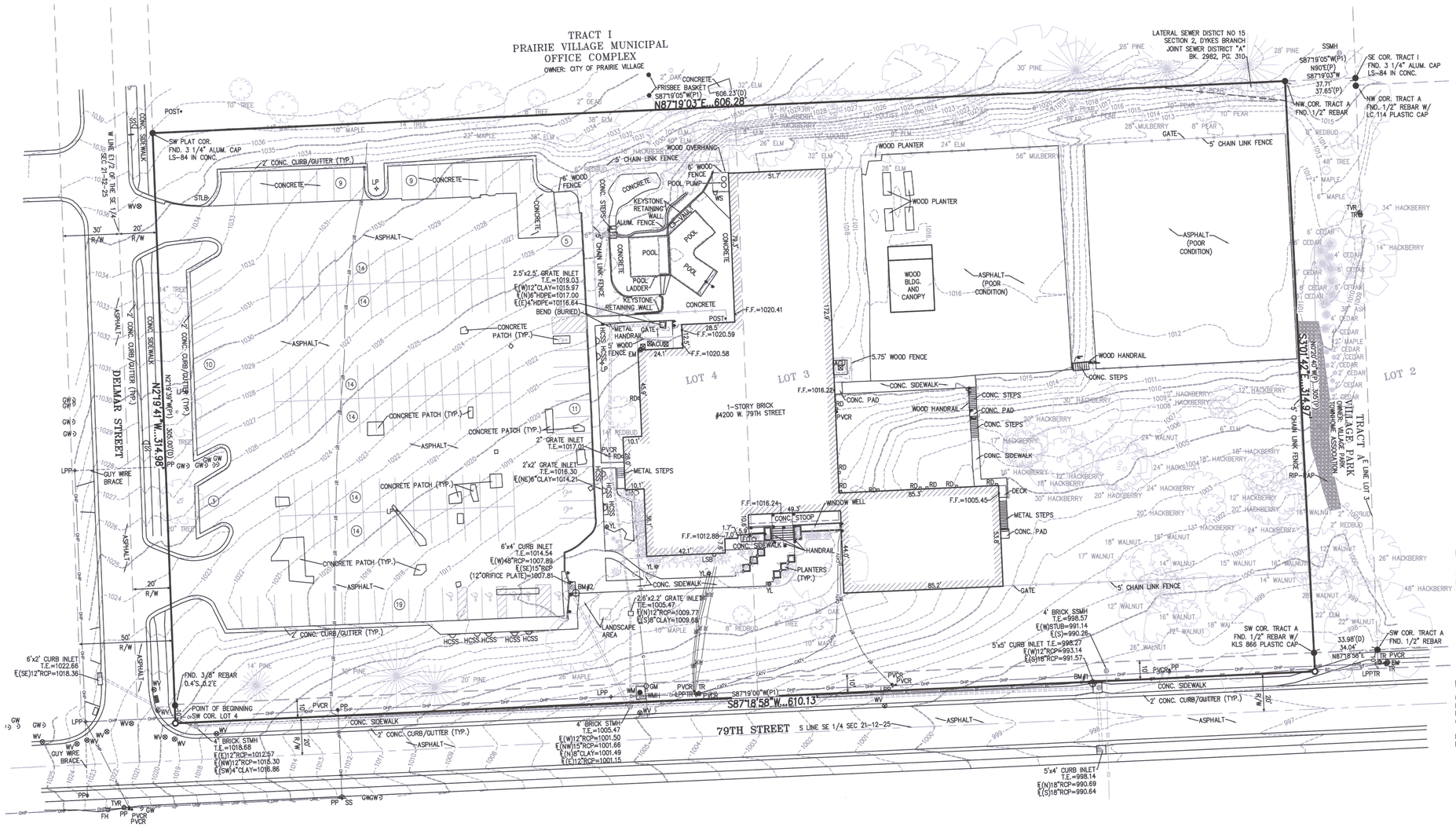
The proposed redevelopment is expected to result in fewer daily and peak-hour trips than the former land use. Additionally, the proposed access location meets KDOT spacing criteria, and the project is not expected to require any public roadway improvements to operate safely and effectively.

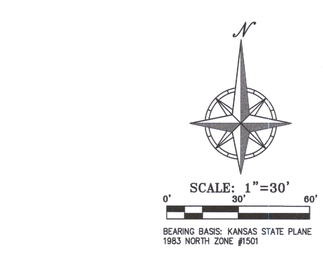
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Attachments

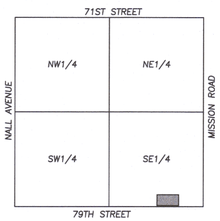
Prior Development Survey Data
Proposed Site Plan
ITE Trip Generation Worksheets

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BEARING BASIS: KANSAS STATE PLANE 1983 NORTH ZONE #1501



VICINITY MAP
SEC. 21-12-25



LEGEND

I	= FOUND CURB CUT
●	= FOUND SURVEY MONUMENT AS DESCRIBED
○	= SET 1/2"x24" REBAR WITH "PHELPS CLS-82" PLASTIC CAP
ACU	= AIR CONDITIONING UNIT
BM#	= BENCHMARK
EM	= ELECTRIC METER
EO	= ELECTRIC OUTLET
FH	= FIRE HYDRANT
GM	= GAS METER
GW	= GUY WIRE
HCSS	= HANDICAP SIGN
LP	= LIGHT POLE
LPP	= LIGHT POWER POLE
LPPTR	= LIGHT POWER POLE WITH TRANSFORMER(S)
LSB	= LAWN SPRINKLER BOX
POST	= POST
PP	= POWER POLE
PPTR	= POWER POLE WITH TRANSFORMER(S)
PVCR	= 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	= 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
CATV	= CABLE TELEVISION LINE
W	= WATER LINE
G	= GAS LINE
BE	= BURIED ELECTRIC LINE
OHP	= OVERHEAD POWER LINE
	= PROPERTY LINE
	= RIGHT OF WAY LINE
SS	= SANITARY SEWER LINE
	= STORM SEWER LINE
X	= FENCE LINE
	= TREE LINE

SURVEYED DESCRIPTION:

THIS DESCRIPTION WAS PREPARED BY PHELPS ENGINEERING, INC., KS CLS-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 2°19'41" 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 606.28 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 3°01'42" 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:

1. THERE ARE 150 PARKING STALLS, WHICH INCLUDES 11 HANDICAP STALLS. PARKING STALLS ARE MARKED WITH STRIPES AS SHOWN HEREON.
2. THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. CONTOURS SHOWN HEREON ARE AT 1 FOOT INTERVALS.
4. 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 = NAVD88 BASED ON GPS OBSERVATION USING SMARTNET GPS NETWORK

1. SET "+" CUT IN NORTHWEST CORNER OF CURB INLET ON 79TH STREET SE COR. OF PROPERTY. ELEVATION = 998.40
2. SET "+" 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.

SCOTT G. CHRISMAN LICENSED LS-1306 KANSAS LAND SURVEYOR

5/13/2025

BY: _____
SCOTT G. CHRISMAN, KS. LS-1306

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1156
www.phelpsengineering.com
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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

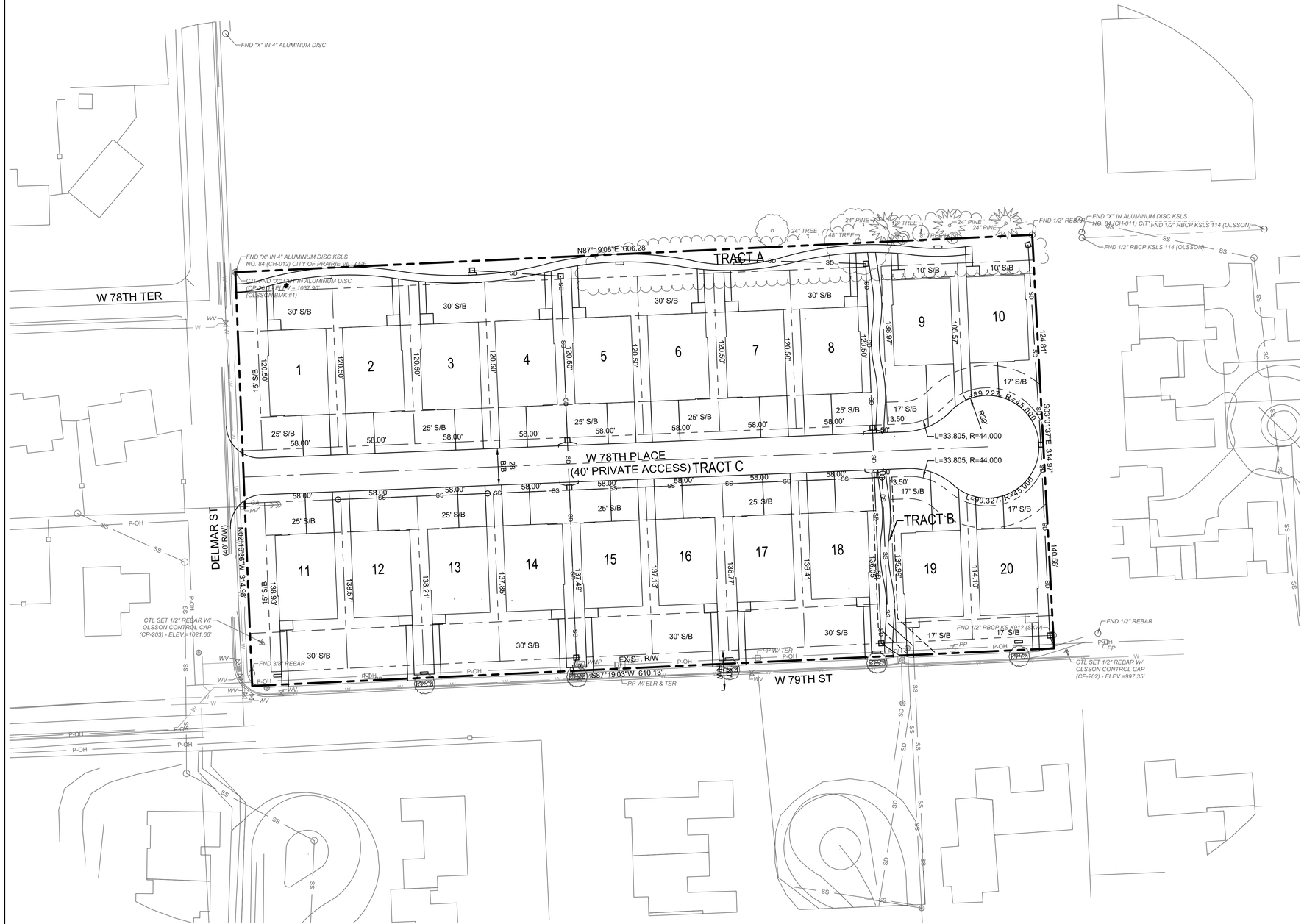
No.	Date	Revisions:	By	App.
1.	5/13/2025	REVISED PER OBJECTION LETTER	SGC	SGC

PROJECT NO. 250258
DATE: 3/25/2025
DRAWN: DAG

CERTIFICATE OF AUTHORIZATION KANSAS STATE BOARD OF TECHNICAL PROFESSIONS LAND SURVEYING - LS-82
ENGINEERING - E-581
CERTIFICATE OF AUTHORIZATION MISSOURI LAND SURVEYING - 2005018128
LAND ENGINEERING - 2005018128

SHEET
1
OF 1

\\PHELPS-SERVER\Projects\P\250258\Dwg\ALTA.dwg Layout:1 May 13, 2025 - 2:15pm Scott Chrisman



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

REAR

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)

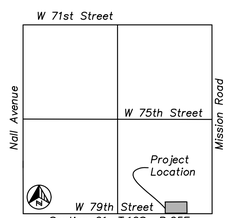
REAR (LOTS 9-10,19-20 NORTH AND SOUTH)

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



VICINITY MAP

Scale: 1" = 2000'

0' 20' 40' 80'

SCALE IN FEET

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

REVISIONS

REV. NO.	DATE	DESCRIPTION

SITE 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
C1.0

F:\2025\05501-060000\025-05875\40-design\AutoCAD\preliminary plans\Sheets\SDNIC_GEN01_025058975.dwg
DATE: Apr 10, 2026 9:55am USER: lmoore

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)

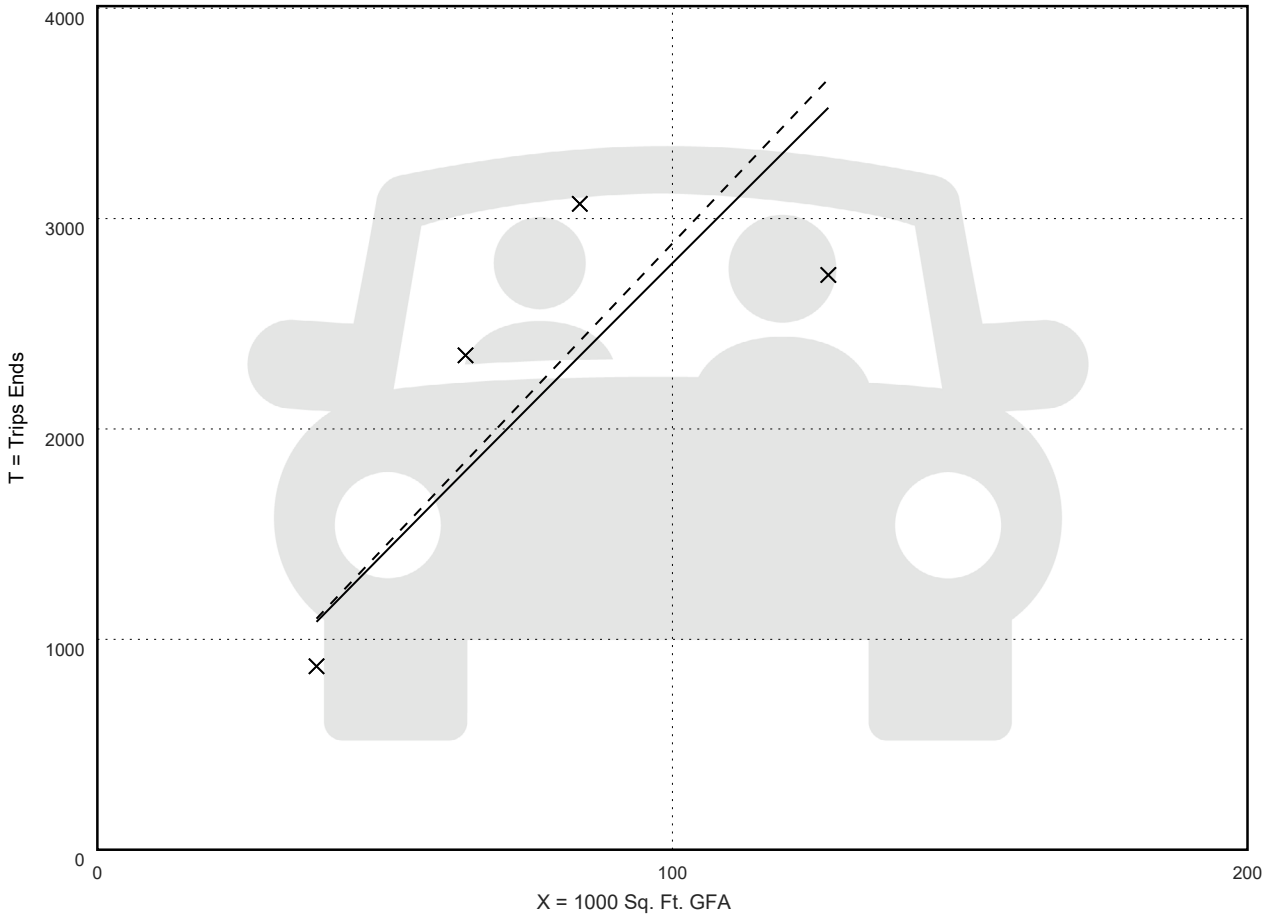
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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



Fitted Curve Equation: Ln(T) = 0.98 Ln(X) + 3.42

R^2= 0.74

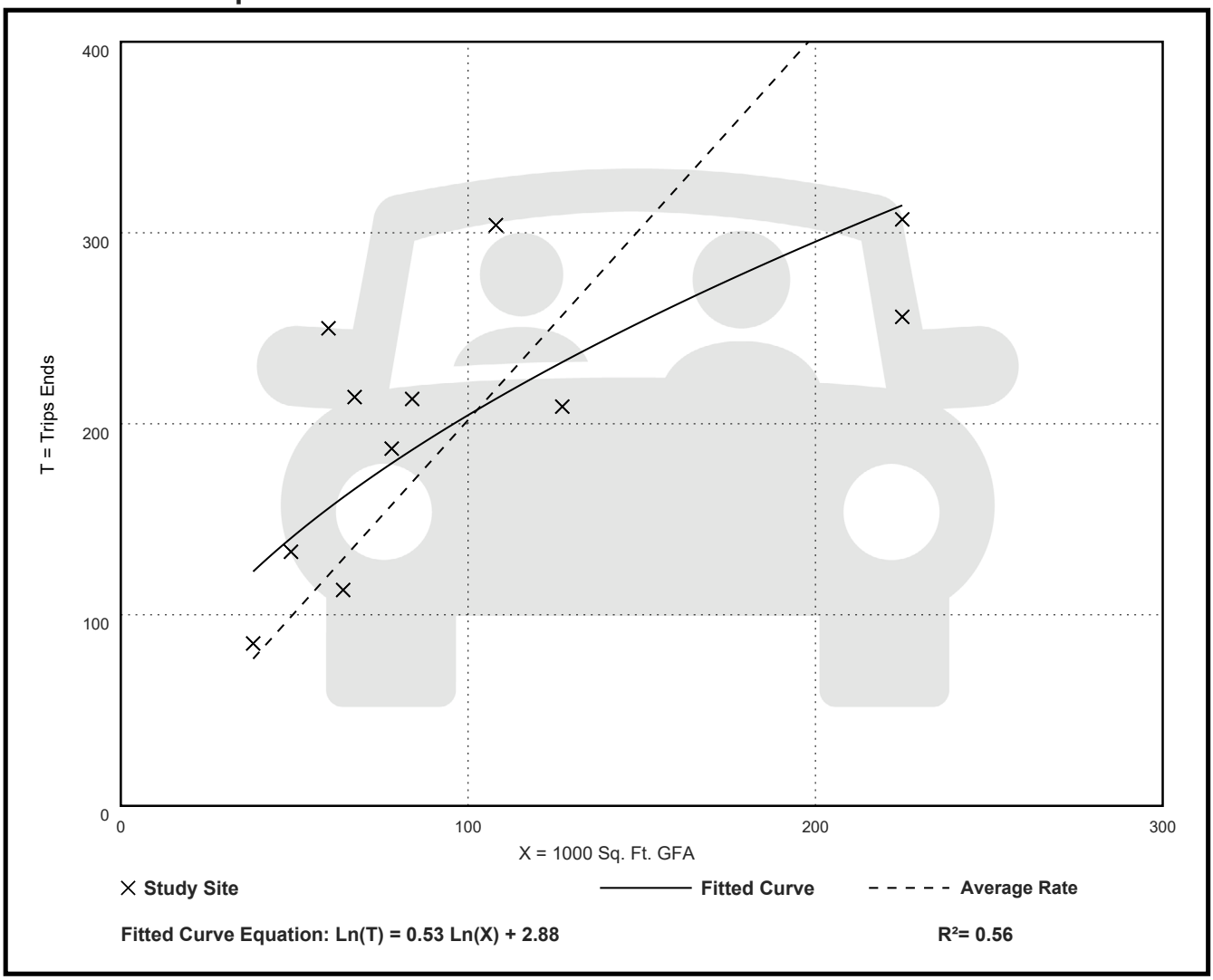
Recreational Community Center
(495)

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



Fitted Curve Equation: Ln(T) = 0.53 Ln(X) + 2.88

R^2= 0.56

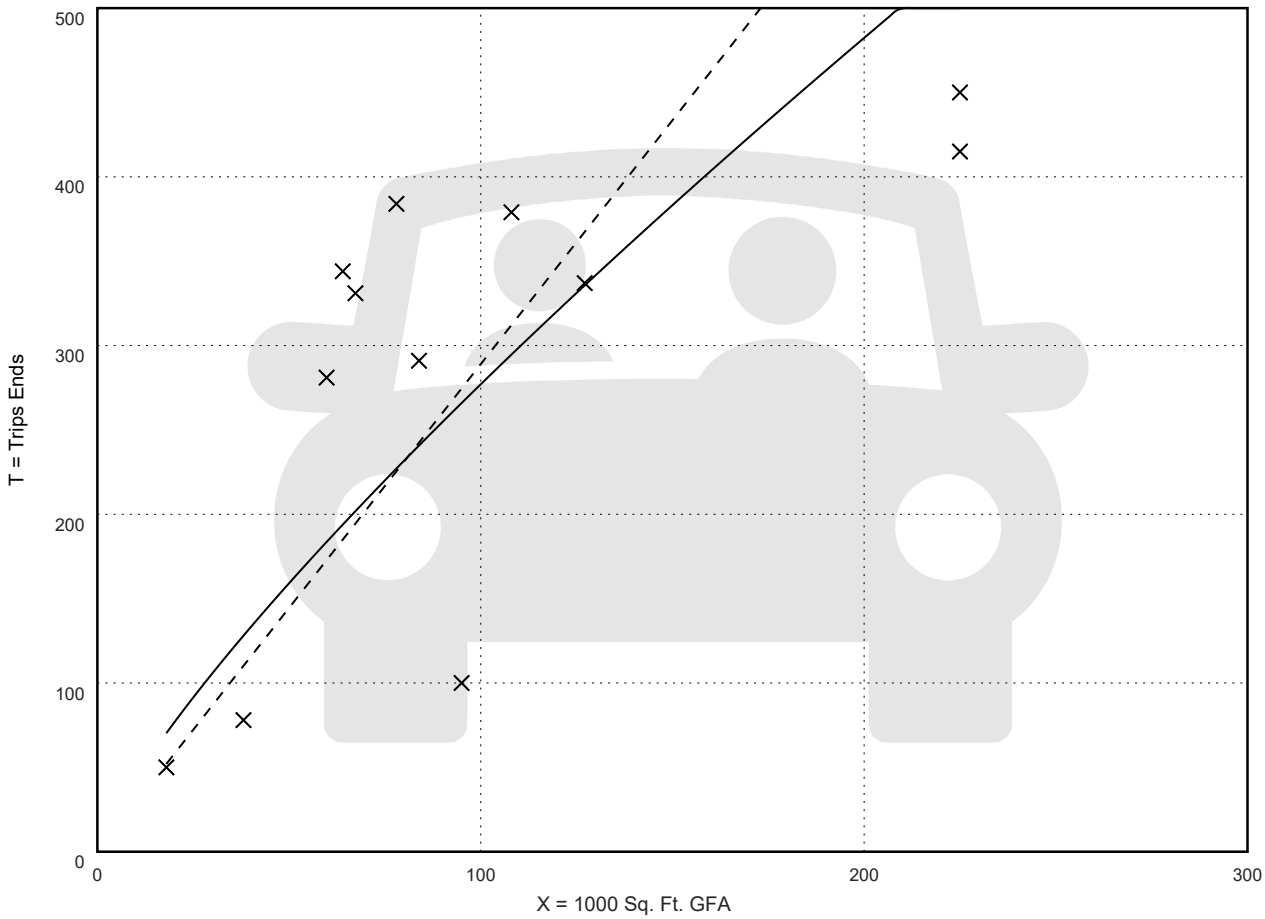
Recreational Community Center
(495)

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



Fitted Curve Equation: Ln(T) = 0.80 Ln(X) + 1.94

R^2= 0.58

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)

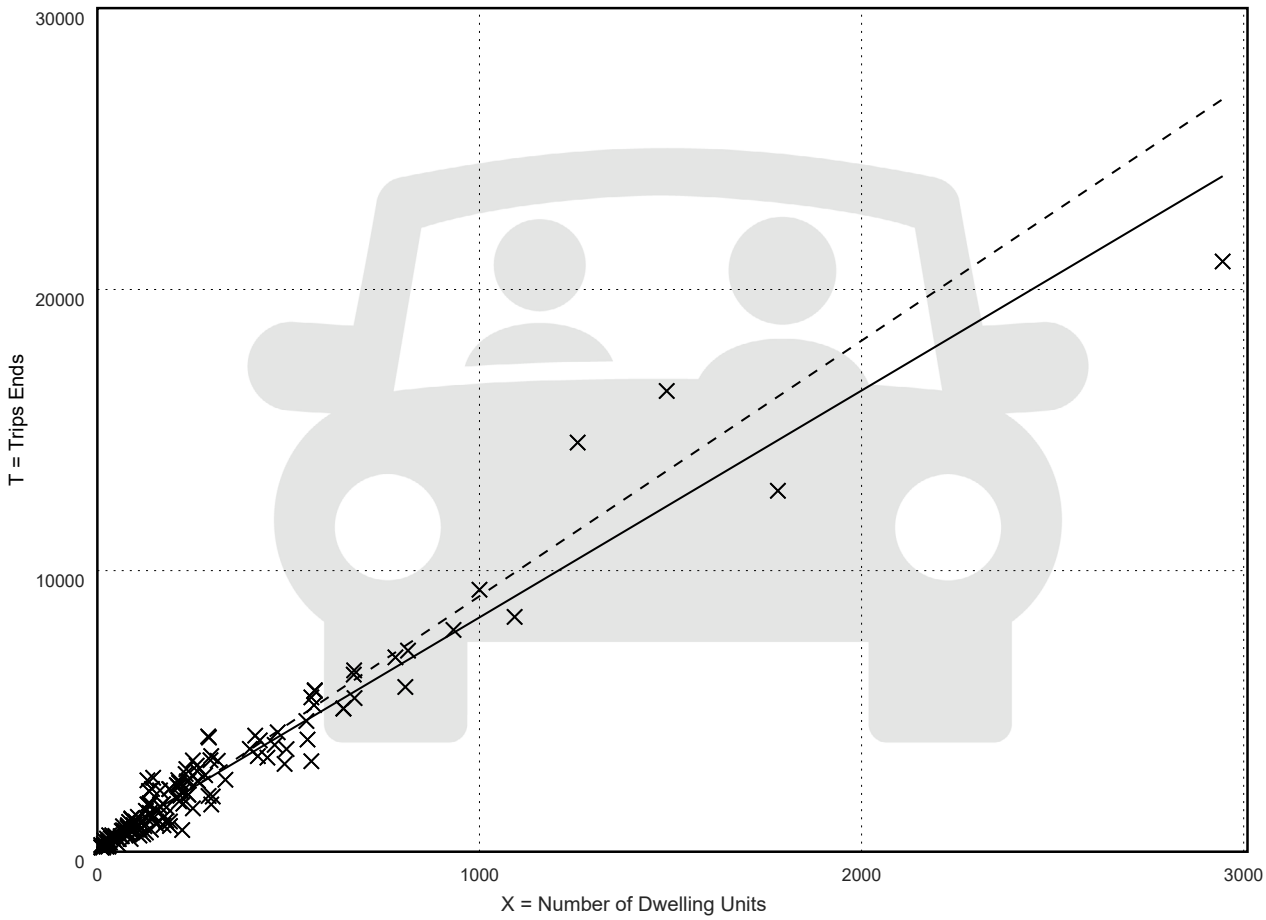
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



Fitted Curve Equation: T = 8.07(X) + 265.45

R^2= 0.94

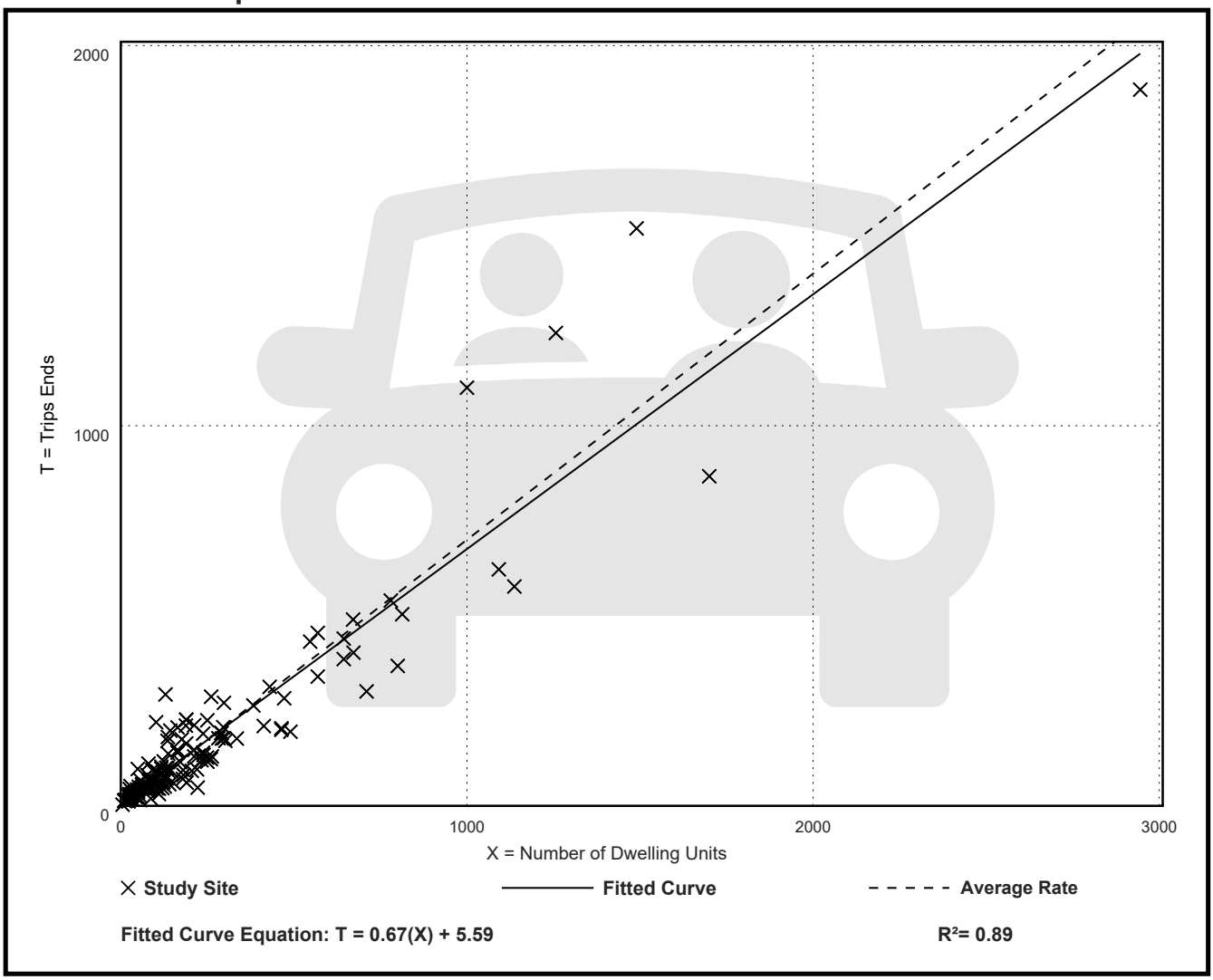
Single-Family Detached Housing
(210)

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



Fitted Curve Equation: T = 0.67(X) + 5.59

R^2= 0.89

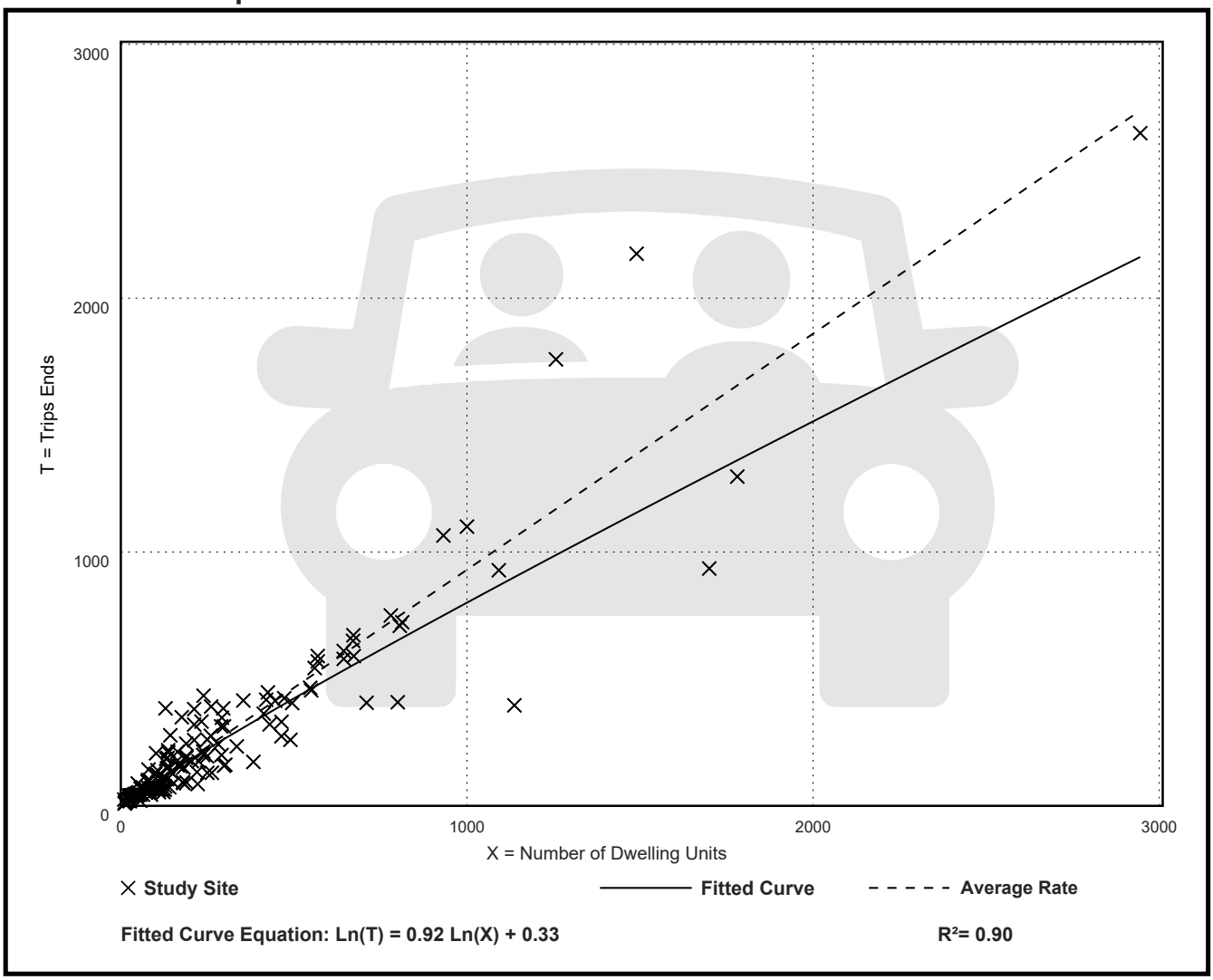
Single-Family Detached Housing
(210)

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

olsson®

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:	79th and Delmar – Redevelopment 4200 W. 79th Street Prairie Village, KS
Date:	May 22nd, 2026
Project #:	025-05875



Purpose:

This memorandum is intended to serve as a stormwater report and to present an analysis of stormwater impacts associated with the proposed improvements to the Jarboe View Plat, which currently contains an existing YMCA facility. Price Brothers proposes to redevelop the site into a 20-lot single-family residential development. The proposed project will disturb nearly the entire site, encompassing approximately 4.25 acres.

The existing development, originally constructed in 1970, consists of a multi-story building with associated parking areas, drive lanes, and landscaped islands. Based on our initial evaluation, the site was approved prior to the incorporation of stormwater best management practices (BMPs) into the APWA Manual. As a result, the existing development does not provide water quality treatment; however, there is an existing underground stormwater detention facility on the site. There are no plans or reports available for this facility. It is assumed that this was constructed to reduce runoff rates.

Overall, the proposed redevelopment will result in a net decrease in impervious surface area compared to existing conditions. Therefore, it is anticipated that the proposed development will not be required to implement additional water quality treatment measures or Stormwater Treatment Facilities (STFs). Reference Worksheet 1A for what would be required level of service.

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. Improvements result in a site that is 56.8% impervious. This table and exhibit are only for a high-level analysis of the site itself and doesn't accommodate the existing drainage off-site drainage areas. These areas will be discussed later in the report. Exhibit 2 also shows a breakdown of this comparison and disturbed area lot by lot.

Impervious surface areas for each proposed lot will be carefully managed throughout both the design and construction phases to ensure consistency with the assumptions used in this stormwater study. During the planning and preliminary design stages, maximum allowable impervious coverage for each lot will be established based on the hydrologic modeling parameters and runoff calculations developed as part of this analysis. These limits will account for typical residential features such as building footprints, driveways, sidewalks, patios, and other hardscape elements anticipated within each lot.

To ensure compliance during final design, lot layouts, building envelopes, and driveway alignments will be reviewed to confirm that impervious surface coverage does not exceed the modeled assumptions. Where feasible, design strategies such as minimizing driveway widths, limiting auxiliary paved areas, and promoting landscaped or pervious yard areas will be incorporated to maintain or further reduce impervious areas. Any proposed deviations from the assumed impervious coverage will be evaluated to confirm that stormwater impacts remain consistent with the approved analysis.

Existing Drainage Condition

The existing site can be divided into two major subbasins. Subbasin 1 covers the western portion of the site. It also includes off-site drainage to the west and north of the site. Most of the 4.25 acres lies within this 8.21 acre subbasin. The entirety of Subbasin 1 flows to an existing curb inlet located on the north side of 79th Street either by underground pipes or curb flows. The outlet for the curb inlet is an 18” pipe that flows to the south. Subbasin 2 is located on the east side of the site. It drains to an existing swale located on the eastern property line. The swale drains directly to the street gutter and drains into the public storm system to the east. The area for Subbasin 2 is approximately 2.98 acres.

It should be noted that within the existing Drainage Area #1, underground detention chambers are currently located in the southeast portion of the parking lot. The existing detention system consists of four 48-inch corrugated metal pipes (CMP), providing approximately 3,067 cubic feet of storage. Based on our preliminary analysis, which considers the calculated Curve Number and the contributing drainage area, the existing detention system does not have sufficient capacity to manage the 10-year or 100-year storm events. The analysis indicates that the system is currently only capable of adequately controlling runoff generated by the 2-year storm event. To model how this system functions the pipes were modeled in a manual volume. In the model, a 36” pipe was placed above the 2-YR water surface elevation to simulate the bypass of runoff in the existing system. In the current condition the 10-YR and 100-YR overflow the top and sheet flow into 79th street. This stormwater then makes its way into the existing public storm inlets that then direct the water south through public storm sewer system. The exhibit in the appendix and the table below show the existing drainage areas and a comparison of the peak flows from the site.

SUBBASIN IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site		Project Area (ac)	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)
	PEAK FLOWS WITHOUT DETENTION					
Existing Subbasin 1	Existing Drainage Area #1 with Ex Detention	2.58	85	3.48	9.93	22.04
	Existing Drainage Area #2	1.79	74	1	4.56	12.56
	Existing Drainage Area #3	0.3	85	0.48	1.33	2.93
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Existing Subbasin 1	**8.21**	**81.3**	**9.26**	**29.17**	**68.63**
Proposed Subbasin 1	Upper Detained Area	2.29	82	2.02	6.51	15.32
	Lower Detained Area	3.82	82	3.37	10.85	25.56
	Undetained Area	0.88	74	0.69	2.77	7.29
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Proposed Subbasin #1	10.53	81.3	**10.38**	**33.48**	**79.27**
	PEAK FLOWS WITH DETENTION					
Existing Subbasin 1	Existing Drainage Area #1 with Ex Detention	2.58	85	3.48	9.93	22.04
	Existing Drainage Area #2	1.79	74	1	4.56	12.56
	Existing Drainage Area #3	0.3	85	0.48	1.33	2.93
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Existing Subbasin #1	**8.21**	**81.3**	**9.26**	**29.17**	**68.63**
Proposed Subbasin 1	Upper Detained Area	2.29	78	0.74	1.35	11.47
	Lower Detained Area	3.82	78	1.24	2.44	19.16
	Undetained Area	0.88	75	0.69	2.77	7.29
	Off-site Area #1	2.96	82	3.66	11.33	26.37
	Off-site Area #2	0.58	82	0.64	2.02	4.73
	Total Proposed Subbasin #1	10.53	79.1	**6.97**	**19.91**	**69.02**

Proposed Drainage Condition

To alleviate existing drainage issues, the proposed development will include underground detention chambers to limit peak flows from the development. Also, a portion of the Subbasin 2 will be captured in the proposed drainage system for Subbasin 1. As seen in the table and exhibit, the proposed drainage area for Subbasin 1 will be 10.53 acres and Subbasin 2 will be reduced to 0.66 acres. The proposed drainage area to Subbasin 1 will be increasing to remedy flooding concerns to the north and east of the subject property. Two detention facilities will be installed on the north side, and south side of the site to accommodate the increase in the subbasin area. The table above shows the detained peak flows for the 2-YR, 10-YR and,100-YR flow for the proposed development within this subbasin area. It results in a

decrease in the 2 and 10-YR flows, with a minimal increase in the 100-YR. The table below shows the volumes required for each detention facility.

DETENTION CHAMBER VOLUMES

	2 Yr Det Vol (cu ft)	2 Yr Peak Flow (cfs)	10 Yr Det Vol (cu ft)	10 Yr Peak Flow (cfs)
Upper Detention Chamber	1804	0.73	7611	1.35
Lower Detention Chamber	2023	1.24	9631	2.44

An analysis was completed of the capacity of the existing curb inlet and outlet pipe. The table below shows the freeboard and peak flow for the inlet and 18" in various storm events.

FREEBOARD AND PEAK FLOW FOR 18" CULVERT UNDER 79TH STREET

	2-Yr		5-Yr		10-Yr		25-Yr	
	HGL (Ft-El)	Q (cfs)	HGL (Ft-El)	Q (cfs)	HGL (Ft-El)	Q (cfs)	HGL (Ft-El)	Q (cfs)
Existing Condition	993.39	8.36	995.59	16.78	997.81	24.44	997.99	39.96
Freeboard to Road Elevation (997.71)	-4.32		-2.12		0.1		0.28	
Proposed Condition	992.95	6.16	994.24	11.49	995.64	18.09	997.96	36.24
Freeboard to Road Elevation (997.71)	-4.76		-3.47		-2.07		0.25	

As the table shows, the proposed drainage system will result in a decrease in all of the storms and an increase in freeboard in Subbasin 1.

As stated previously, there is existing swale located between the site and the adjacent property to the east. The proposed drainage for Subbasin will system will capture a portion of the area draining to this swale. The area will decrease from 2.98 acres to 0.66. This will result in significant peak flow reduction in the swale and concurrently what is draining to the east. The table below shows the revised peak flows.

SUBBASIN #2 IMPERVIOUS VS. PERVIOUS AND FLOW COMPARISON

Site	Project Area (ac)	SCS Curve Number	Peak Q* (cfs) (2-yr)	Peak Q* (cfs) (10-yr)	Peak Q* (cfs) (100-yr)
Existing	2.98	74	1.67	7.89	20.91
Proposed	0.66	74	0.37	1.68	4.63

As shown in the accompanying drainage table above, the proposed modifications result in measurable reductions in peak flow rates for the 2-year, 10-year, and 100-year storm events. The project team is committed to continuing coordination with the City and adjacent property owners to evaluate whether additional grading or drainage improvements can be incorporated to further alleviate existing concerns in this area. For example, based off the current topo of the boundary a true defined swale is not accurately graded in, therefore, based on the preliminary calculations a 3' wide swale with 5:1 slopes on each side would be effective to accommodate the existing flows from the park land that would help minimize drainage concerns on both properties. However, with the significant reduction in drainage area to subbasin #2, the reduction of flow by over 80% will only help the neighboring properties drainage that much more.

Once this discharge presents itself onto 79th street it then makes it way down east and enters an existing public storm inlet at the intersection of 79th and Mission Road. See existing drainage boundary and calculation sheet to show the existing inlet has capacity for the proposed runoff along with its existing flows from existing sites.

An underdrain system will be installed along the lots adjacent to the road for connection of sump pump drainage from the proposed residential lots. The underdrain that will be design so that each property can easily access the system. Detail design of the underdrain system will be provided in the final design documents.

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. The proposed stormwater improvements within the development will lead to a reduction of total stormwater run-off, as a result the existing infrastructure continues to have adequate storage for the proposed project. As there are no adverse effects to the capacity and the project results in a reduction in both subbasins stormwater run-off, we are requesting approval of the 79th and Delmar Single Family Development project.

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 Boundary/Calc
Exhibit 3 – Proposed Pervious/Impervious
Exhibit 4 – Proposed Drainage Boundary/ Grading Plan/Storm Layout
Hydrographs

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND POWER
- W — EXISTING DOMESTIC WATER MAIN
- EXISTING GAS LINE
- EXISTING STORM SEWER
- IMPERVIOUS AREA

DELMAR ST

15012
1037.82
FND 4IN ALUM DISC CH-012 LS-84

N87°19'08"E 606.28'

15003
1017.50
FND 1/

N02°19'36"W 304.98'

DELMAR ST

S02°17'31"E 304.97'

S87°19'03"W 610.01'

15000
1000.67
FND 5/8" REBAR

N02°19'36"W 200.00'

W 79TH ST

P-OH
SD
SS

0' 30' 60' 120'
SCALE IN FEET

F:\2025\05501-060000\025-05875\40-Design\Reports\SDN\Storm Study\CAD Files\Existing Conditions.dwg
DATE: May 21, 2026 8:41am USER: lmoore

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

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

EXISTING PERVIOUS AREA

79TH AND DELMAR
YMCA DEVELOPMENT

PRAIRIE VILLAGE, KS

2026

drawn by:
designed by:
project no.: 025-05875
date: 2026.02.06

SHEET

W 78TH ST

DELMAR ST

W 78TH TER

ACCESS RD

DRAINAGE AREA #1 2.58AC

DRAINAGE AREA #2 1.79AC

DRAINAGE AREA #3 0.30AC

DRAINAGE AREA #4 2.98AC

OFF-SITE AREA #1 2.96AC

EXISTING UNDERGROUND DETENTION CHAMBERS

OF #1

JB #1

JB #2

SB #1

SB #2

SB #3

W 79TH ST

OFF-SITE AREA #2 0.58AC

SUBBASIN #1

SUBBASIN #2

ROUGHLY 610' LF DOWNSTREAM (EXISTING CURB/INLET WITH 15" OUTLET)

COVENTRY CT

BRISTOL CT

W 80TH ST

W 71st Street

W 75th Street

W 79th Street

Project Location

Mission Road

Nall Avenue

Section 21, T.12S., R.25E.

VICINITY MAP

Scale: 1" = 2000'

N

0' 30' 60' 120'

SCALE IN FEET

F:\2025\05501-06000\025-05875\40-Design\Reports\SDN\Storm Study\CAD Files\C_COMPLN_02505875.dwg
DATE: May 08, 2026 11:21am USER: tmoore

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Olsson - Engineering
Kansas COA #E-516

REVISIONS

REV. NO.	DATE	DESCRIPTION

EXISTING DRAINAGE BOUNDARY

REZONING PLAN
79TH & DELMAR

PRAIRIE VILLAGE, KS

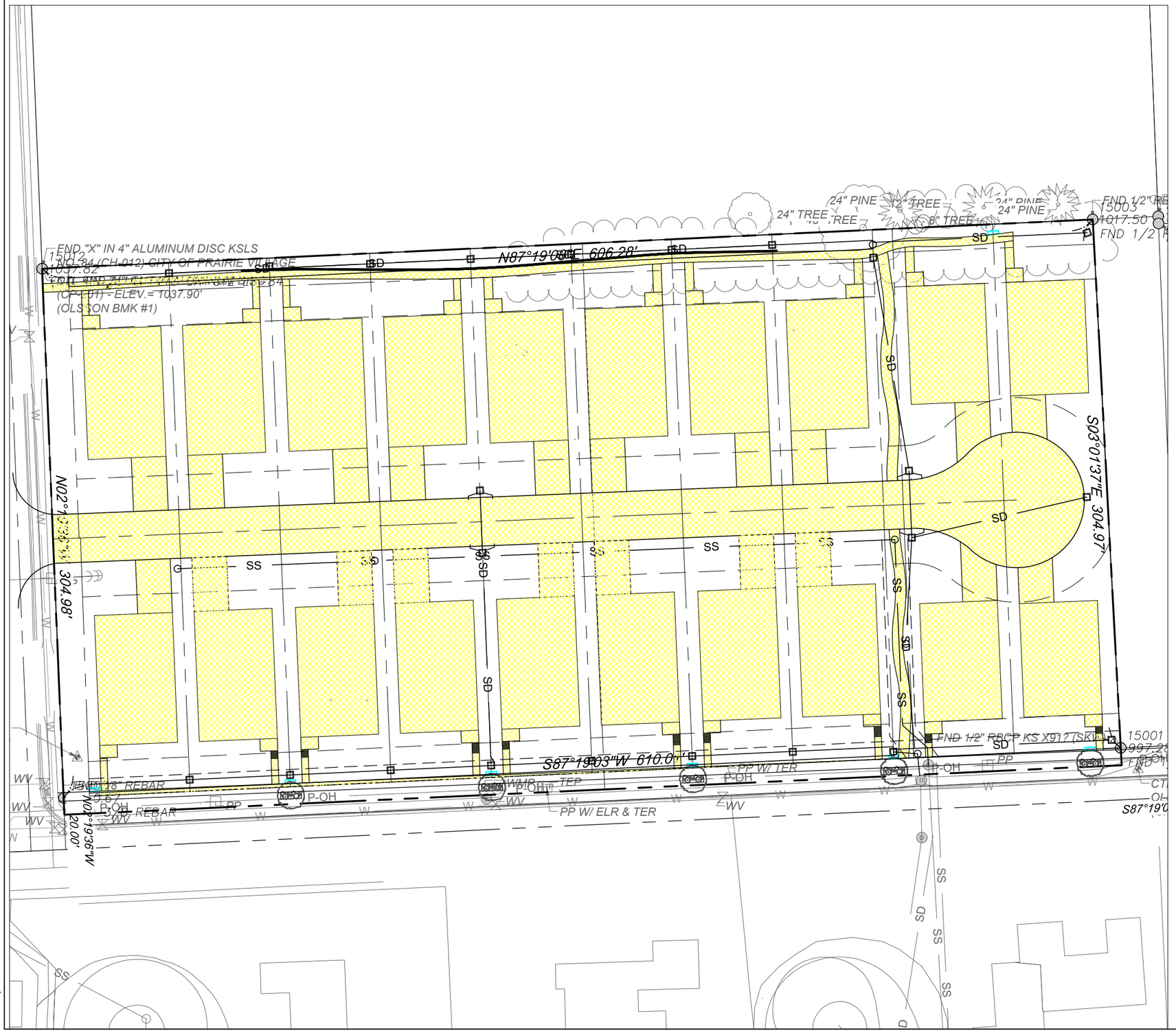
2026

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

SHEET
####

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND POWER
- W — EXISTING DOMESTIC WATER MAIN
- EXISTING GAS LINE
- EXISTING STORM SEWER
- IMPERVIOUS AREA



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Kansas COA #E-516

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

PROPOSED PERVIOUS AREA

79TH AND DELMAR
SINGLE FAMILY DEVELOPMENT

PRAIRIE VILLAGE, KS

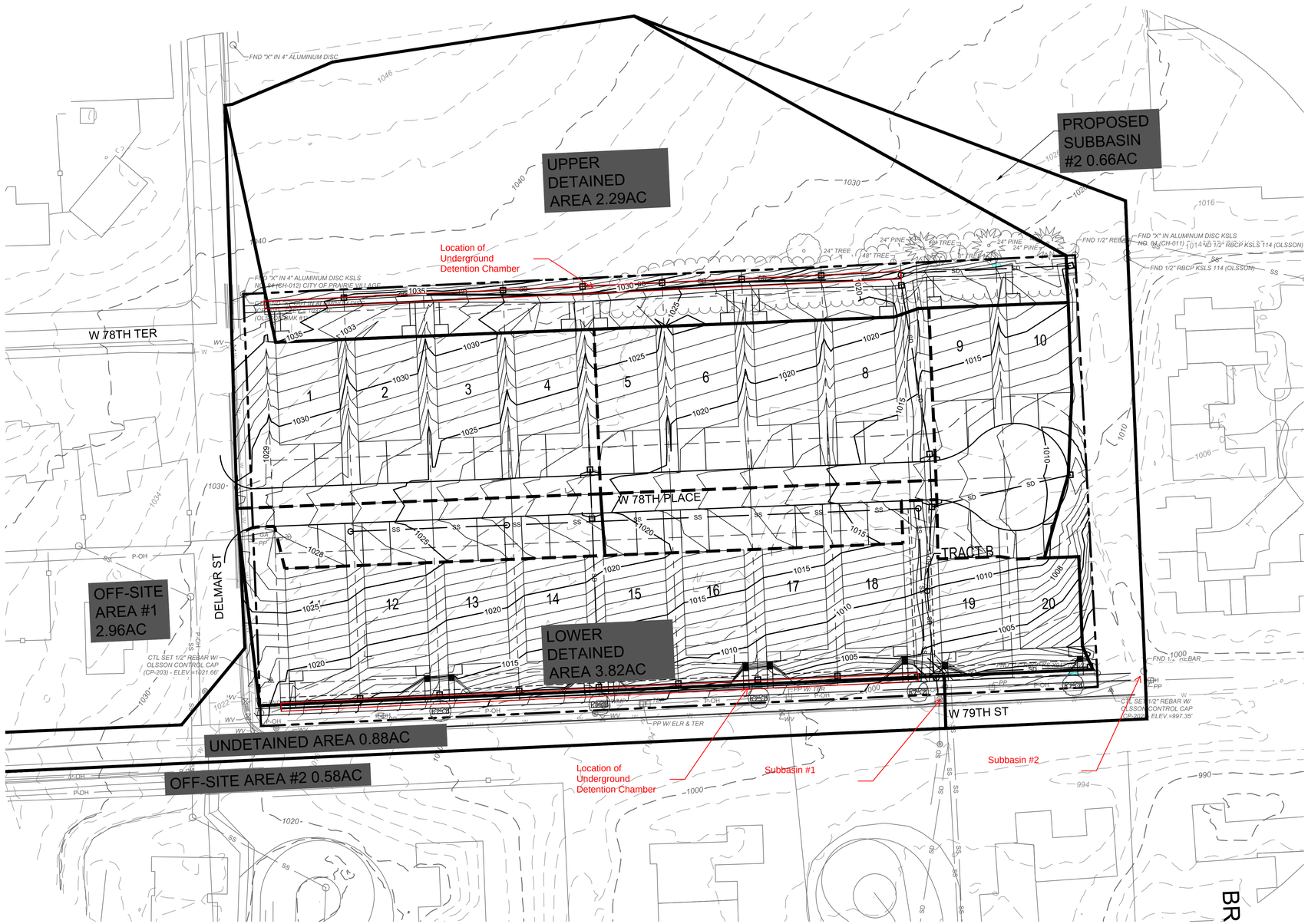
2026

drawn by:
designed by:
project no.: 025-05875
date: 2026.02.06

SHEET

0' 30' 60' 120'
SCALE IN FEET

F:\2025\05501-060000\025-05875\40-Design\Reports\SDN\Storm Study\CAD Files\Proposed Conditions.dwg
DATE: May 21, 2026 9:20am USER: lmoore



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Kansas COA #E-516

REVISIONS

REV. NO.	DATE	DESCRIPTION

DRAINAGE 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
C3.0

N

0' 20' 40' 80'
SCALE IN FEET

F:\2025\05501-06000\025-05875\40-Design\AutoCAD\Preliminary Plans\Sheets\SDN\C_DRAIN01_02505875.dwg
DATE: May 21, 2026 4:30pm USER: lmoore

WORKSHEET 1A: REQUIRED LEVEL OF SERVICE - DEVELOPED SITE

Project: 79TH AND DELMAR | By: TP | Date:
Location: Prairie Village, KS | Checked: LM | Date:

1. Required Treatment Area

A. Total Area Disturbed by Redevelopment Activity (ac.)

Disturbed Area Description	Acres
Existing YMCA Buildings, and parking lot, playground	4.25
"1A" Total:	4.25

B. Existing Impervious Area Inside Disturbed Area (ac.)

Existing Impervious Area Description	Acres
Existing YMCA Buildings, and parking lot, playground	2.42
"1B" Total:	2.42

C Required Treatment Area (ac.)

"1A" Total Less "1B" Total "1C" **1.83**

2. Percent Impervious in Postdevelopment Condition and Level of Service (LS)

A. Total Postdevelopment Impervious Area Inside Disturbed Area (ac.)

Postdevelopment Impervious Area Description	Acres
Single Family Development with private drive	2.34
"2A" Total:	2.34

B. Existing Impervious Area Inside Disturbed Area (ac.)

"1B" Total: 2.42

C. Net Increase in Impervious Area (ac.)

"2A" Total Less "1B" Total "2C" -0.08

D. Percent Impervious

Net Increase in Impervious Area / Required Treatment Area
"2C"/"1C" x 100 -4% (Round to Integer)

E. Level of Service

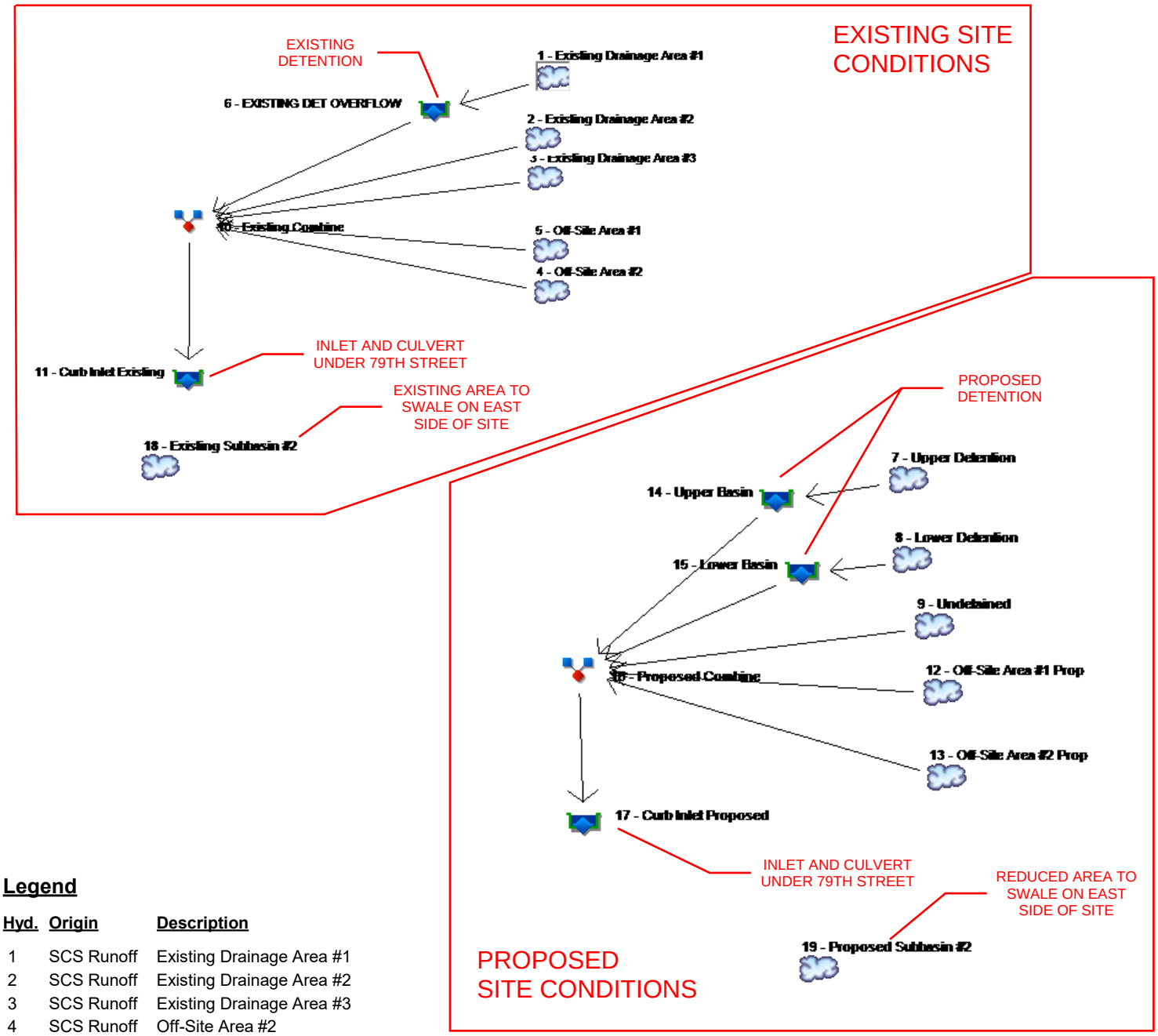
Use Percent Impervious to Enter Table XX **LS =** -

3. Minimum Required Total Value Rating of BMP Package

Total Value Rating = LS x Required Treatment Area **VR =** -

HYDROGRAPH CALCULATIONS
AND
POND REPORTS

Watershed Model Schematic

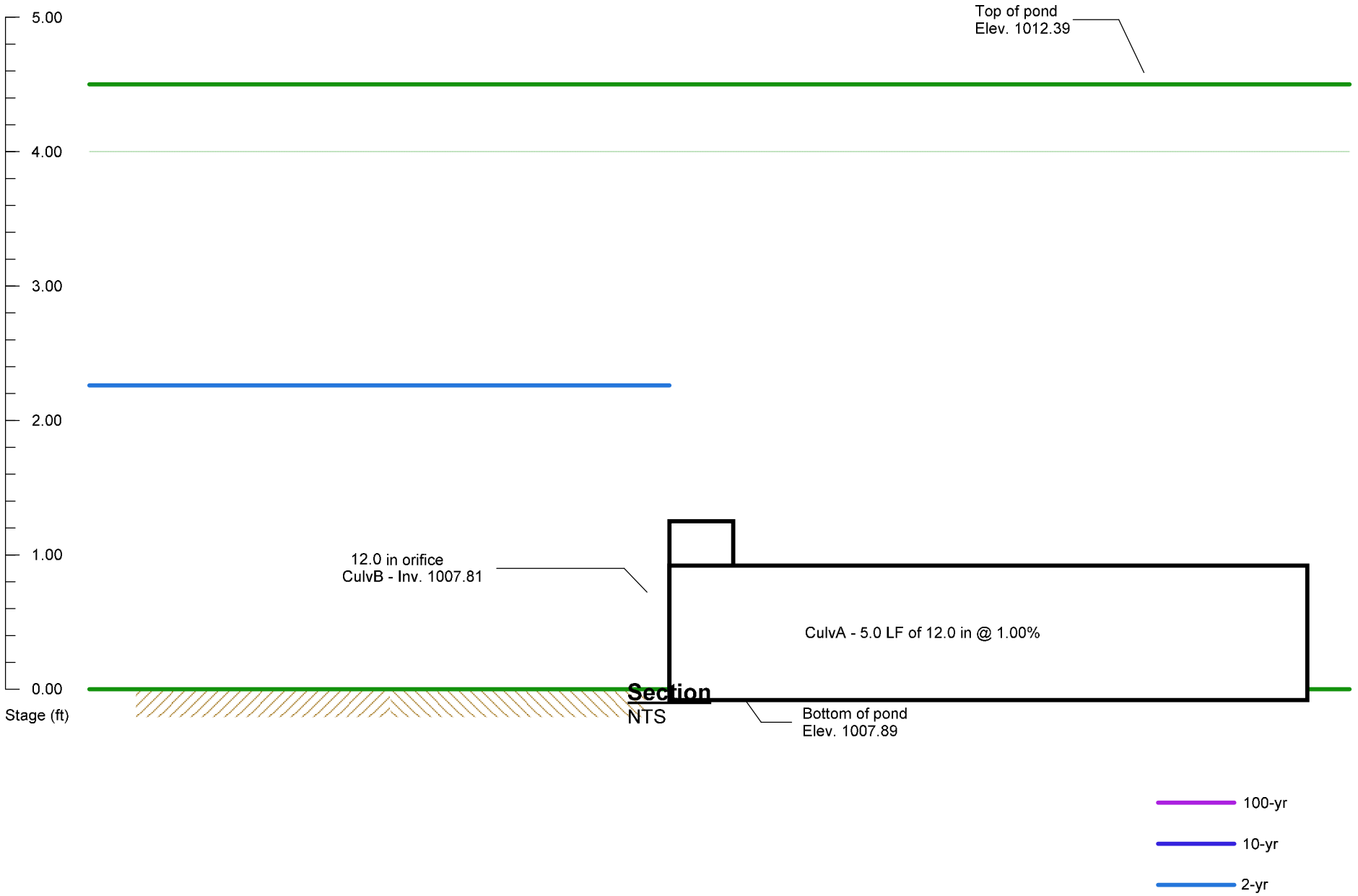


Legend

Hyd.	Origin	Description
1	SCS Runoff	Existing Drainage Area #1
2	SCS Runoff	Existing Drainage Area #2
3	SCS Runoff	Existing Drainage Area #3
4	SCS Runoff	Off-Site Area #2
5	SCS Runoff	Off-Site Area #1
6	Reservoir	EXISTING DET OVERFLOW
7	SCS Runoff	Upper Detention
8	SCS Runoff	Lower Detention
9	SCS Runoff	Undetained
10	Combine	Existing Combine
11	Reservoir	Curb Inlet Existing
12	SCS Runoff	Off-Site Area #1 Prop
13	SCS Runoff	Off-Site Area #2 Prop
14	Reservoir	Upper Basin
15	Reservoir	Lower Basin
16	Combine	Proposed Combine
17	Reservoir	Curb Inlet Proposed
18	SCS Runoff	Existing Subbasin #2
19	SCS Runoff	Proposed Subbasin #2

EXISTING SUBBASIN #1

Pond No. 1 - Existing Underground Detention



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

Pond Report EXISTING DETENTION

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Thursday, 05 / 21 / 2026

Pond No. 2 - Overflow

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1007.89	n/a	0	0
2.26	1010.15	n/a	1,600	1,600
5.00	1012.89	n/a	8,400	10,000

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	36.00	0.00	0.00
Span (in)	= 12.00	36.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 1007.89	1010.15	0.00	0.00
Length (ft)	= 100.00	100.00	0.00	0.00
Slope (%)	= 1.00	1.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

EXISTING OUTLET (BASIN WILL ONLY HANDLE 2 YR STORM)

36" PIPE SET ABOVE 2 YR STORM HGL TO MODEL BYPASS ON EXISTING DETENTION

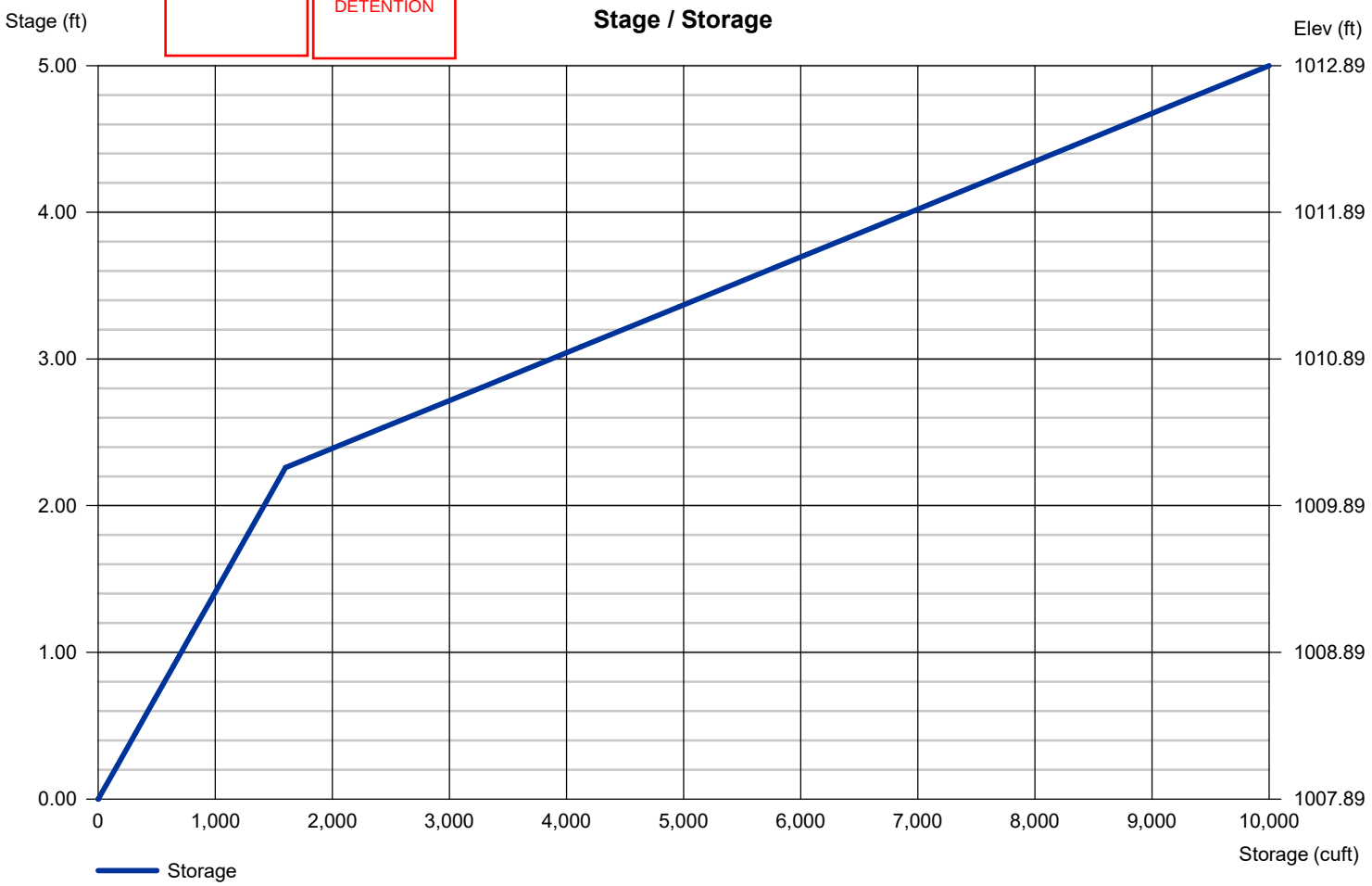
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Thursday, 05 / 21 / 2026

Pond No. 2 - Overflow

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1007.89	n/a	0	0
2.26	1010.15	n/a	1,600	1,600
5.00	1012.89	n/a	8,400	10,000

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	36.00	0.00	0.00
Span (in)	= 12.00	36.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 1007.89	1010.15	0.00	0.00
Length (ft)	= 100.00	100.00	0.00	0.00
Slope (%)	= 1.00	1.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

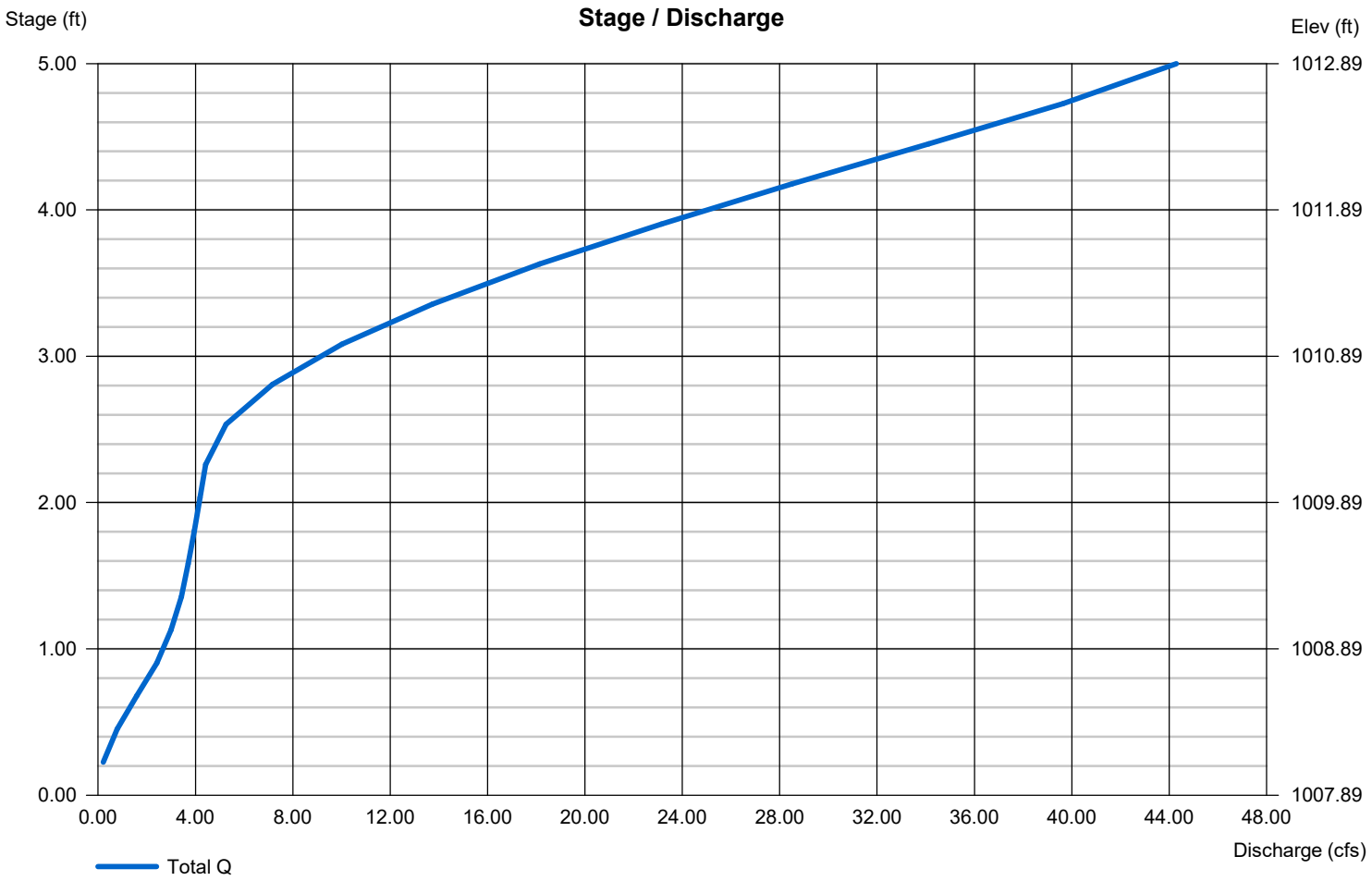
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

THIS BASIN SIMULATES THE EXIST CURB INLET ON THE NORTH SIDE OF 79TH TO SIMULATE ITS CAPACITY

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 — Thursday, 05 / 21 / 2026

Pond No. 3 - Curb Inlet

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	991.67	n/a	0	0
1.00	992.67	n/a	30	30
2.00	993.67	n/a	30	60
3.00	994.67	n/a	30	90
4.00	995.67	n/a	30	120
5.00	996.67	n/a	30	150
6.00	997.67	n/a	30	180
7.00	998.67	n/a	30	210

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 991.67	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 3.67	0.00	0.00	n/a
N-Value	= .012	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

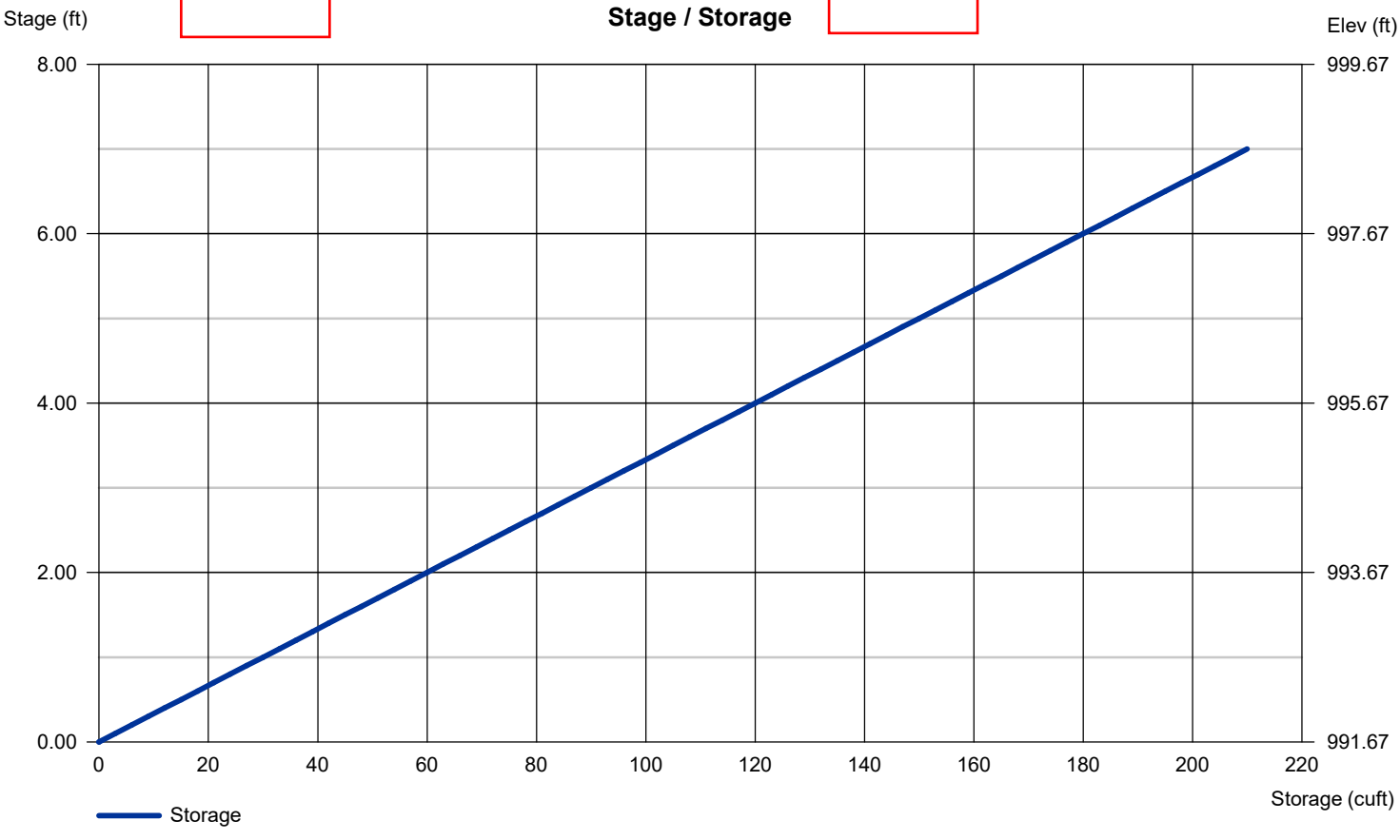
THIS IS EX 18" CULVERT UNDER 79TH

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 20.00	0.00	0.00	0.00
Crest El. (ft)	= 995.50	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

BROAD CRESTED WEIR FOR OVERTOP ON 79TH ST

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Thursday, 05 / 21 / 2026

Pond No. 3 - Curb Inlet

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	991.67	n/a	0	0
1.00	992.67	n/a	30	30
2.00	993.67	n/a	30	60
3.00	994.67	n/a	30	90
4.00	995.67	n/a	30	120
5.00	996.67	n/a	30	150
6.00	997.67	n/a	30	180
7.00	998.67	n/a	30	210

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	0.00	0.00	0.00
Span (in)	= 18.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 991.67	0.00	0.00	0.00
Length (ft)	= 33.00	0.00	0.00	0.00
Slope (%)	= 3.67	0.00	0.00	n/a
N-Value	= .012	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

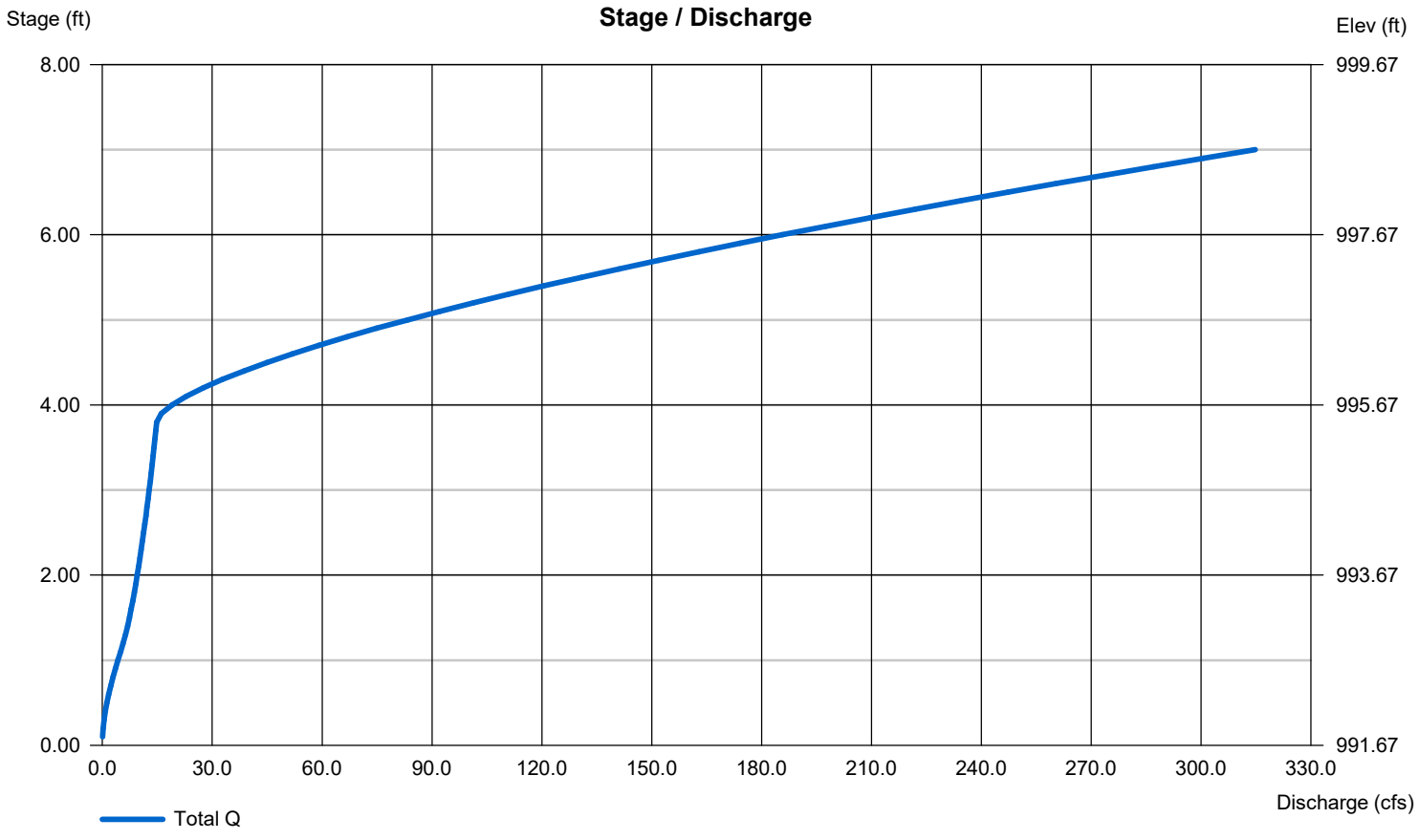
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 20.00	0.00	0.00	0.00
Crest El. (ft)	= 995.50	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

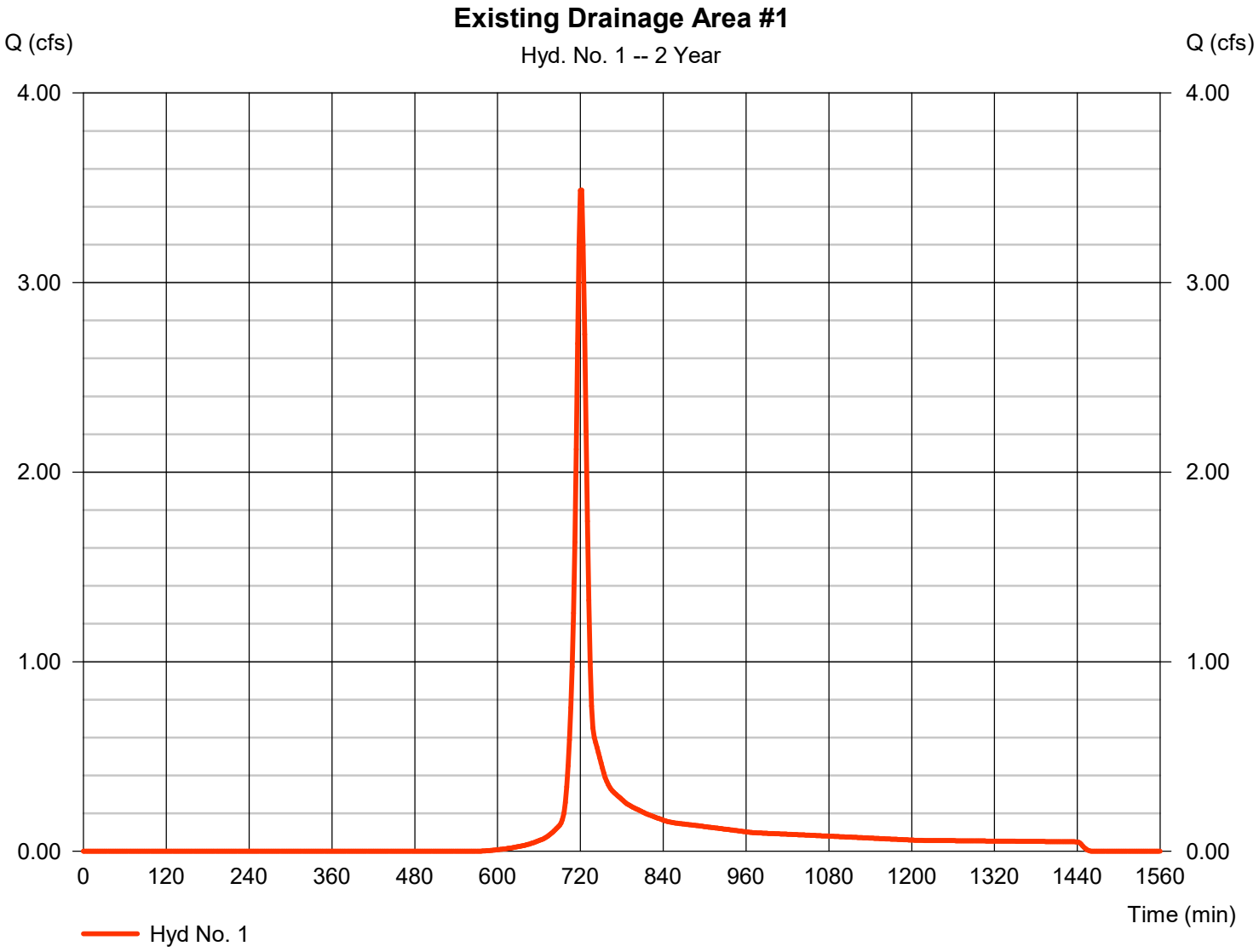


Hydrograph Report

Hyd. No. 1

Existing Drainage Area #1

Hydrograph type	= SCS Runoff	Peak discharge	= 3.487 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 9,123 cuft
Drainage area	= 2.580 ac	Curve number	= 85
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= LAG	Time of conc. (Tc)	= 10.30 min
Total precip.	= 2.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

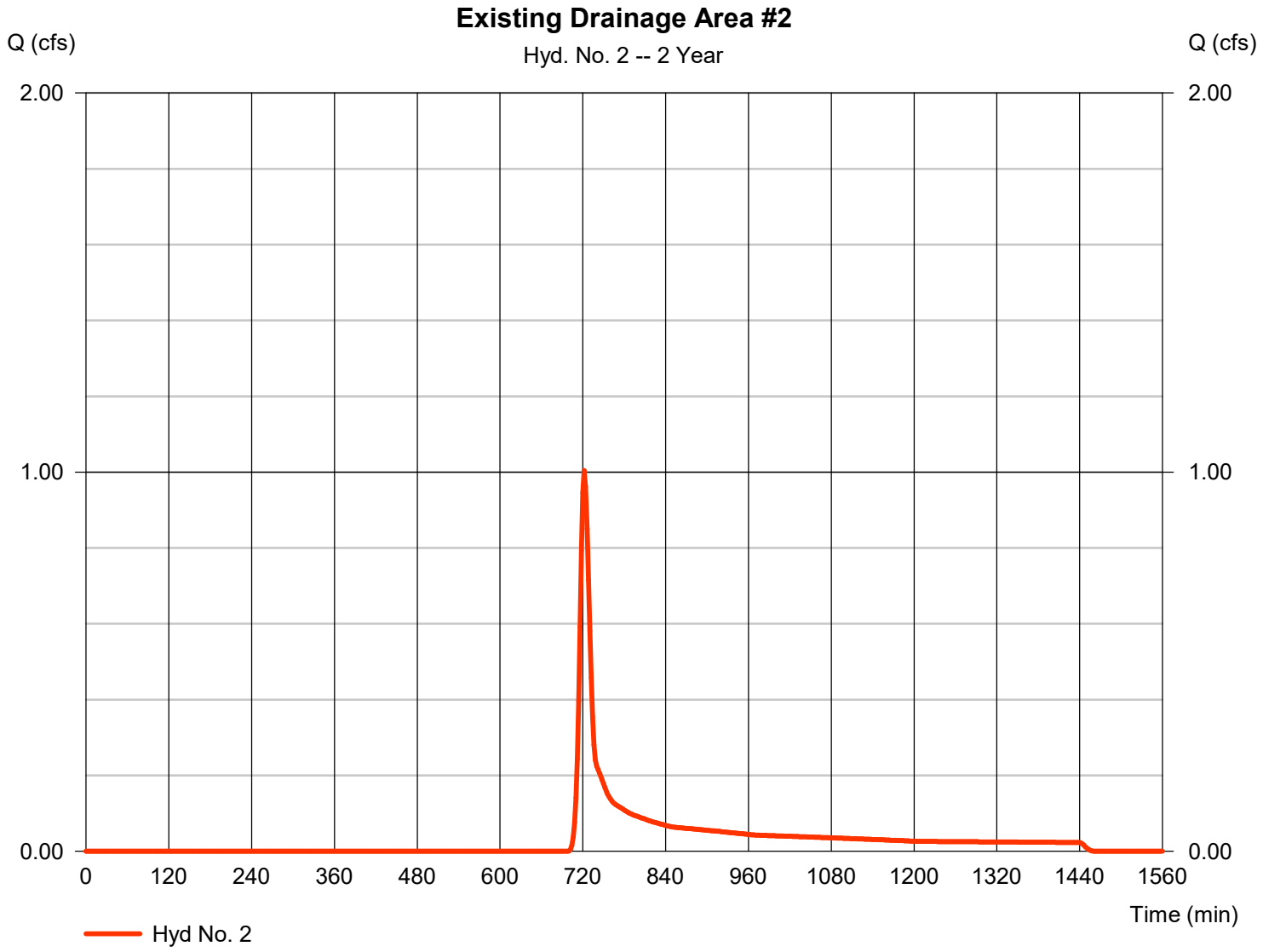


Hydrograph Report

Hyd. No. 2

Existing Drainage Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.004 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	2,998 cuft
Drainage area	=	1.790 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

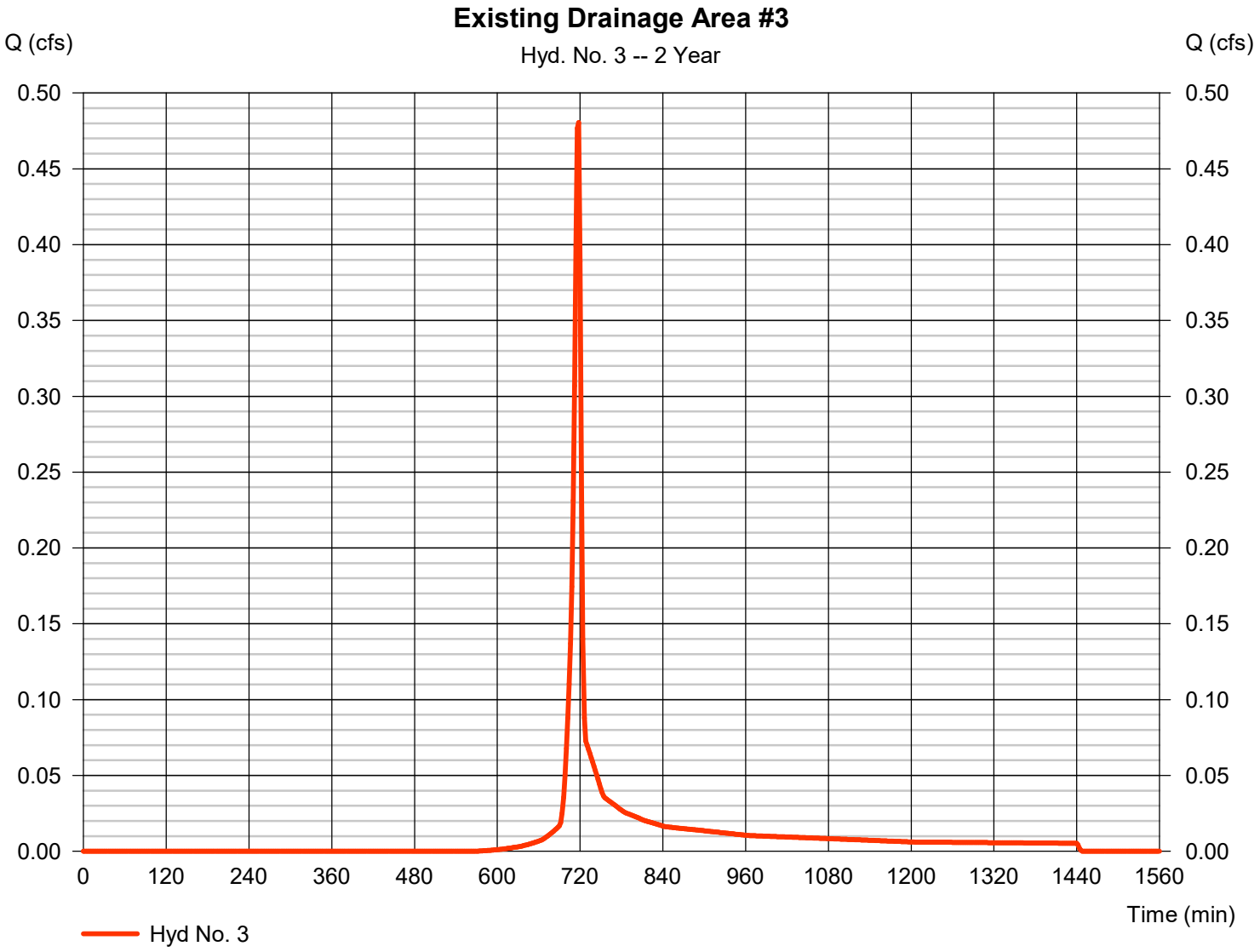


Hydrograph Report

Hyd. No. 3

Existing Drainage Area #3

Hydrograph type	= SCS Runoff	Peak discharge	= 0.481 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
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

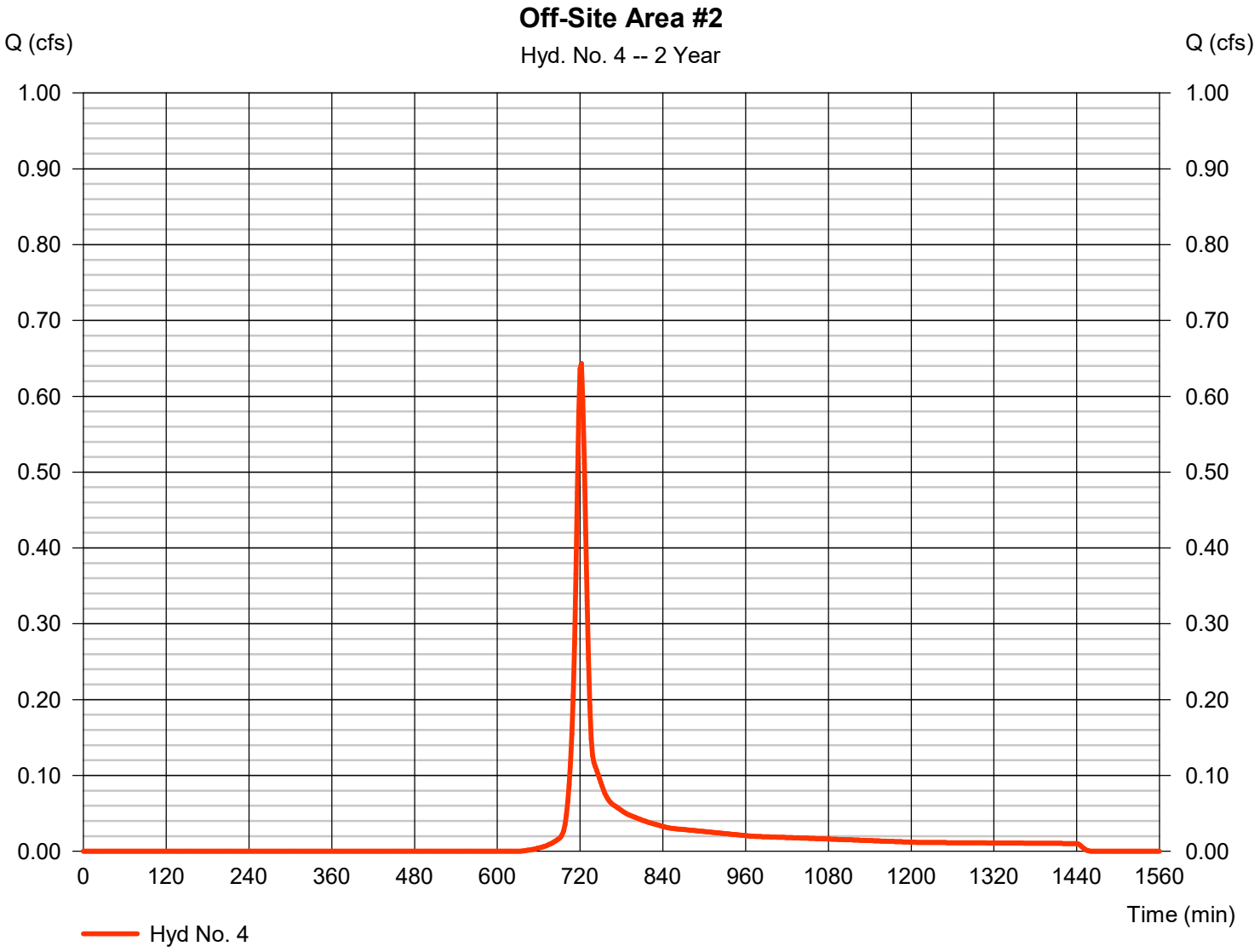


Hydrograph Report

Hyd. No. 4

Off-Site Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.643 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	1,702 cuft
Drainage area	=	0.580 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	852 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.70 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

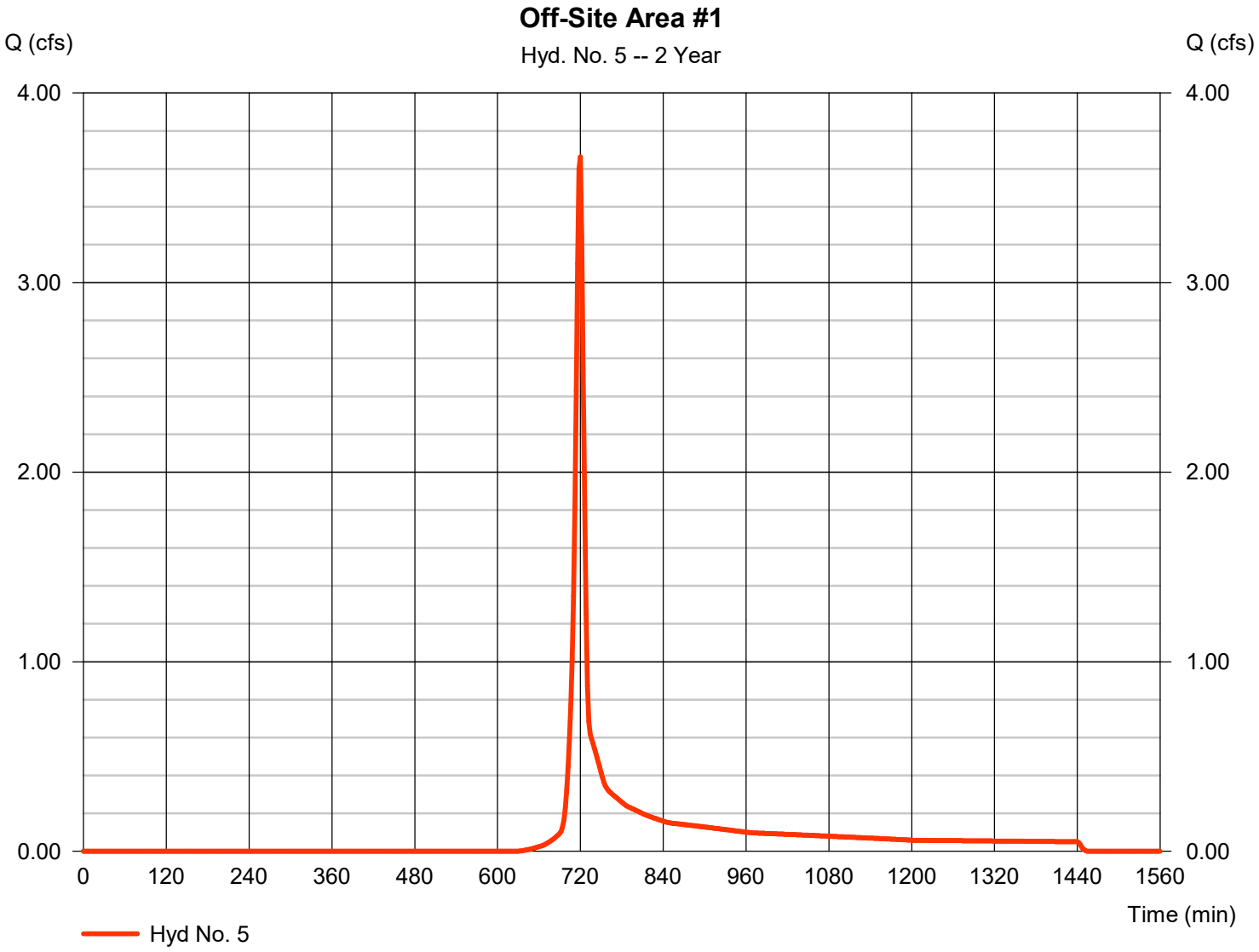


Hydrograph Report

Hyd. No. 5

Off-Site Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.663 cfs
Storm frequency	=	2 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	8,422 cuft
Drainage area	=	2.960 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	650 ft
Tc method	=	LAG	Time of conc. (Tc)	=	9.40 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



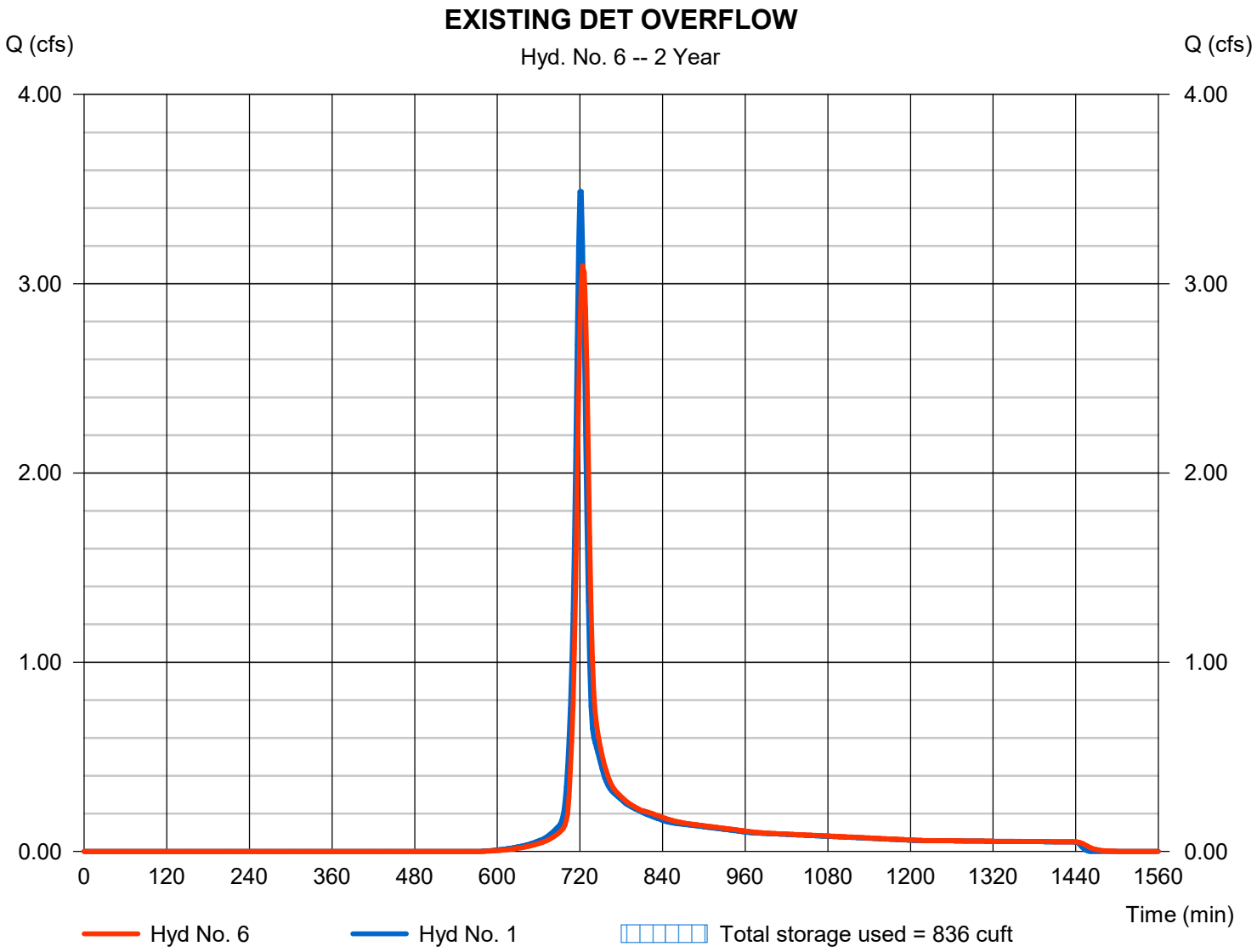
Hydrograph Report

Hyd. No. 6

EXISTING DET OVERFLOW

Hydrograph type	=	Reservoir	Peak discharge	=	3.095 cfs
Storm frequency	=	2 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	9,122 cuft
Inflow hyd. No.	=	1 - Existing Drainage Area #1	Max. Elevation	=	1009.07 ft
Reservoir name	=	Overflow	Max. Storage	=	836 cuft

Storage Indication method used.

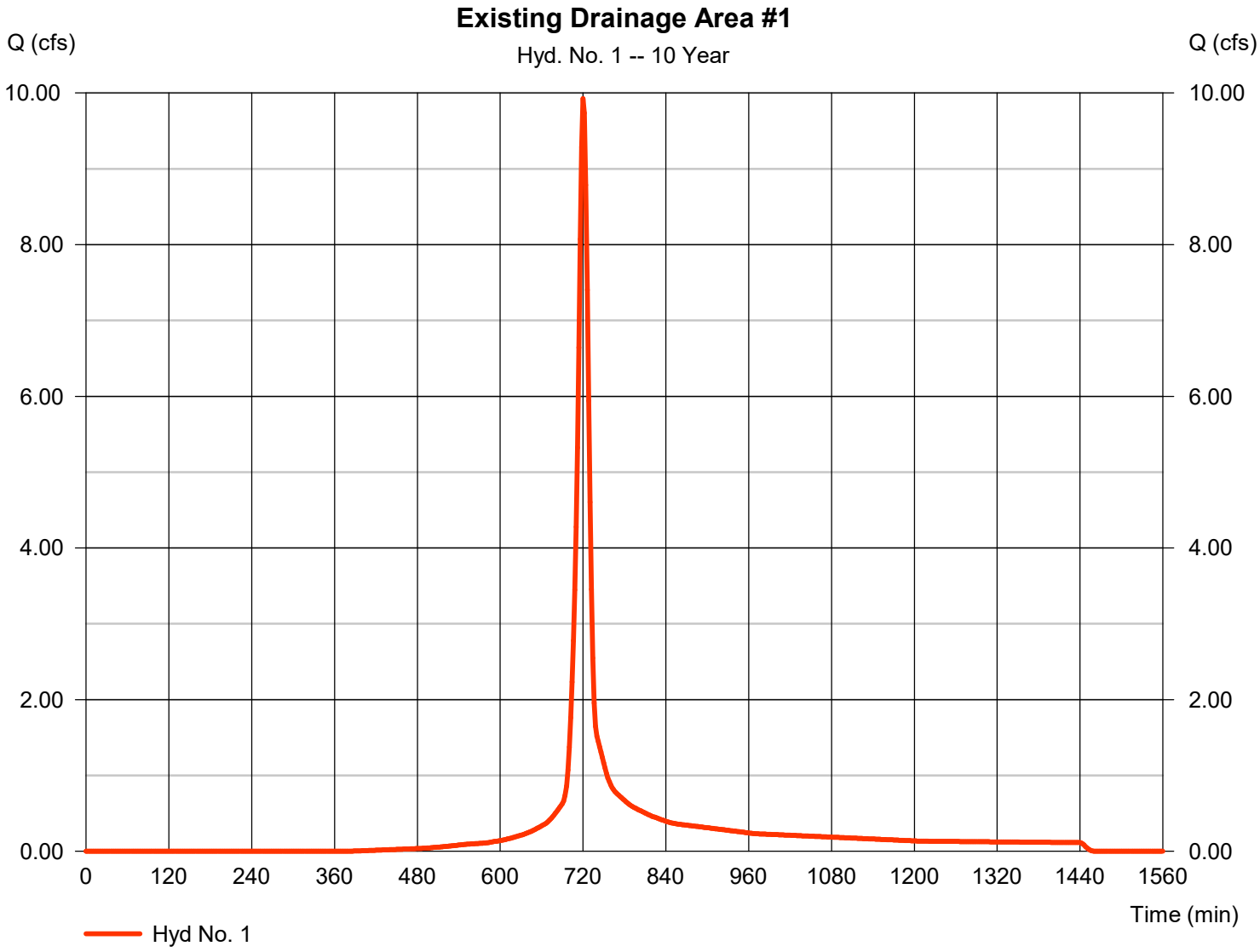


Hydrograph Report

Hyd. No. 1

Existing Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	9.926 cfs
Storm frequency	=	10 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	25,907 cuft
Drainage area	=	2.580 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	10.30 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

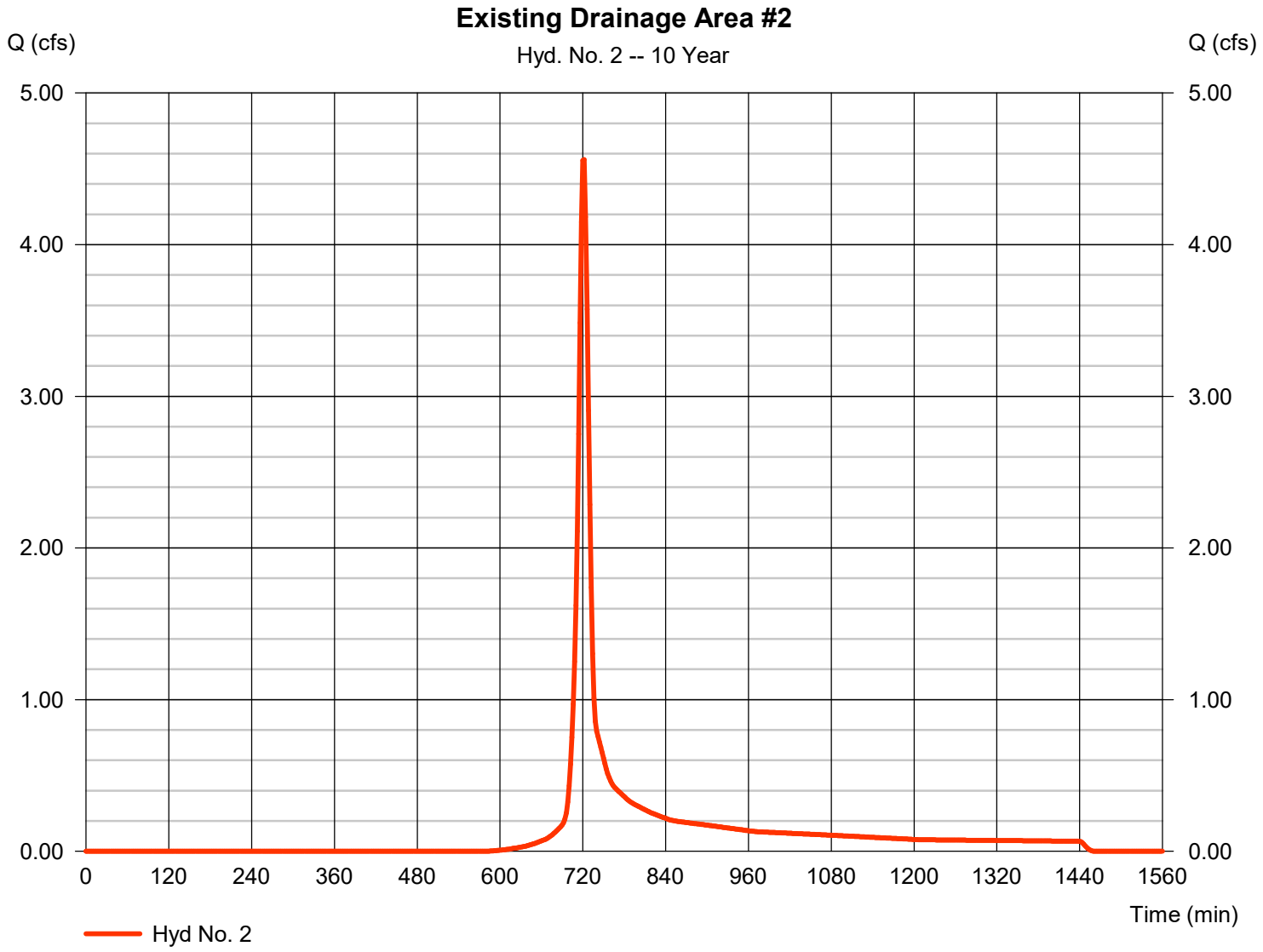


Hydrograph Report

Hyd. No. 2

Existing Drainage Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 4.561 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 11,942 cuft
Drainage area	= 1.790 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

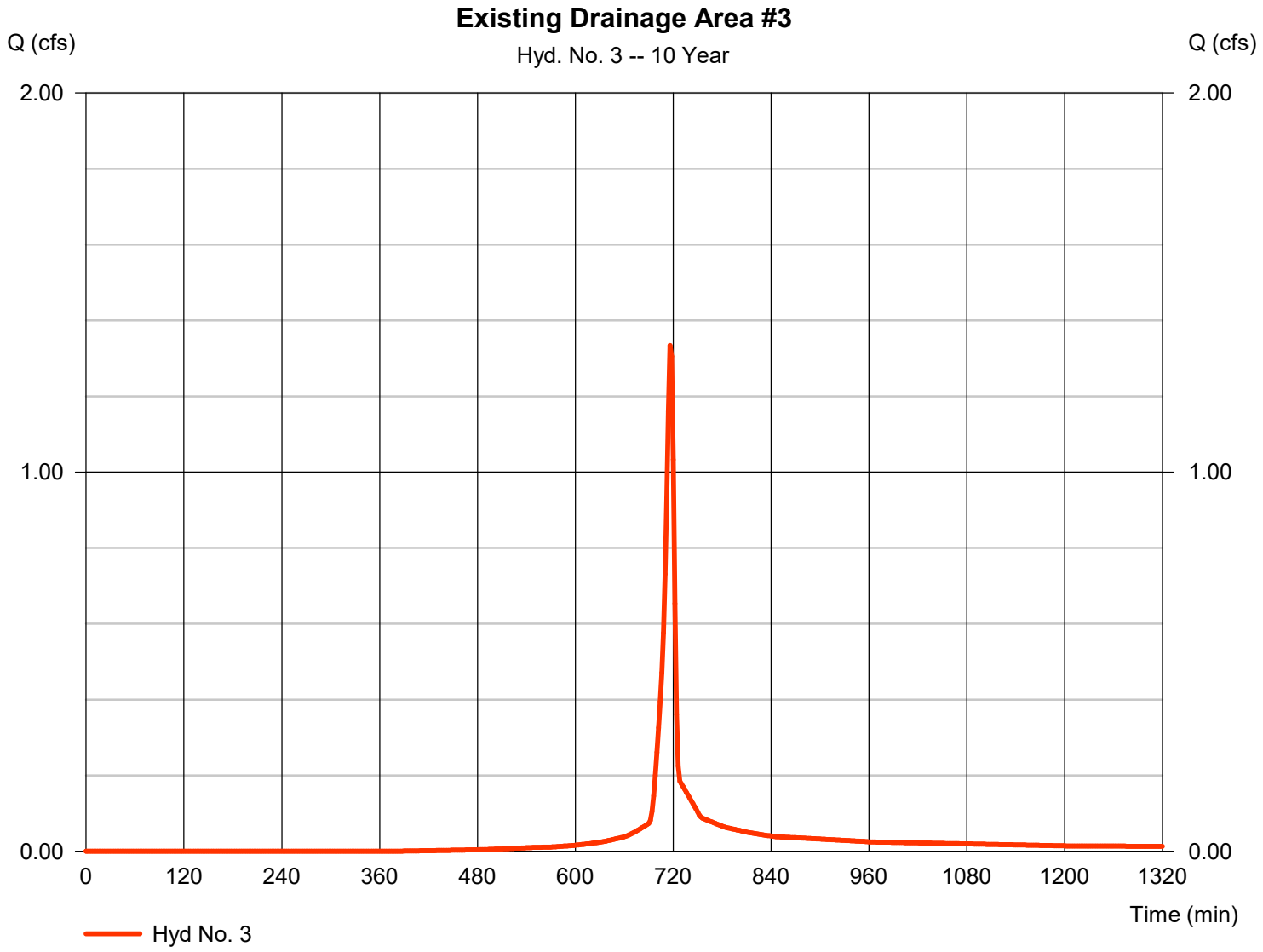


Hydrograph Report

Hyd. No. 3

Existing Drainage Area #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.334 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
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

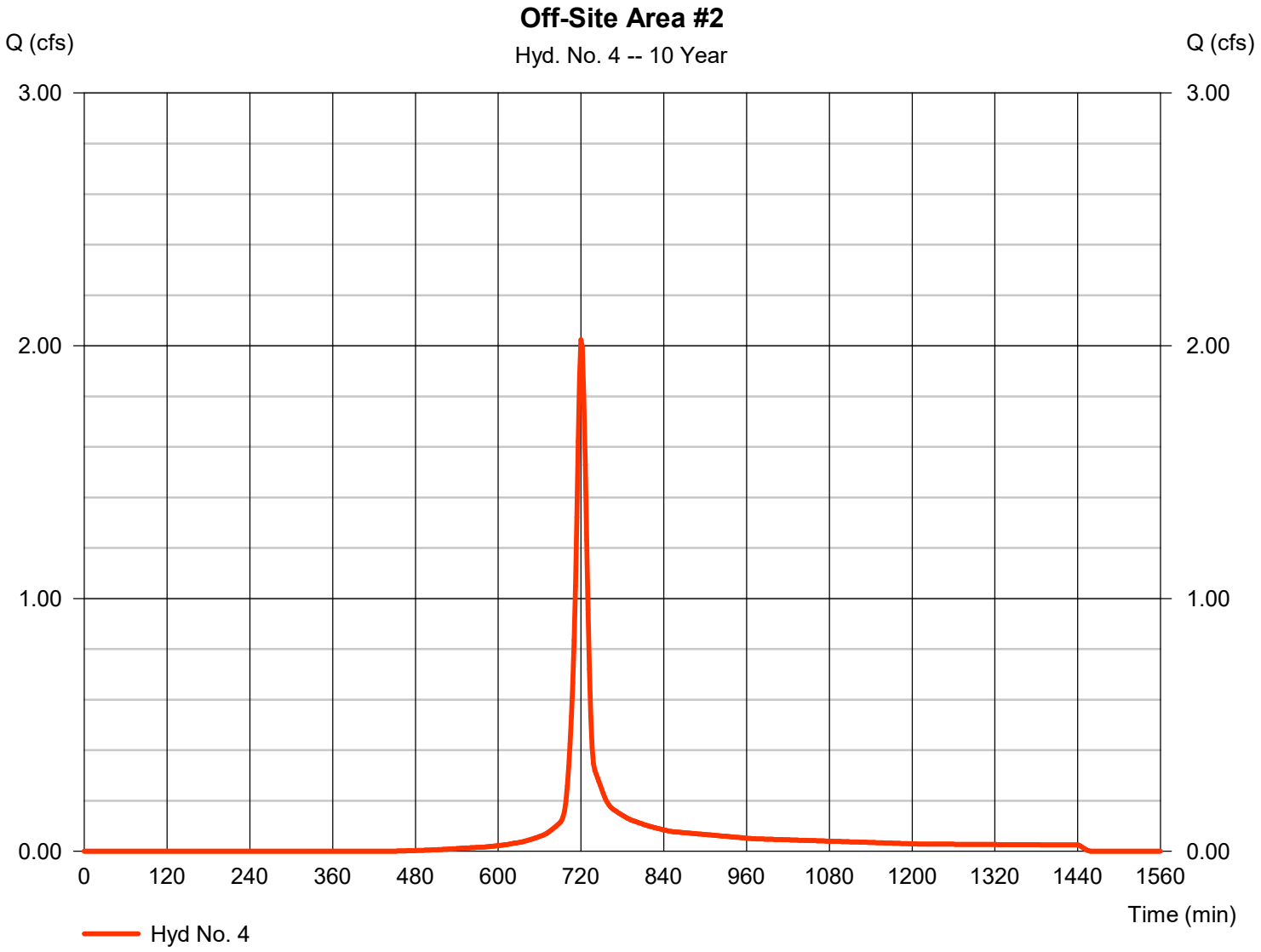


Hydrograph Report

Hyd. No. 4

Off-Site Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.023 cfs
Storm frequency	=	10 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,250 cuft
Drainage area	=	0.580 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	852 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.70 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

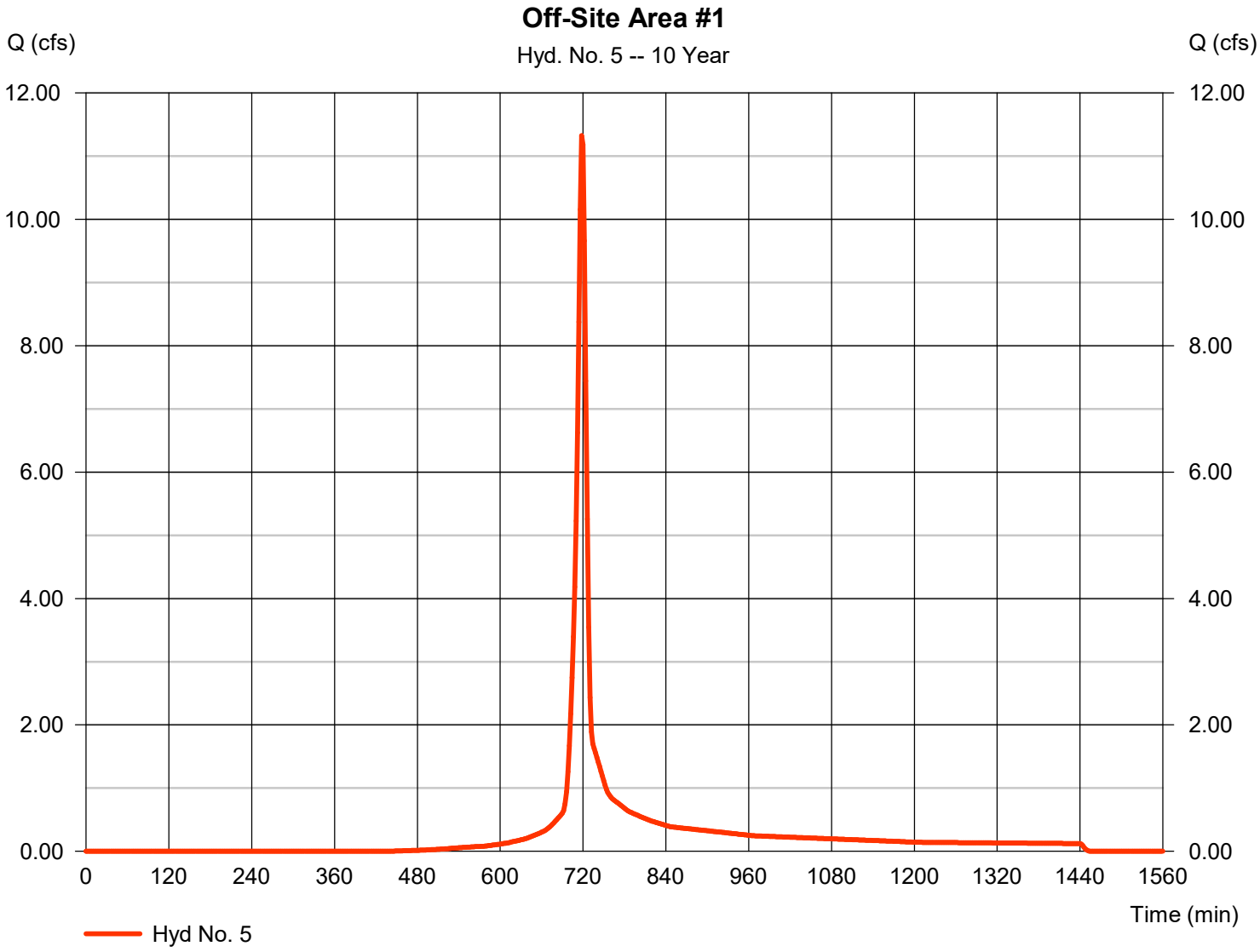


Hydrograph Report

Hyd. No. 5

Off-Site Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	11.33 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	25,982 cuft
Drainage area	=	2.960 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	650 ft
Tc method	=	LAG	Time of conc. (Tc)	=	9.40 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



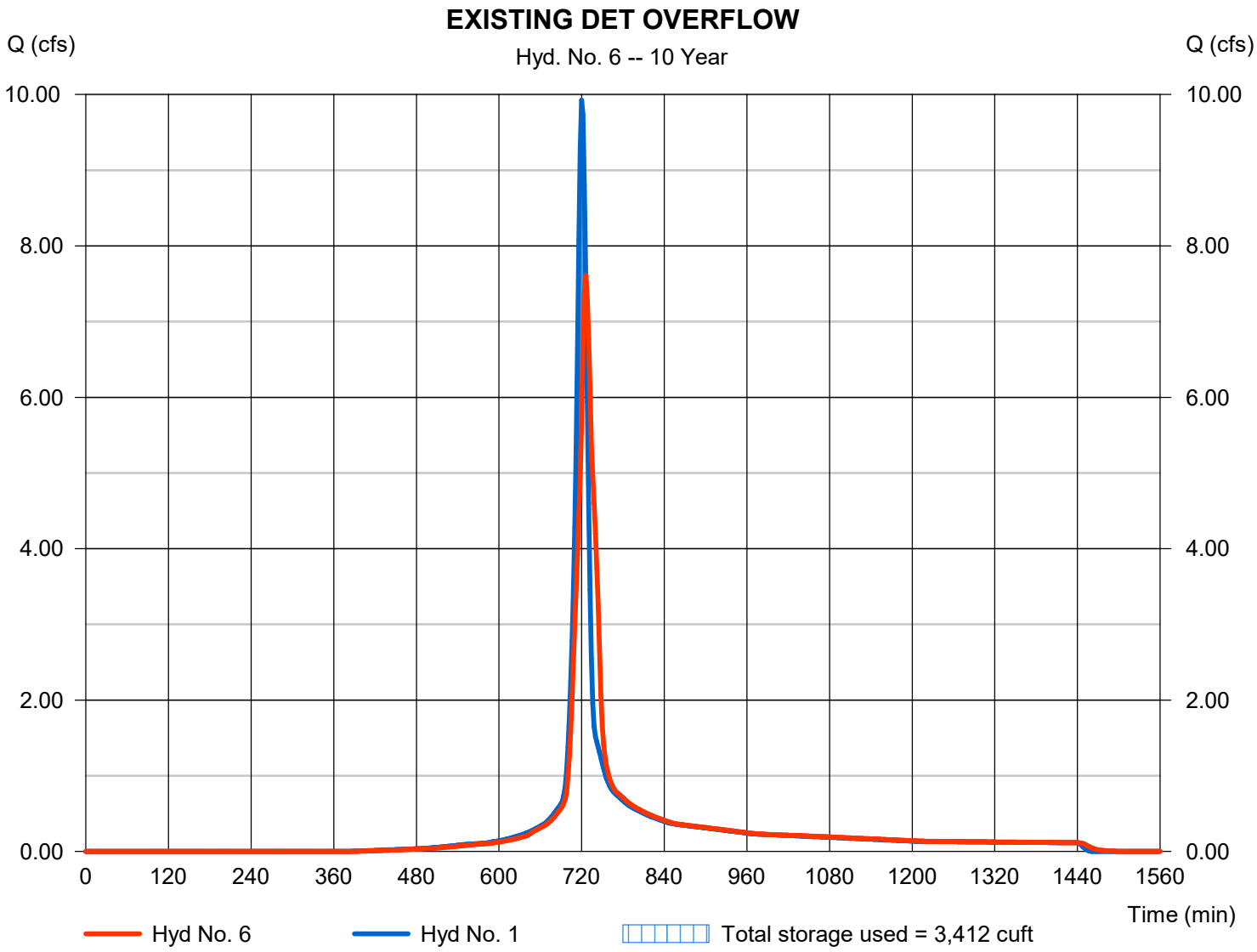
Hydrograph Report

Hyd. No. 6

EXISTING DET OVERFLOW

Hydrograph type	=	Reservoir	Peak discharge	=	7.611 cfs
Storm frequency	=	10 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	25,906 cuft
Inflow hyd. No.	=	1 - Existing Drainage Area #1	Max. Elevation	=	1010.74 ft
Reservoir name	=	Overflow	Max. Storage	=	3,412 cuft

Storage Indication method used.

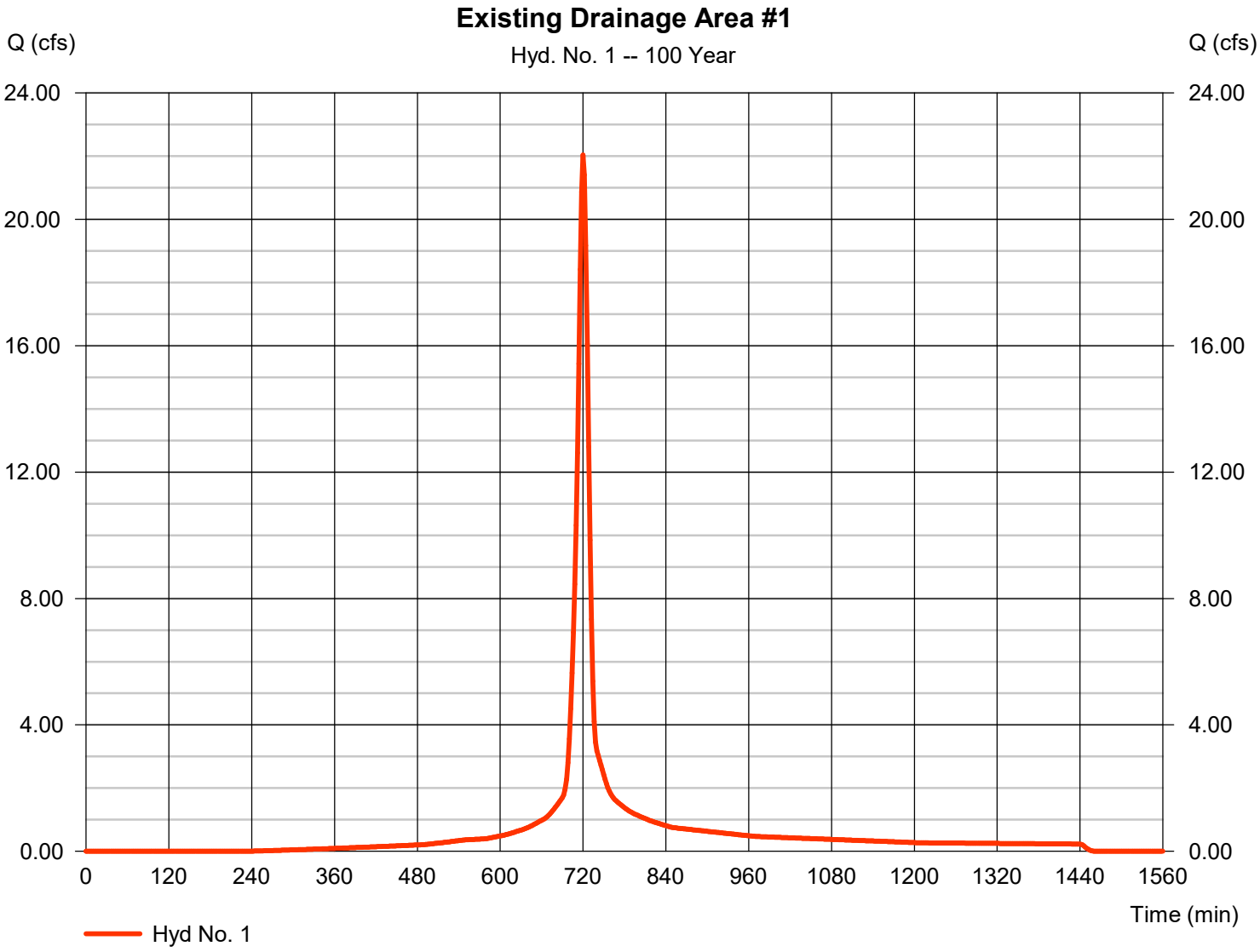


Hydrograph Report

Hyd. No. 1

Existing Drainage Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	22.04 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	59,542 cuft
Drainage area	=	2.580 ac	Curve number	=	85
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	LAG	Time of conc. (Tc)	=	10.30 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

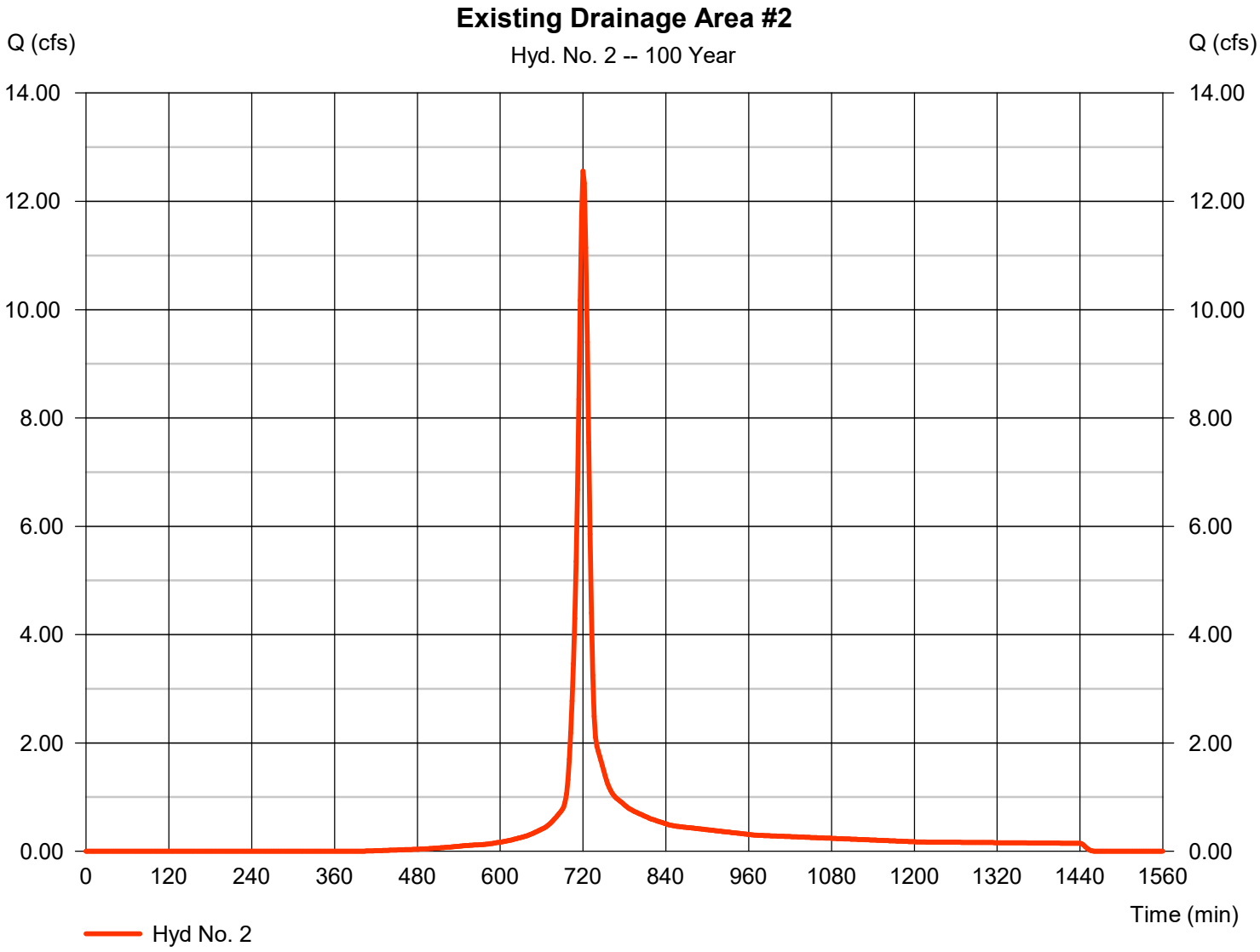


Hydrograph Report

Hyd. No. 2

Existing Drainage Area #2

Hydrograph type	= SCS Runoff	Peak discharge	= 12.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 32,706 cuft
Drainage area	= 1.790 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

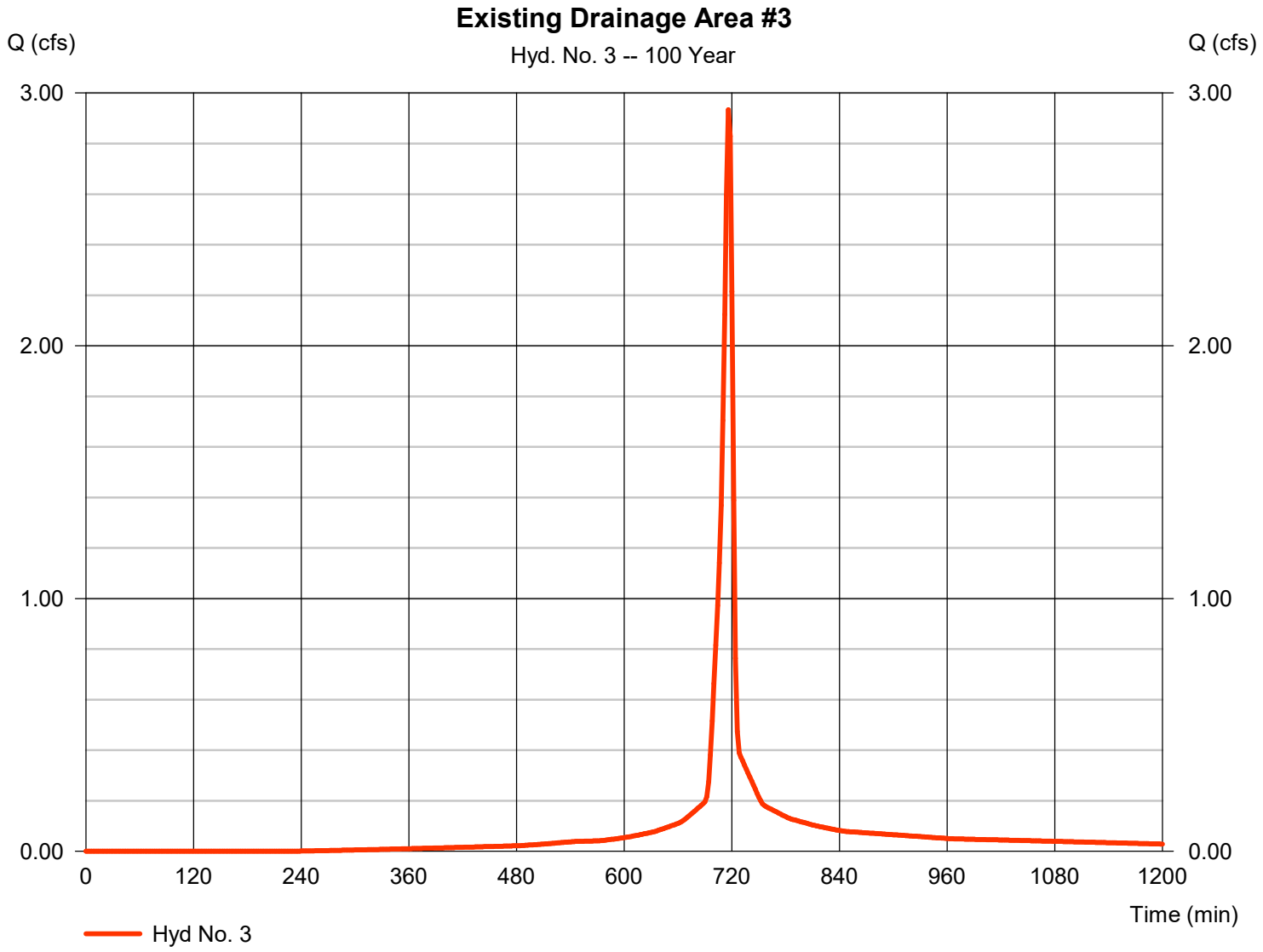


Hydrograph Report

Hyd. No. 3

Existing Drainage Area #3

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.933 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
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

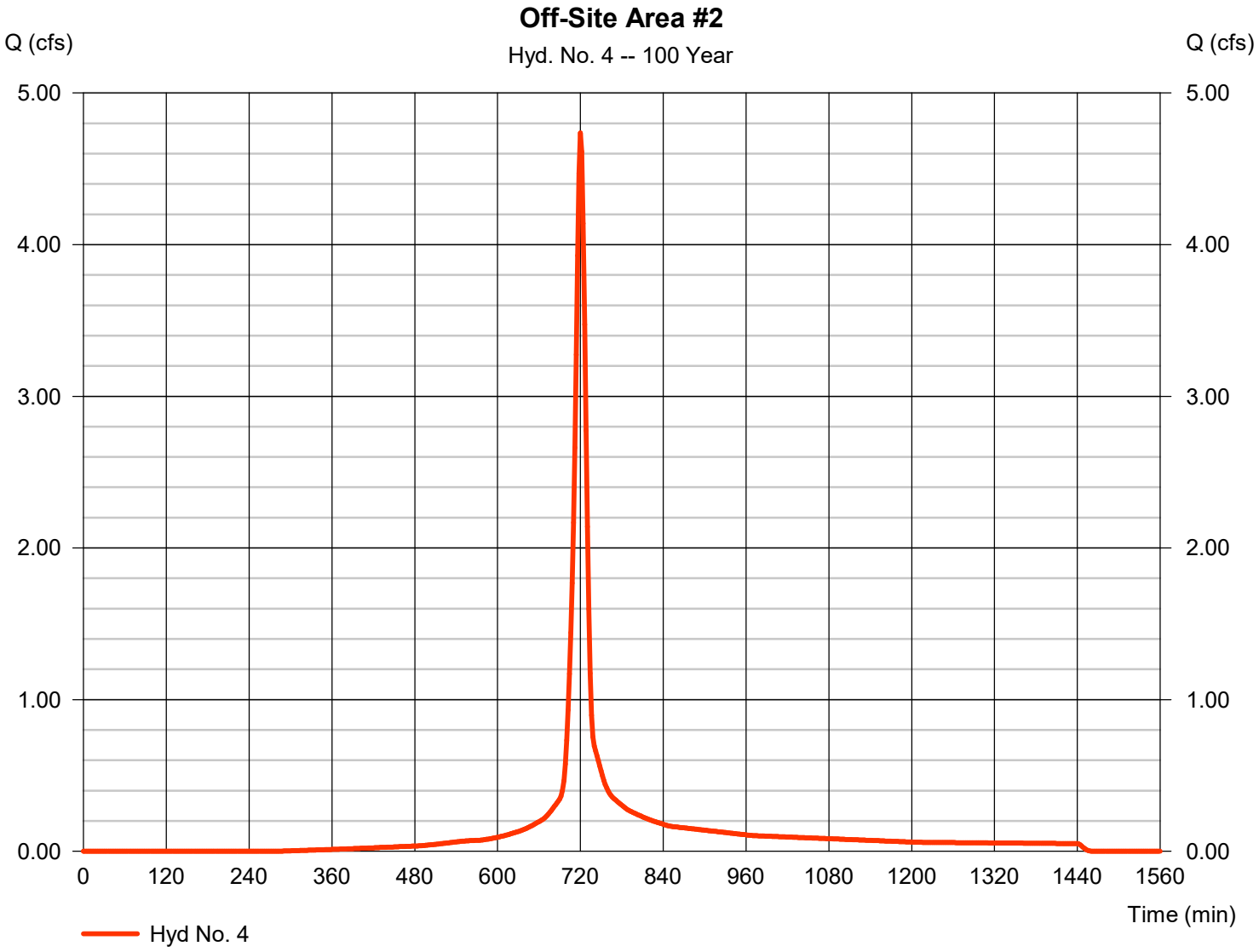


Hydrograph Report

Hyd. No. 4

Off-Site Area #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.736 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	12,620 cuft
Drainage area	=	0.580 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	852 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.70 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

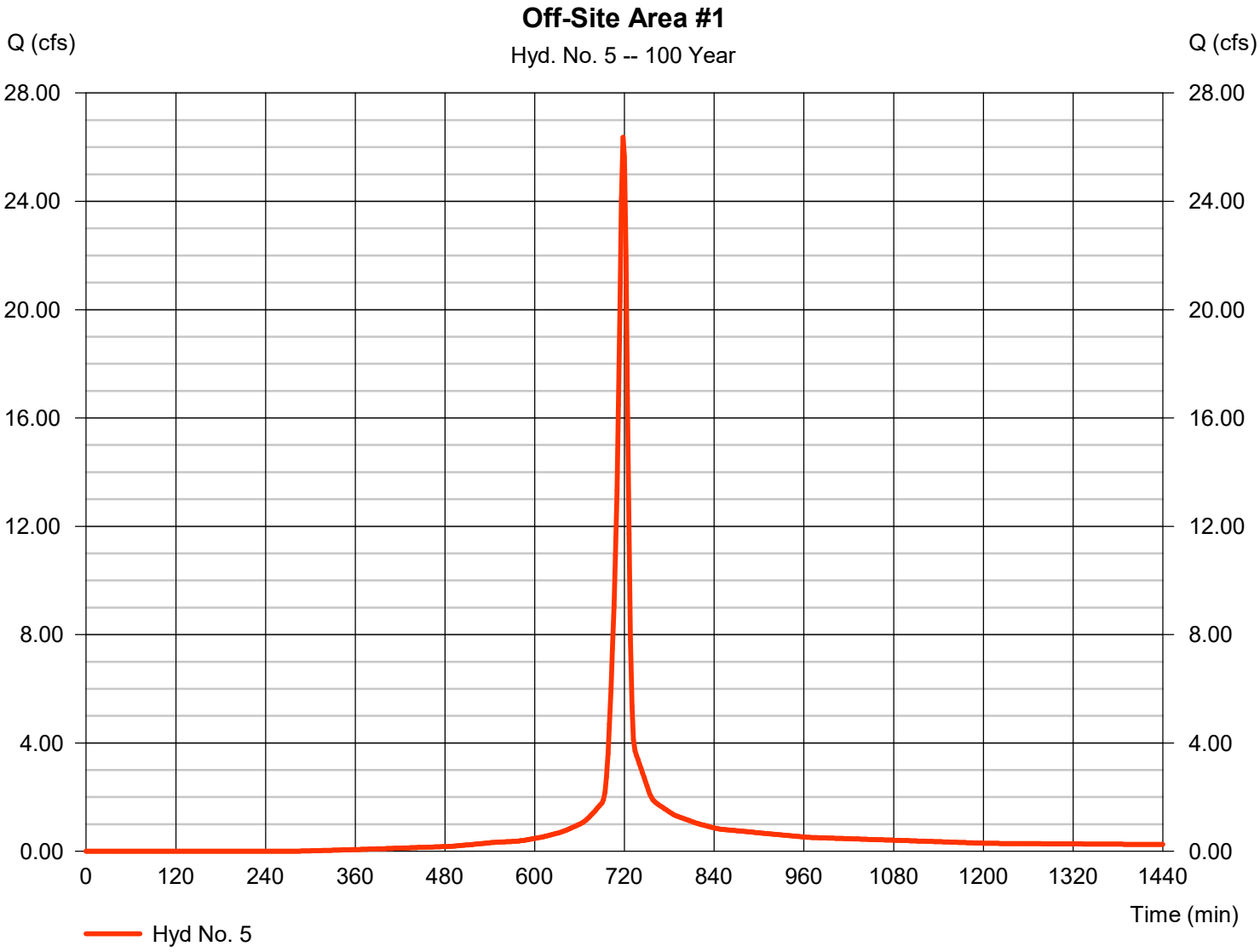


Hydrograph Report

Hyd. No. 5

Off-Site Area #1

Hydrograph type	=	SCS Runoff	Peak discharge	=	26.37 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	62,452 cuft
Drainage area	=	2.960 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	650 ft
Tc method	=	LAG	Time of conc. (Tc)	=	9.40 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



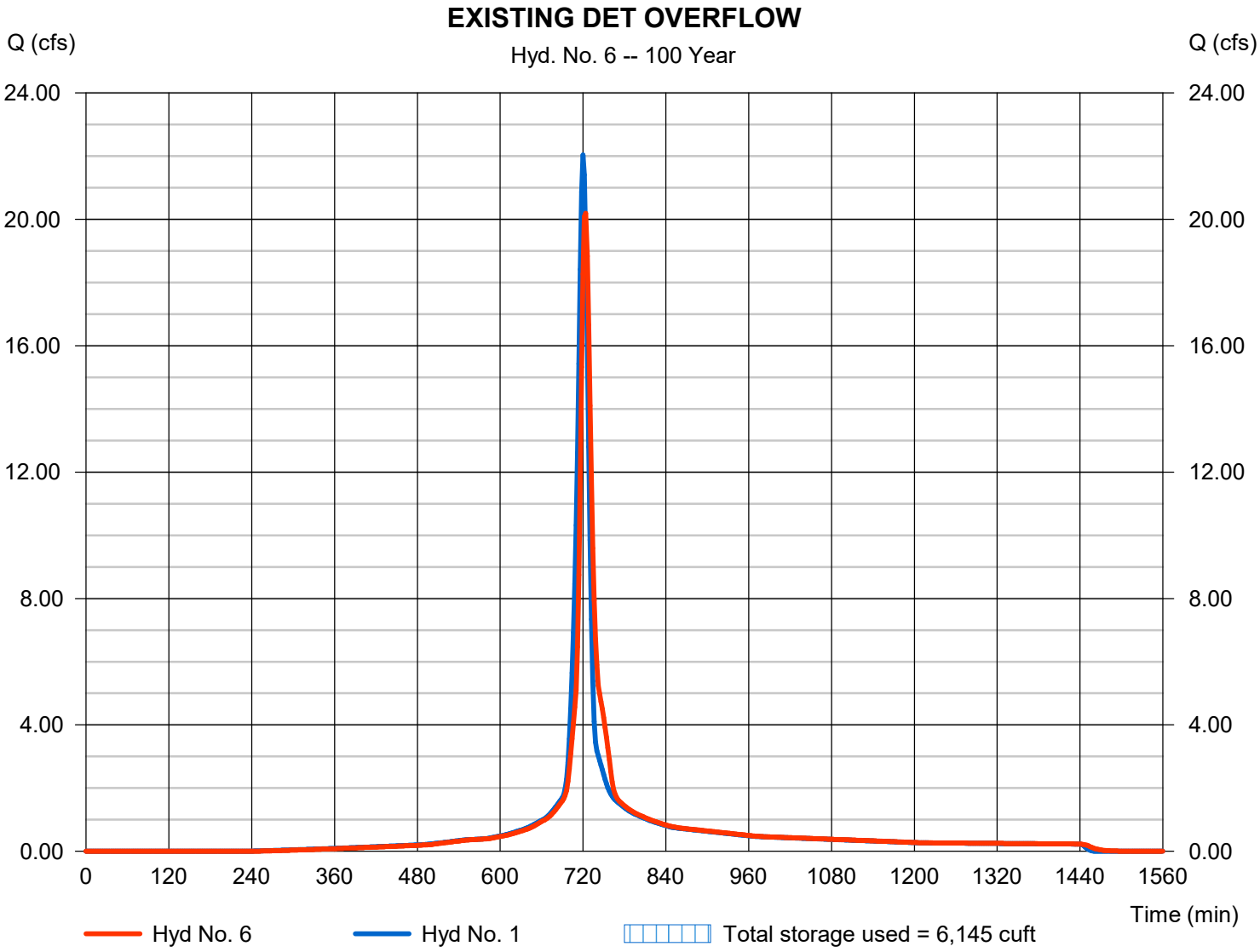
Hydrograph Report

Hyd. No. 6

EXISTING DET OVERFLOW

Hydrograph type	=	Reservoir	Peak discharge	=	20.19 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	59,541 cuft
Inflow hyd. No.	=	1 - Existing Drainage Area #1	Max. Elevation	=	1011.63 ft
Reservoir name	=	Overflow	Max. Storage	=	6,145 cuft

Storage Indication method used.



PROPOSED SUBBASIN #1

Pond Report

UPPER BASIN PRELIMINARY SIZING WITH 6" OUTLET WILL ONLY DETAIN THE 10-YR STORM.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 — Thursday, 05 / 21 / 2026

Pond No. 4 - Upper Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1030.00	n/a	0	0
1.00	1031.00	n/a	1,200	1,200
2.00	1032.00	n/a	1,200	2,400
3.00	1033.00	n/a	1,200	3,600
4.00	1034.00	n/a	1,200	4,800
5.00	1035.00	n/a	1,200	6,000
6.00	1036.00	n/a	1,200	7,200
7.00	1037.00	n/a	1,200	8,400

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1030.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

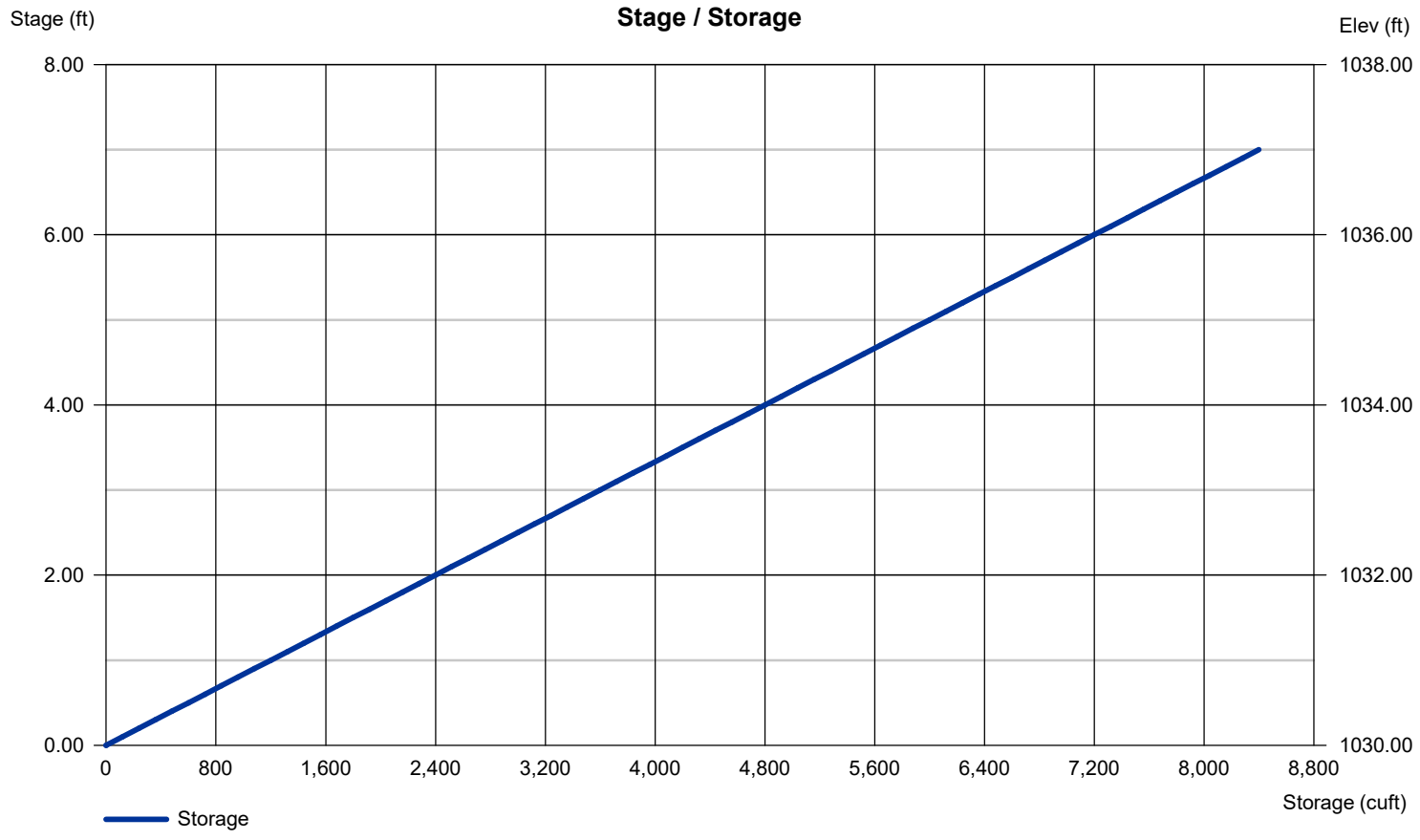
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 — Thursday, 05 / 21 / 2026

Pond No. 4 - Upper Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1030.00	n/a	0	0
1.00	1031.00	n/a	1,200	1,200
2.00	1032.00	n/a	1,200	2,400
3.00	1033.00	n/a	1,200	3,600
4.00	1034.00	n/a	1,200	4,800
5.00	1035.00	n/a	1,200	6,000
6.00	1036.00	n/a	1,200	7,200
7.00	1037.00	n/a	1,200	8,400

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 6.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1030.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

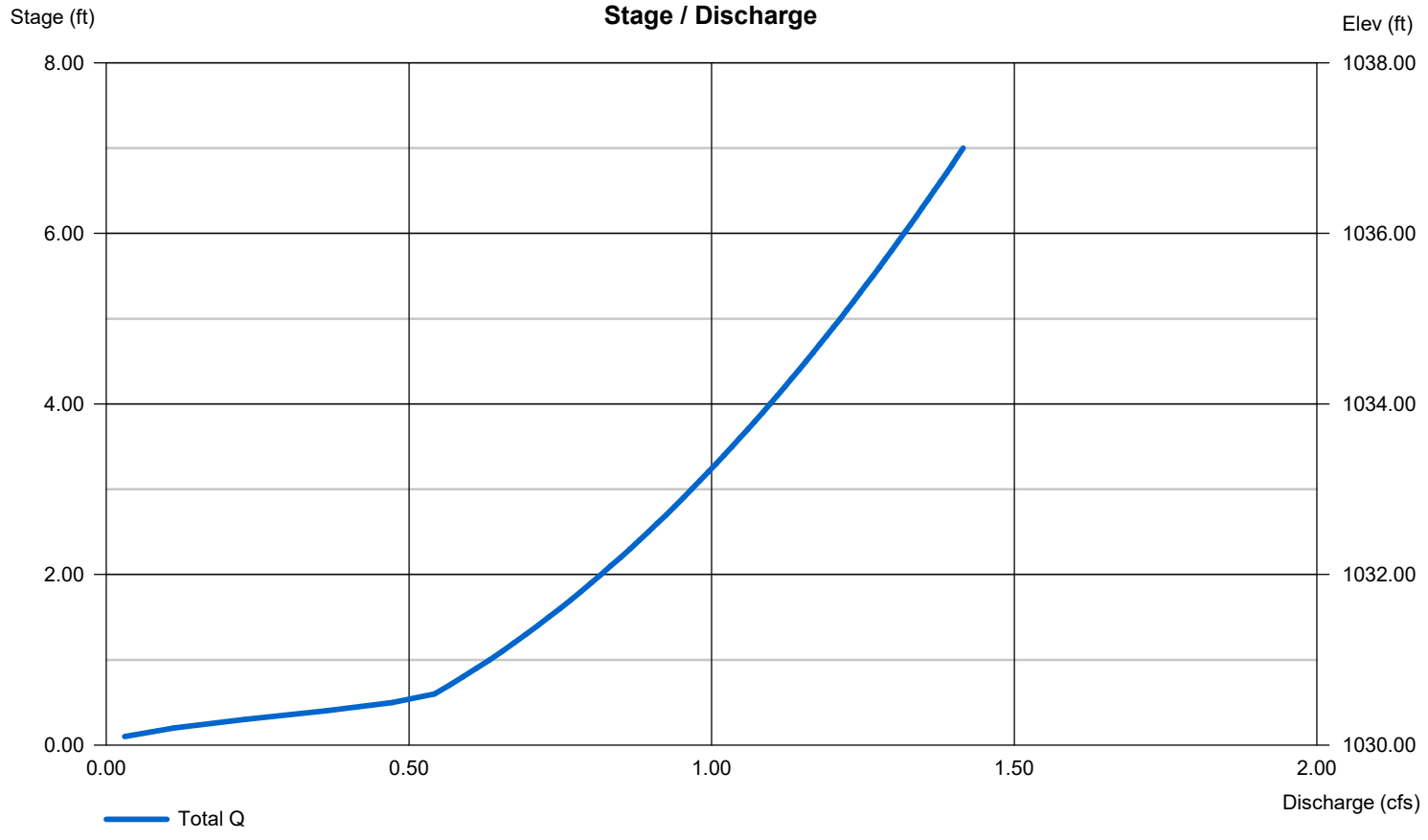
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

LOWER BASIN PRELIMINARY SIZING WITH 8" OUTLET
WILL ONLY CONTAIN THE 10 YR STORM

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 — Thursday, 05 / 21 / 2026

Pond No. 5 - Lower Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1000.00	n/a	0	0
1.00	1001.00	n/a	2,000	2,000
2.00	1002.00	n/a	2,000	4,000
3.00	1003.00	n/a	2,000	6,000
4.00	1004.00	n/a	2,000	8,000
5.00	1005.00	n/a	2,000	10,000

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1000.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

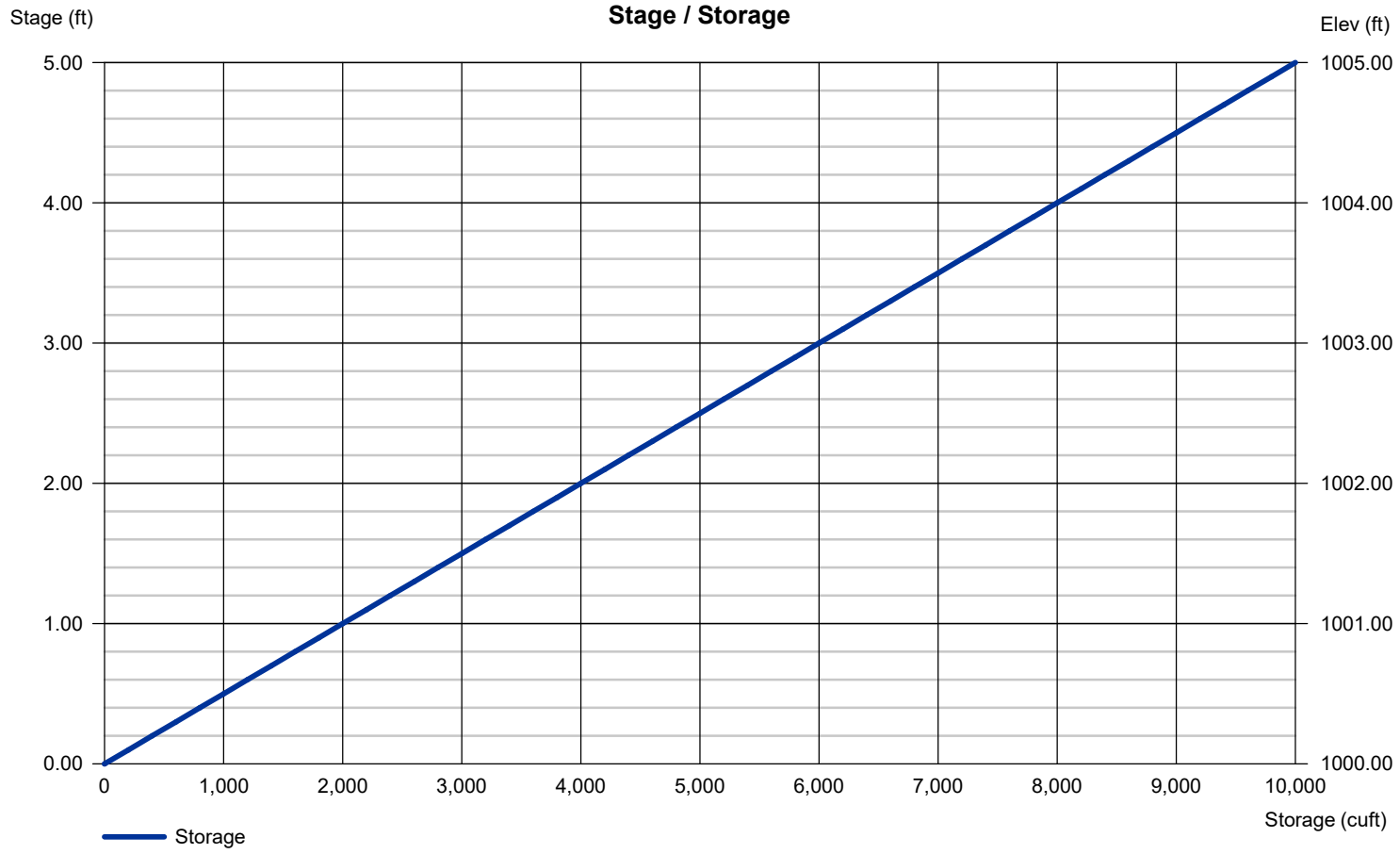
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Thursday, 05 / 21 / 2026

Pond No. 5 - Lower Proposed Basin

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1000.00	n/a	0	0
1.00	1001.00	n/a	2,000	2,000
2.00	1002.00	n/a	2,000	4,000
3.00	1003.00	n/a	2,000	6,000
4.00	1004.00	n/a	2,000	8,000
5.00	1005.00	n/a	2,000	10,000

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	0.00	0.00	0.00
Span (in)	= 8.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1000.00	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

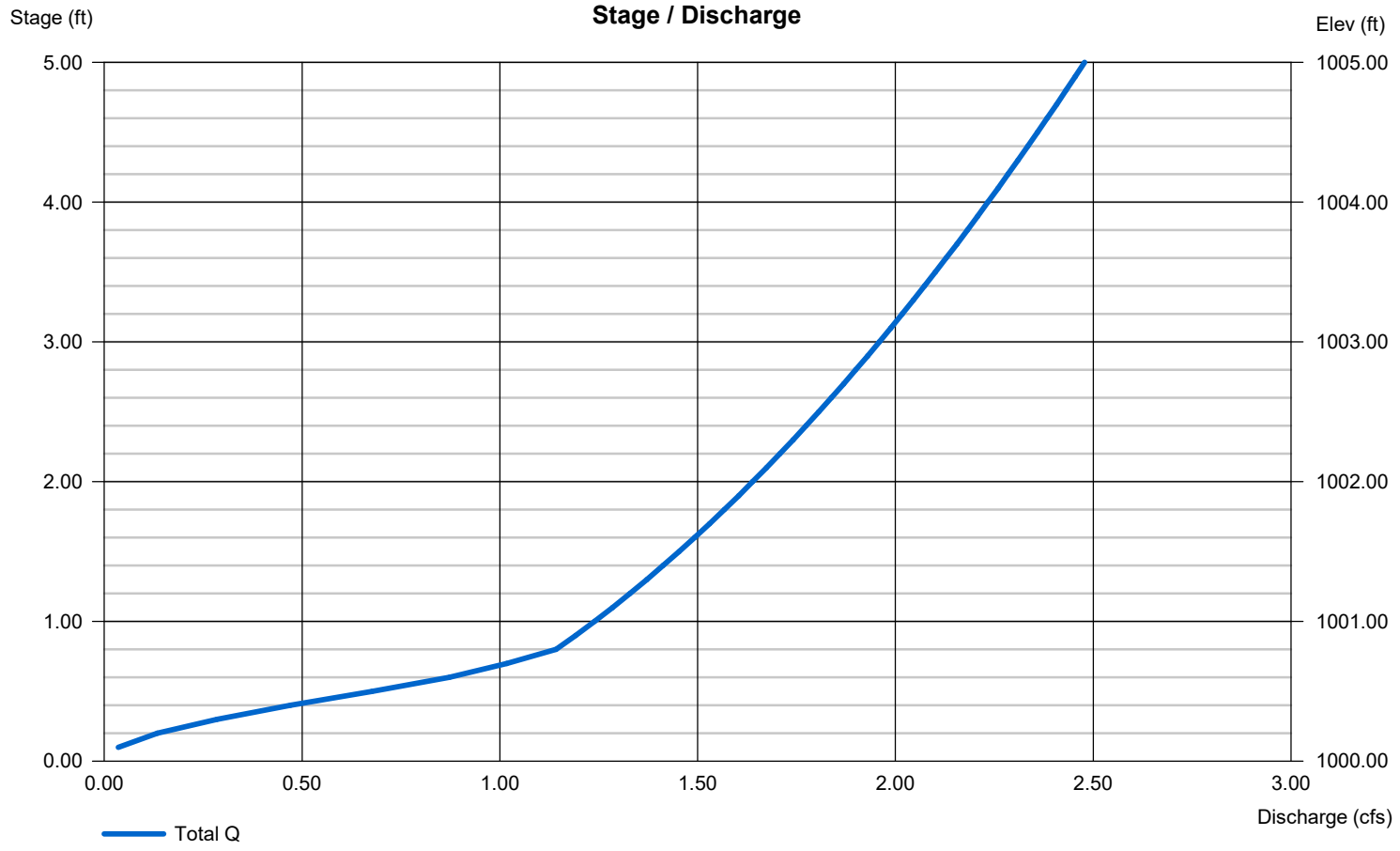
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

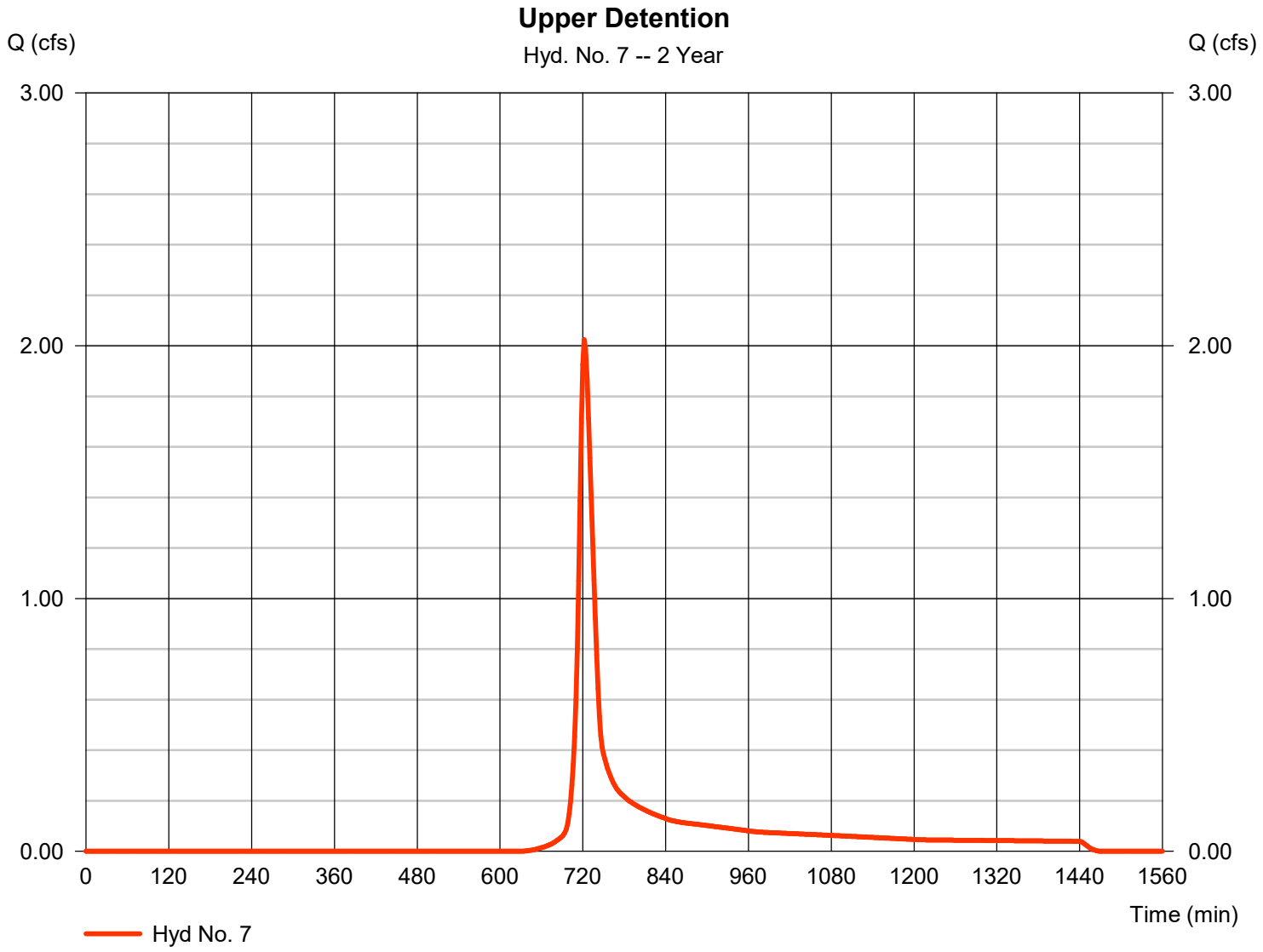


Hydrograph Report

Hyd. No. 7

Upper Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.024 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	6,563 cuft
Drainage area	=	2.290 ac	Curve number	=	82
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	User	Time of conc. (Tc)	=	10.50 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

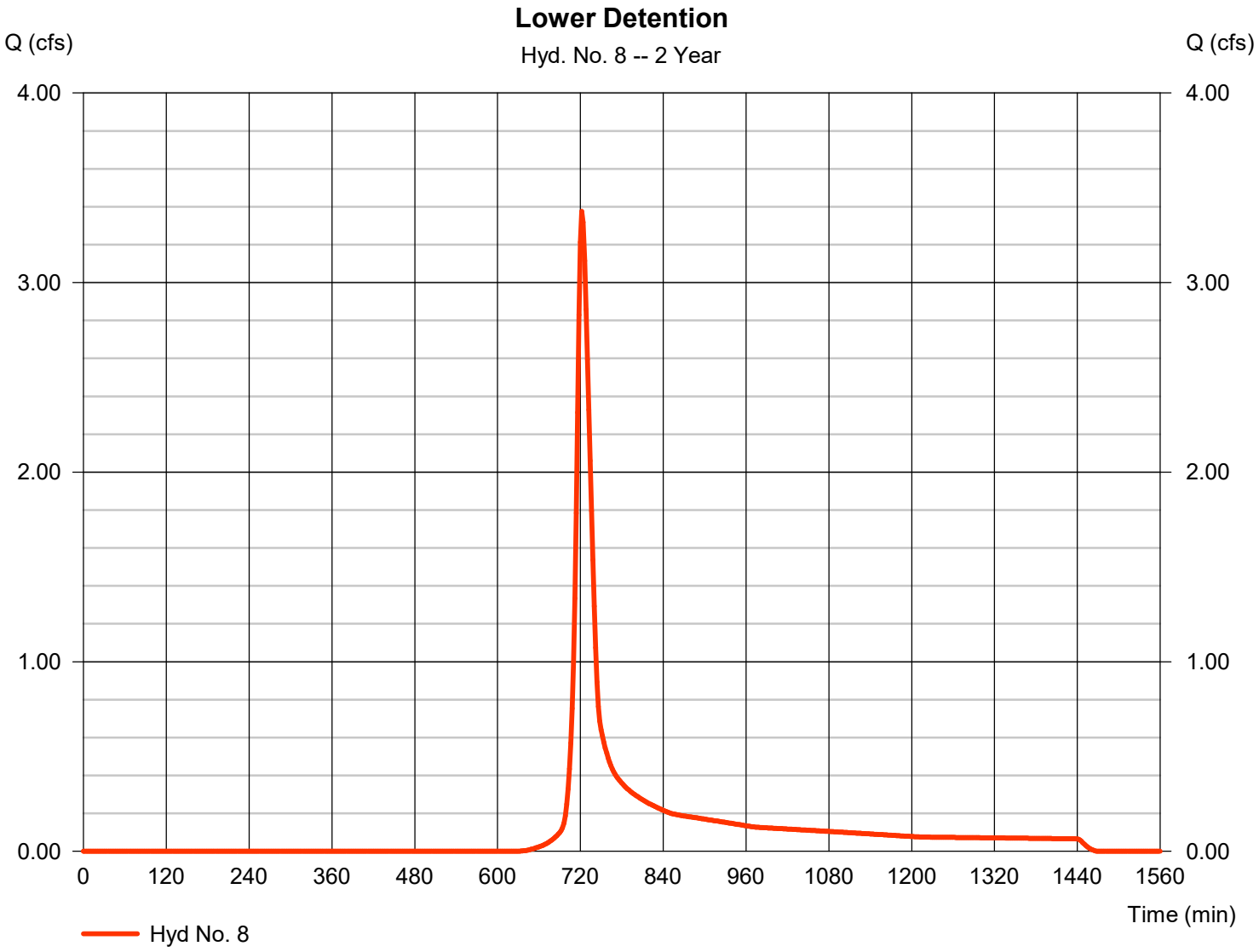


Hydrograph Report

Hyd. No. 8

Lower Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.376 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	10,948 cuft
Drainage area	=	3.820 ac	Curve number	=	82
Basin Slope	=	4.0 %	Hydraulic length	=	715 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

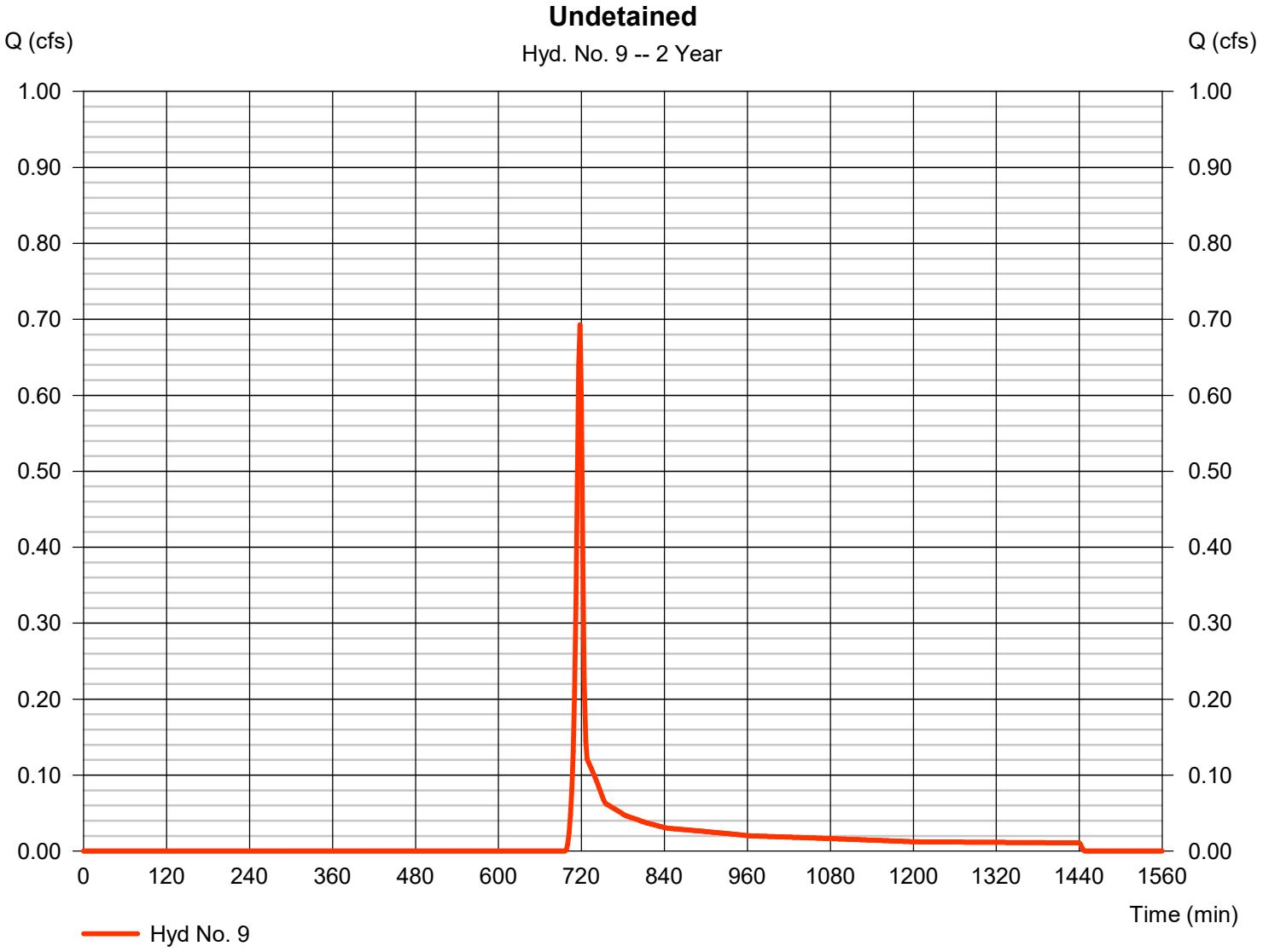


Hydrograph Report

Hyd. No. 9

Undetained

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.693 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	1,447 cuft
Drainage area	=	0.880 ac	Curve number	=	75
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

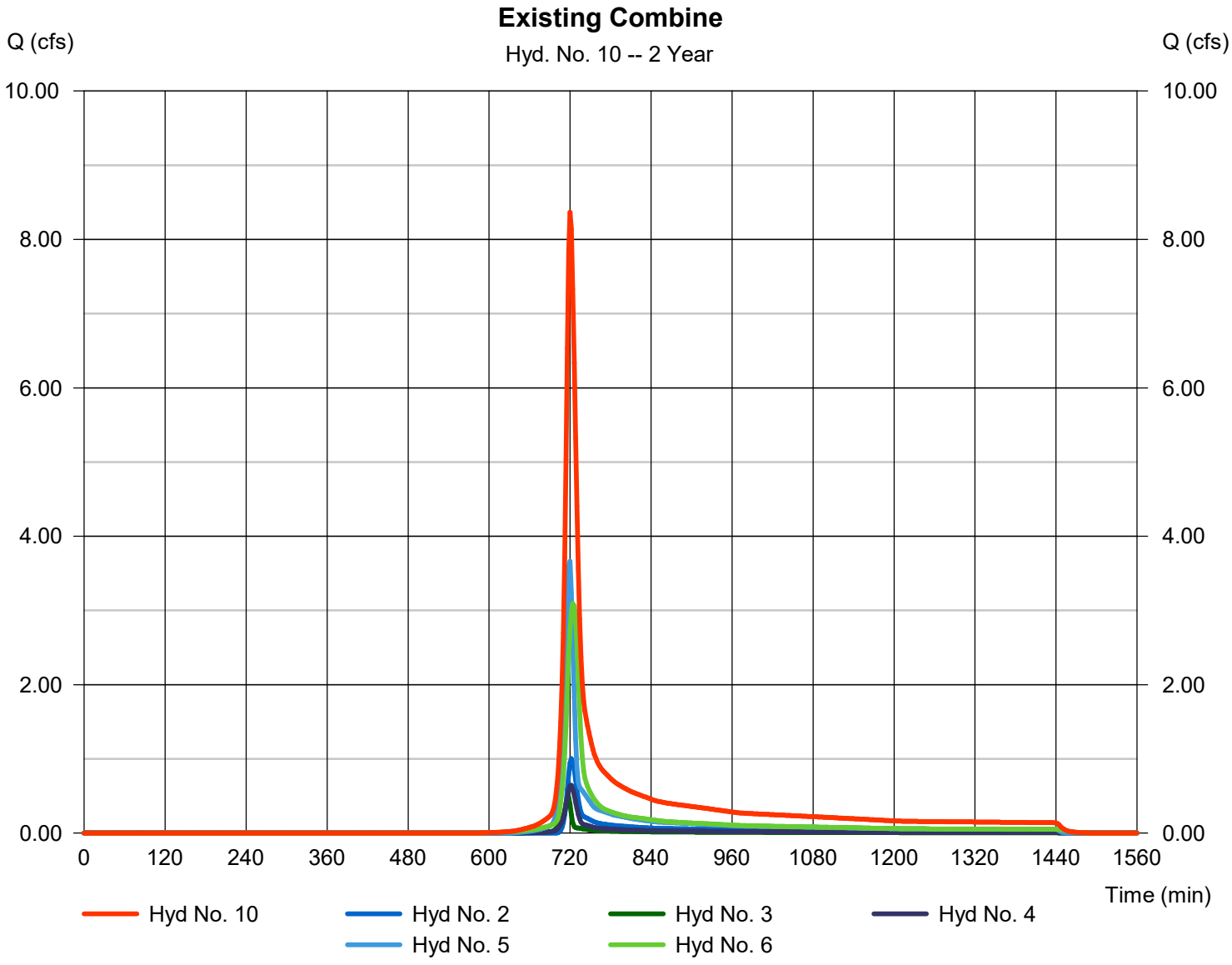


Hydrograph Report

Hyd. No. 10

Existing Combine

Hydrograph type	=	Combine	Peak discharge	=	8.367 cfs
Storm frequency	=	2 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	23,209 cuft
Inflow hyds.	=	2, 3, 4, 5, 6	Contrib. drain. area	=	5.630 ac



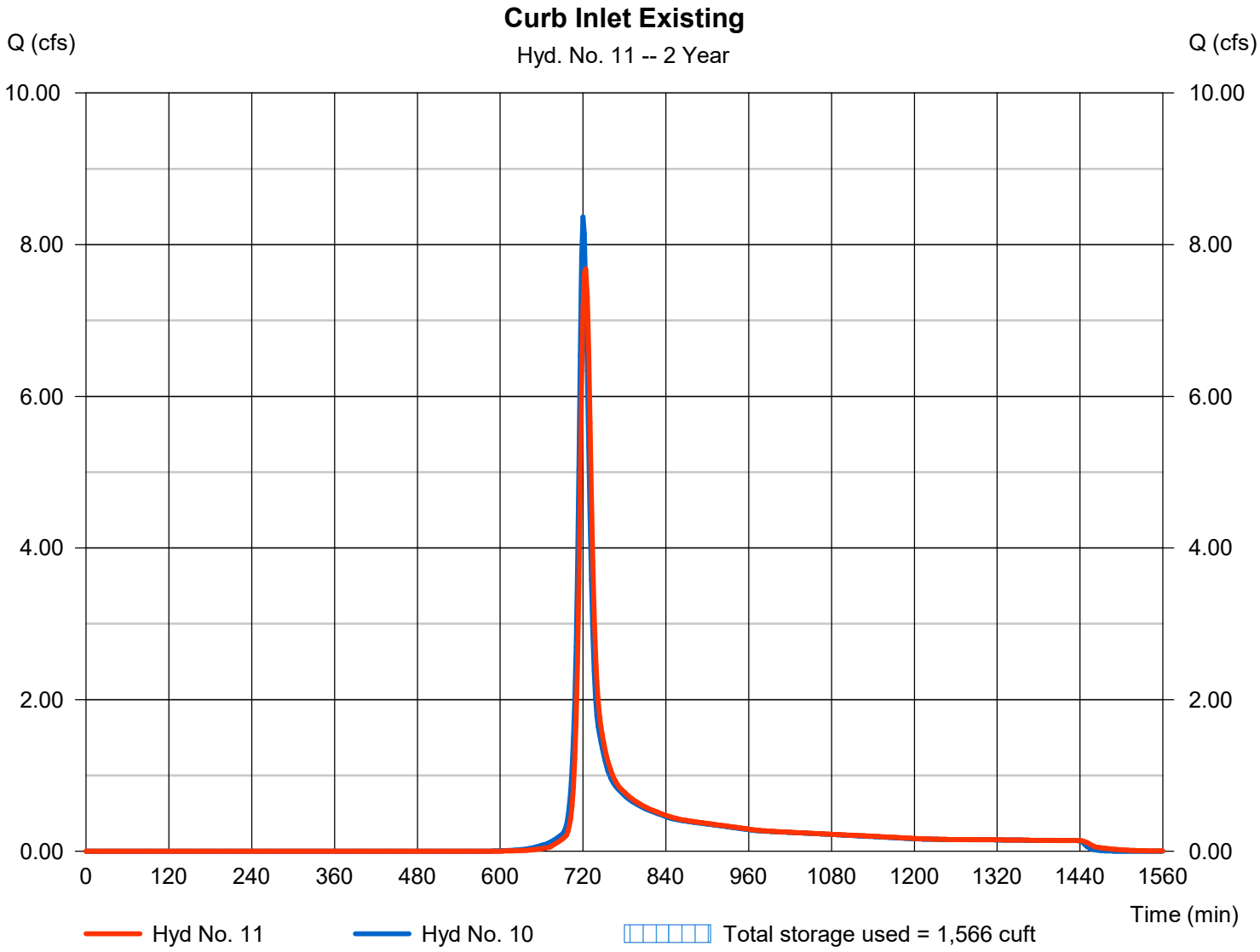
Hydrograph Report

Hyd. No. 11

Curb Inlet Existing

Hydrograph type	=	Reservoir	Peak discharge	=	7.680 cfs
Storm frequency	=	2 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	23,207 cuft
Inflow hyd. No.	=	10 - Existing Combine	Max. Elevation	=	993.24 ft
Reservoir name	=	Curb Inlet	Max. Storage	=	1,566 cuft

Storage Indication method used.

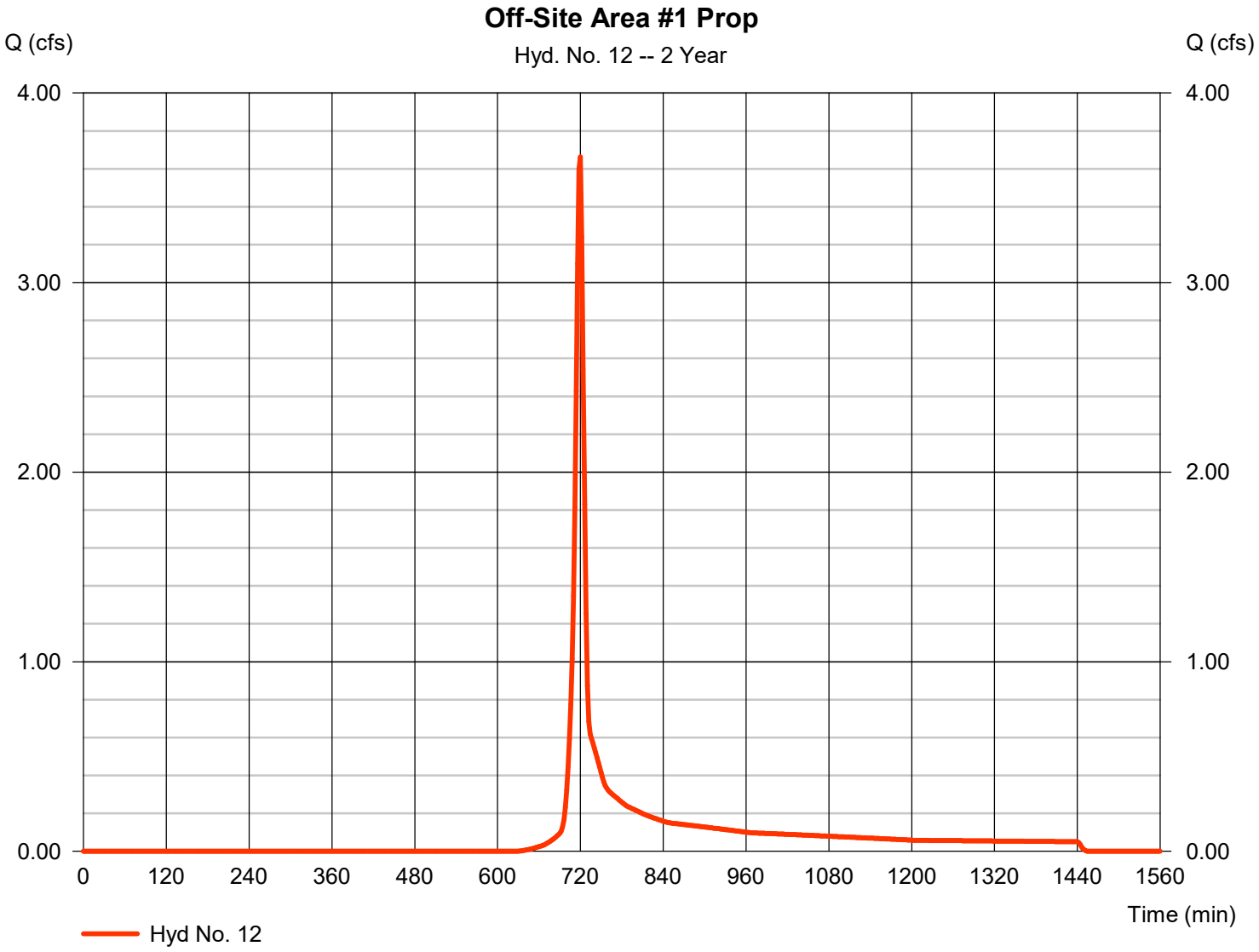


Hydrograph Report

Hyd. No. 12

Off-Site Area #1 Prop

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.663 cfs
Storm frequency	=	2 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	8,422 cuft
Drainage area	=	2.960 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	650 ft
Tc method	=	LAG	Time of conc. (Tc)	=	9.40 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

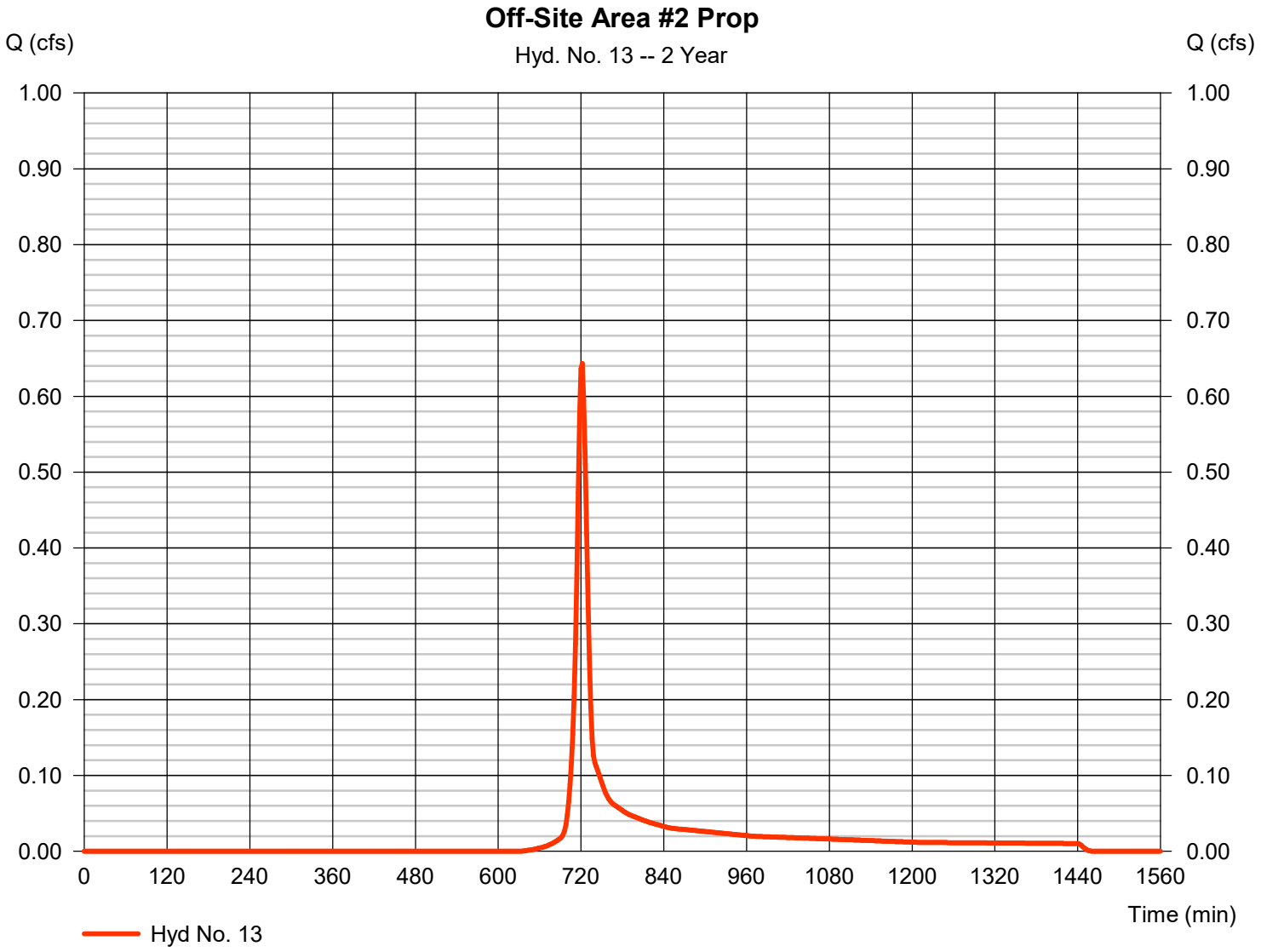


Hydrograph Report

Hyd. No. 13

Off-Site Area #2 Prop

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.643 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	1,702 cuft
Drainage area	=	0.580 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	852 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.70 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



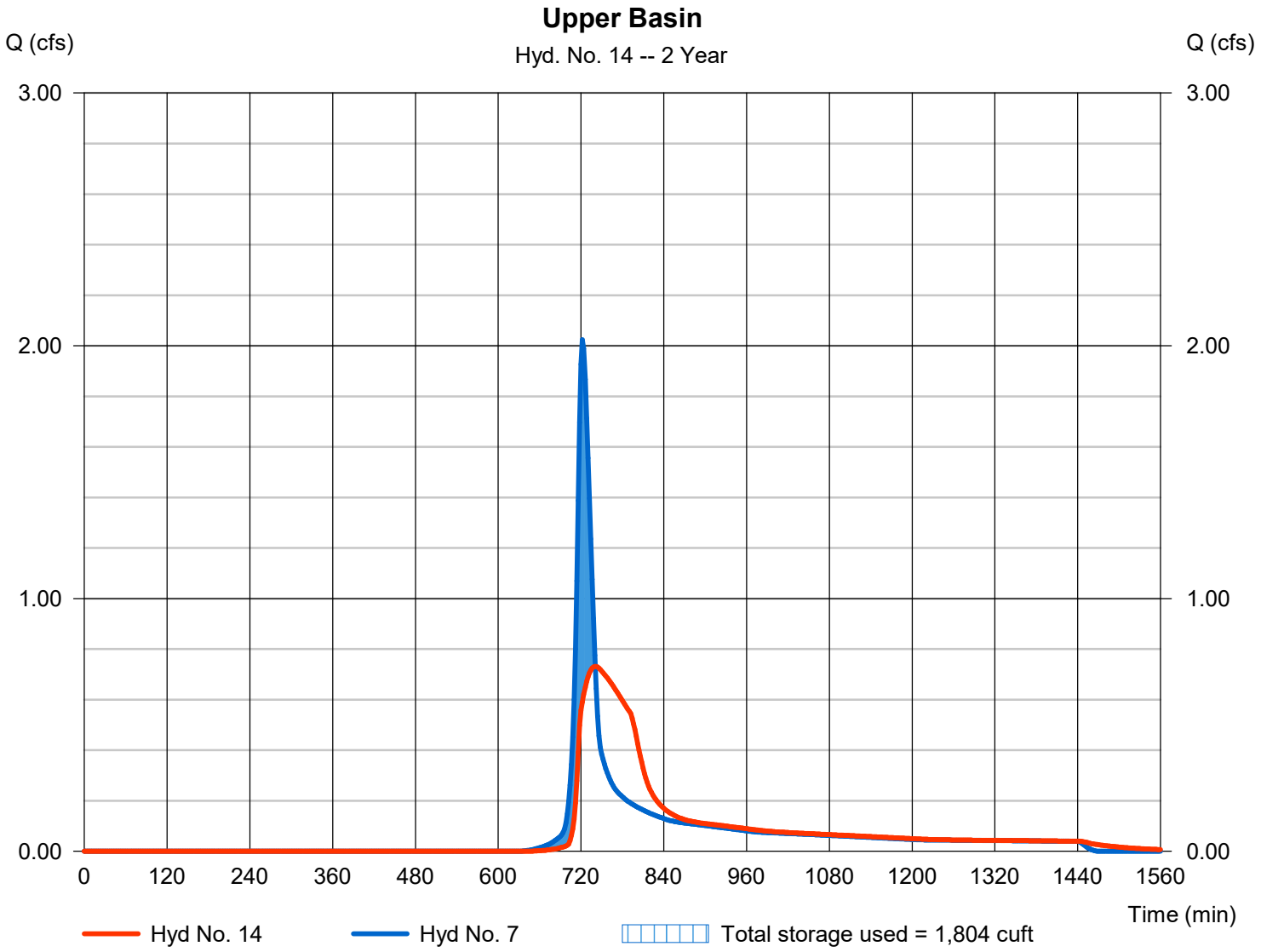
Hydrograph Report

Hyd. No. 14

Upper Basin

Hydrograph type	=	Reservoir	Peak discharge	=	0.732 cfs
Storm frequency	=	2 yrs	Time to peak	=	740 min
Time interval	=	2 min	Hyd. volume	=	6,559 cuft
Inflow hyd. No.	=	7 - Upper Detention	Max. Elevation	=	1031.50 ft
Reservoir name	=	Upper Proposed Basin	Max. Storage	=	1,804 cuft

Storage Indication method used.



Hydrograph Report

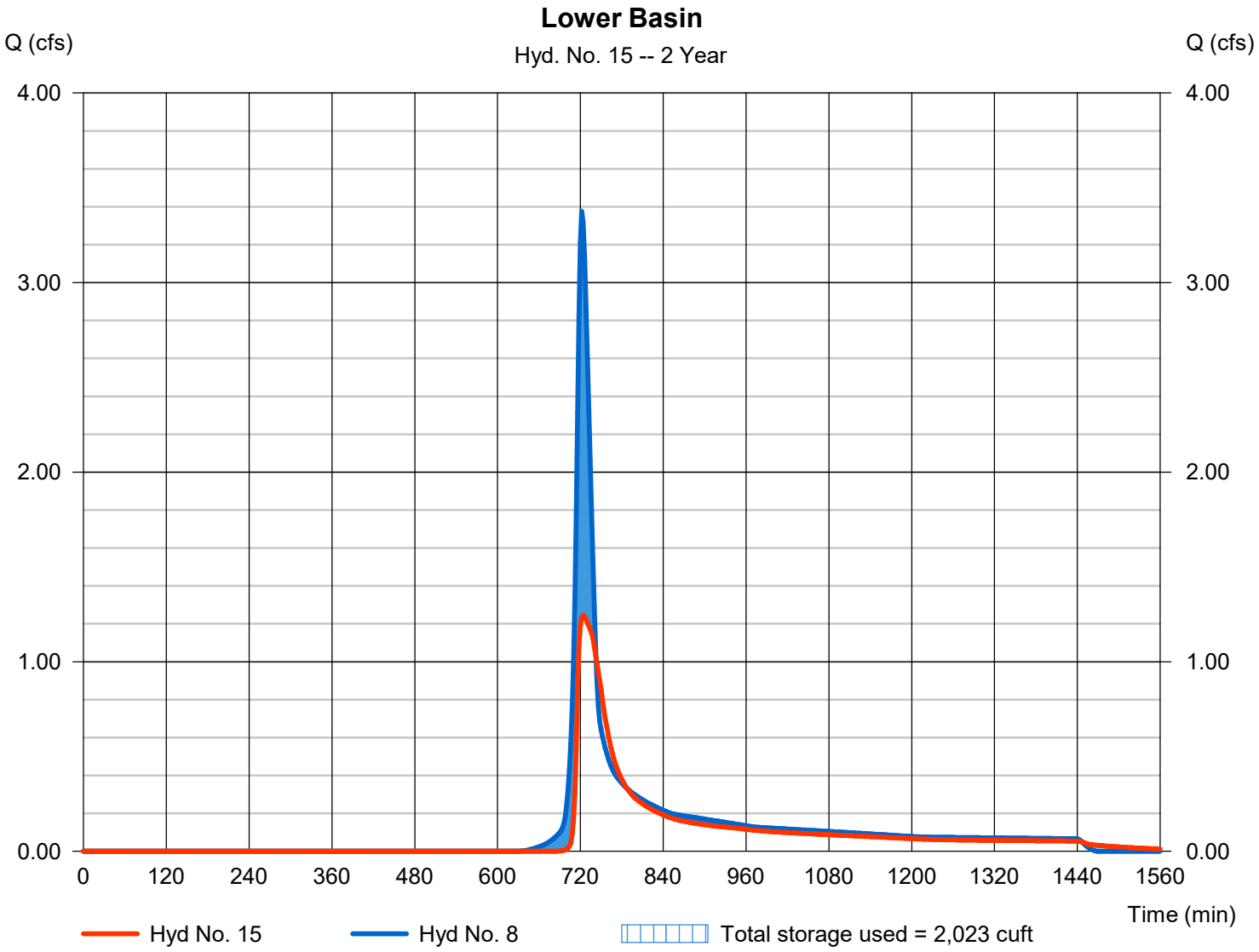
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2026 Thursday, 05 / 21 / 2026

Hyd. No. 15

Lower Basin

Hydrograph type	=	Reservoir	Peak discharge	=	1.244 cfs
Storm frequency	=	2 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	7,801 cuft
Inflow hyd. No.	=	8 - Lower Detention	Max. Elevation	=	1001.01 ft
Reservoir name	=	Lower Proposed Basin	Max. Storage	=	2,023 cuft

Storage Indication method used.

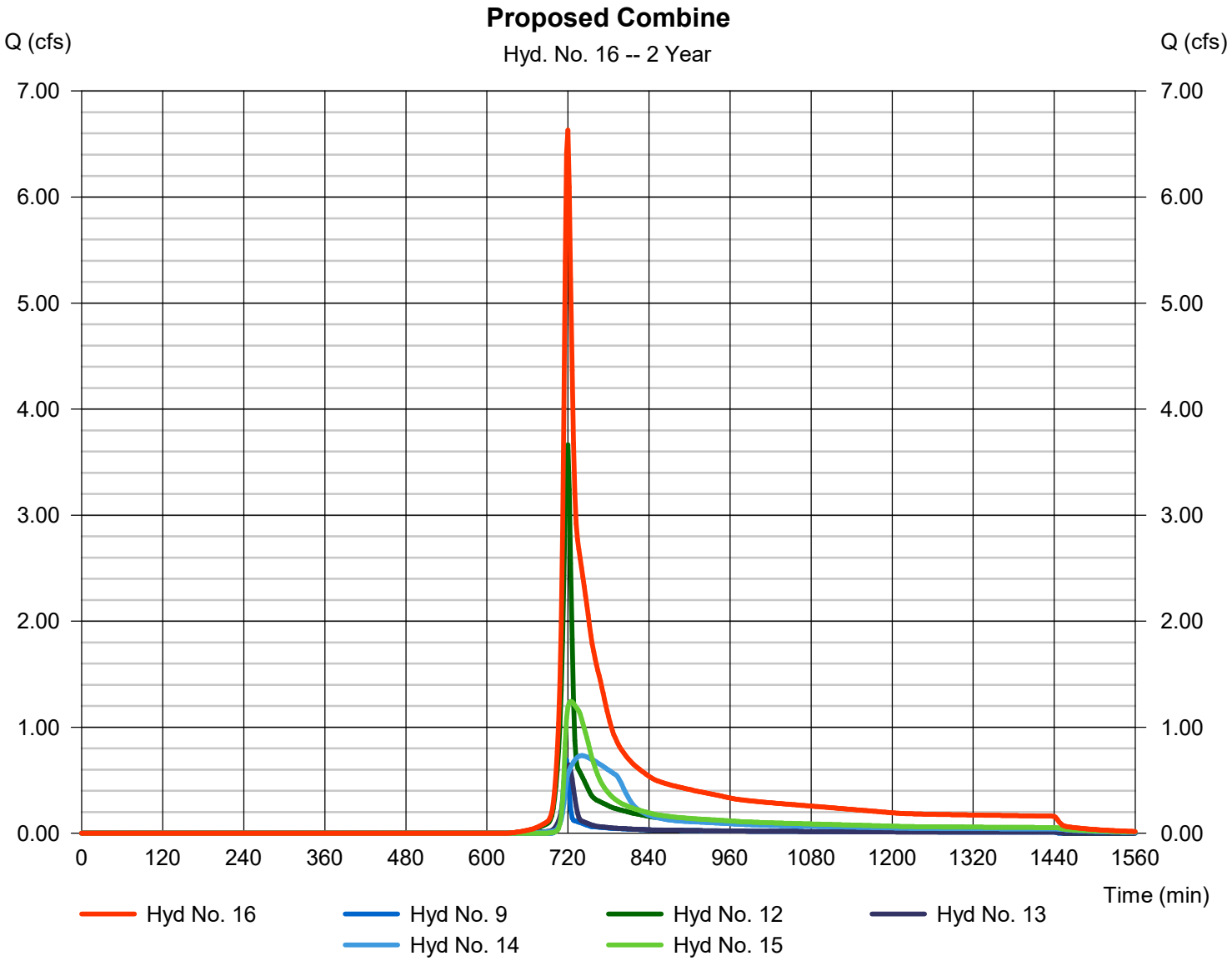


Hydrograph Report

Hyd. No. 16

Proposed Combine

Hydrograph type	=	Combine	Peak discharge	=	6.632 cfs
Storm frequency	=	2 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	24,517 cuft
Inflow hyds.	=	9, 12, 13, 14, 15	Contrib. drain. area	=	4.420 ac



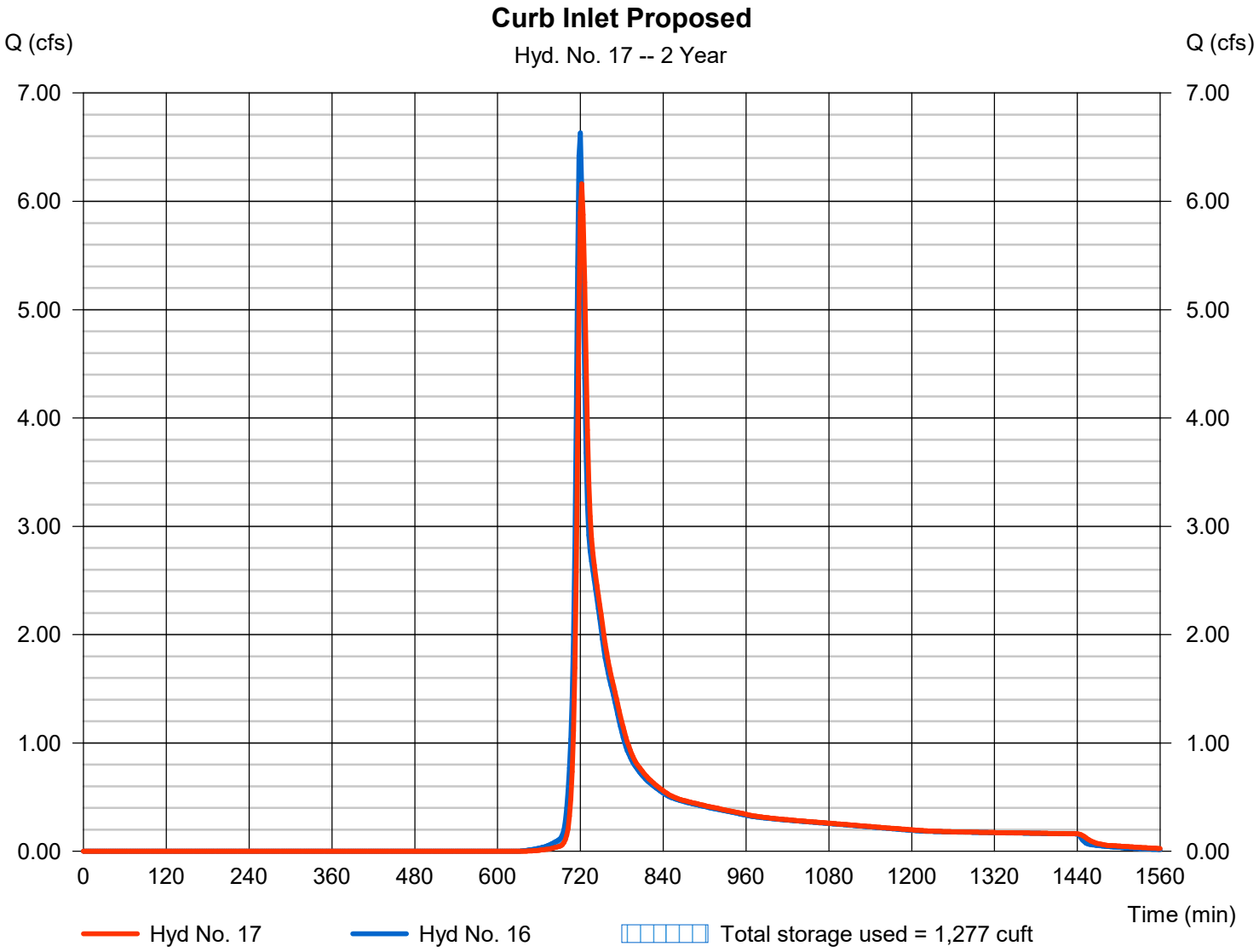
Hydrograph Report

Hyd. No. 17

Curb Inlet Proposed

Hydrograph type	=	Reservoir	Peak discharge	=	6.162 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	24,515 cuft
Inflow hyd. No.	=	16 - Proposed Combine	Max. Elevation	=	992.95 ft
Reservoir name	=	Curb Inlet	Max. Storage	=	1,277 cuft

Storage Indication method used.

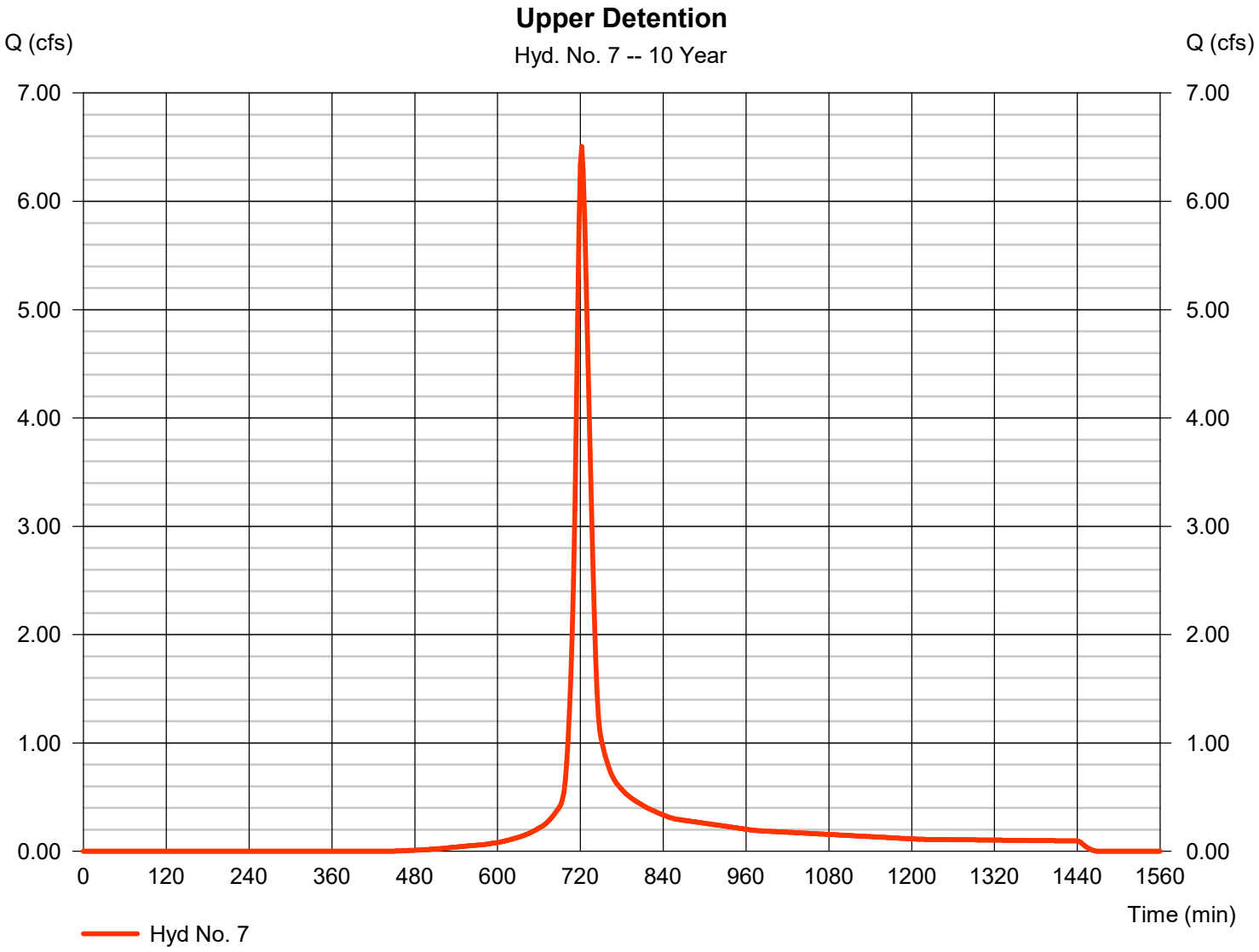


Hydrograph Report

Hyd. No. 7

Upper Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 6.506 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 20,247 cuft
Drainage area	= 2.290 ac	Curve number	= 82
Basin Slope	= 4.0 %	Hydraulic length	= 715 ft
Tc method	= User	Time of conc. (Tc)	= 10.50 min
Total precip.	= 4.25 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

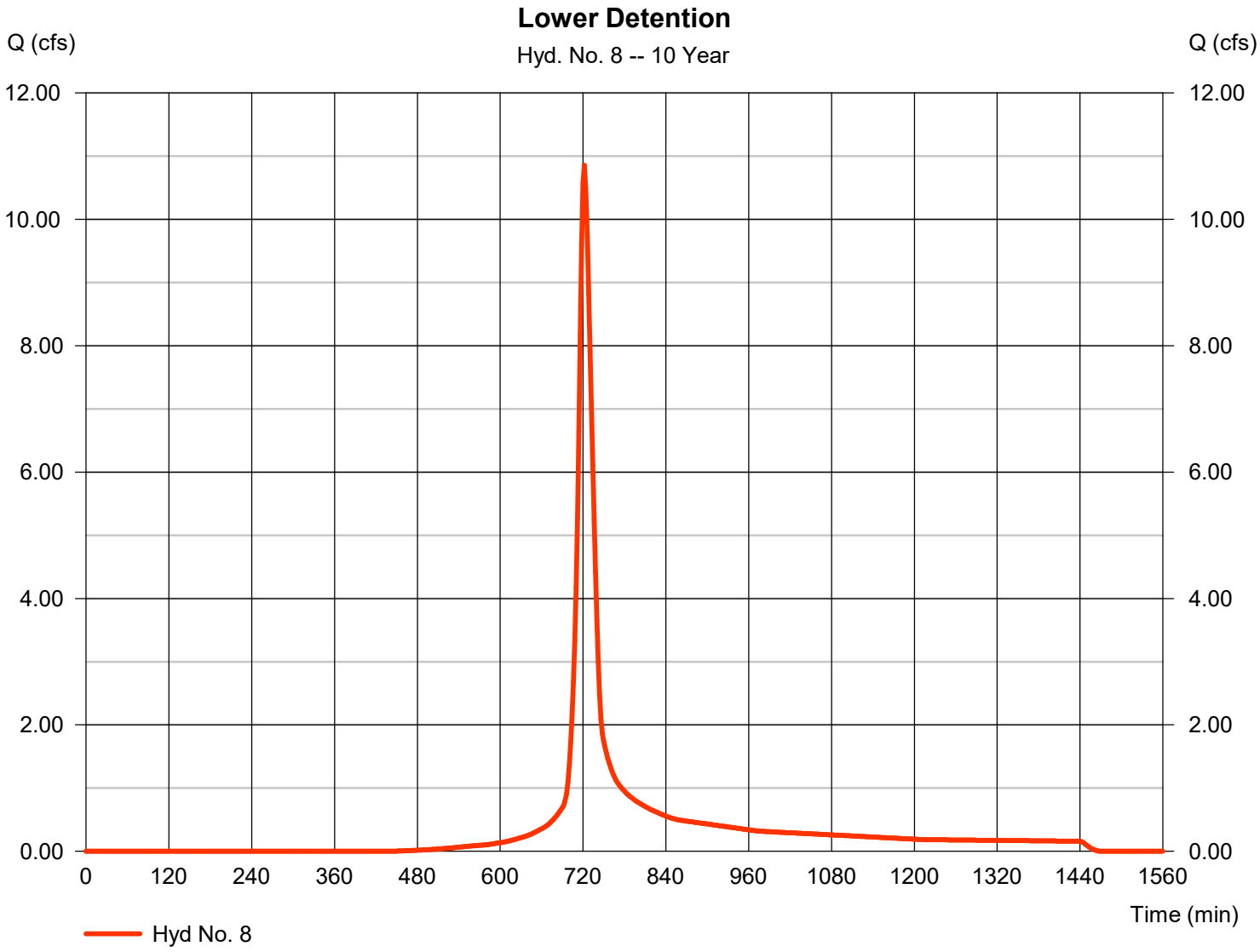


Hydrograph Report

Hyd. No. 8

Lower Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.85 cfs
Storm frequency	=	10 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	33,774 cuft
Drainage area	=	3.820 ac	Curve number	=	82
Basin Slope	=	4.0 %	Hydraulic length	=	715 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

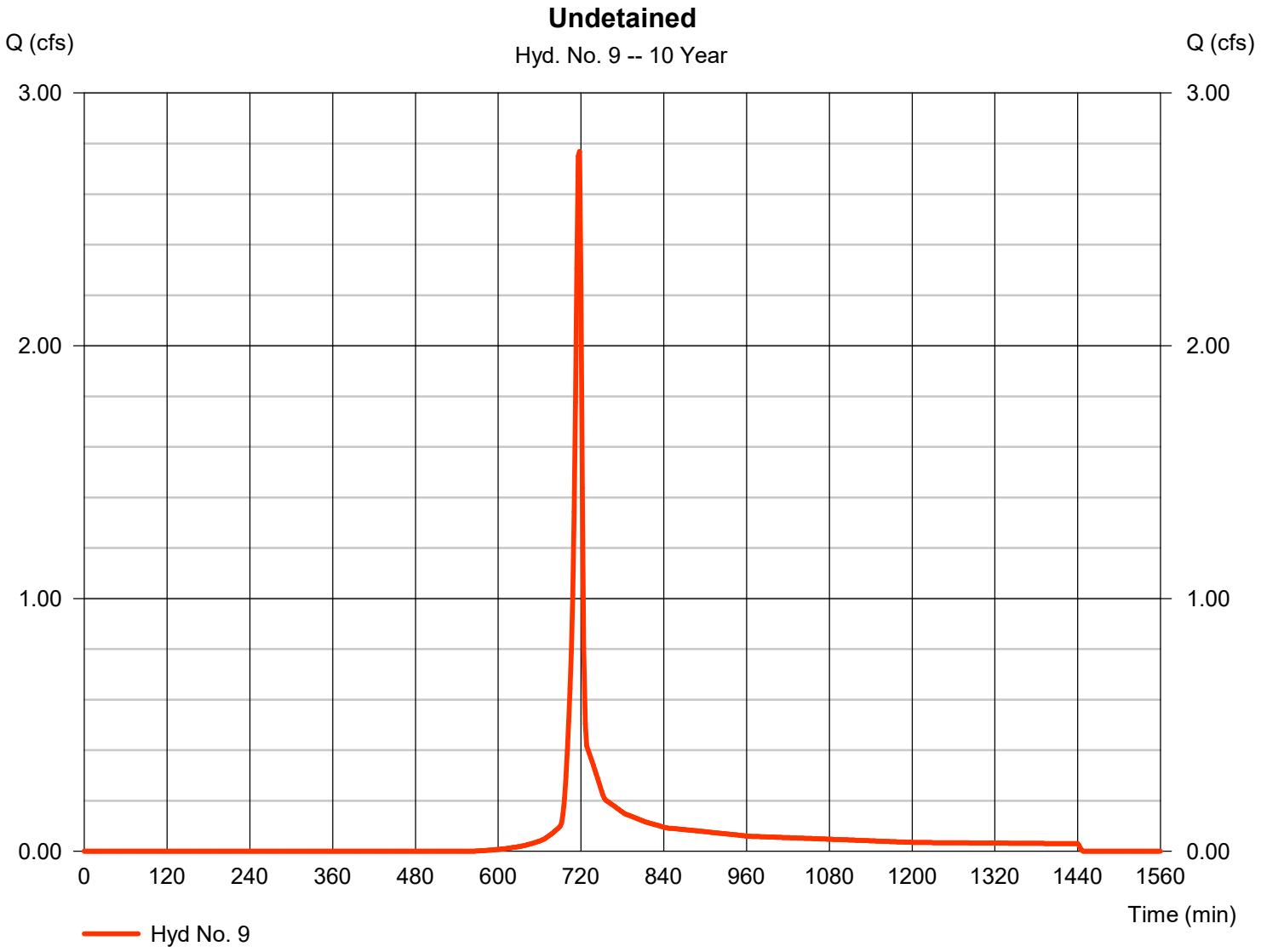


Hydrograph Report

Hyd. No. 9

Undetained

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.768 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,560 cuft
Drainage area	=	0.880 ac	Curve number	=	75
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

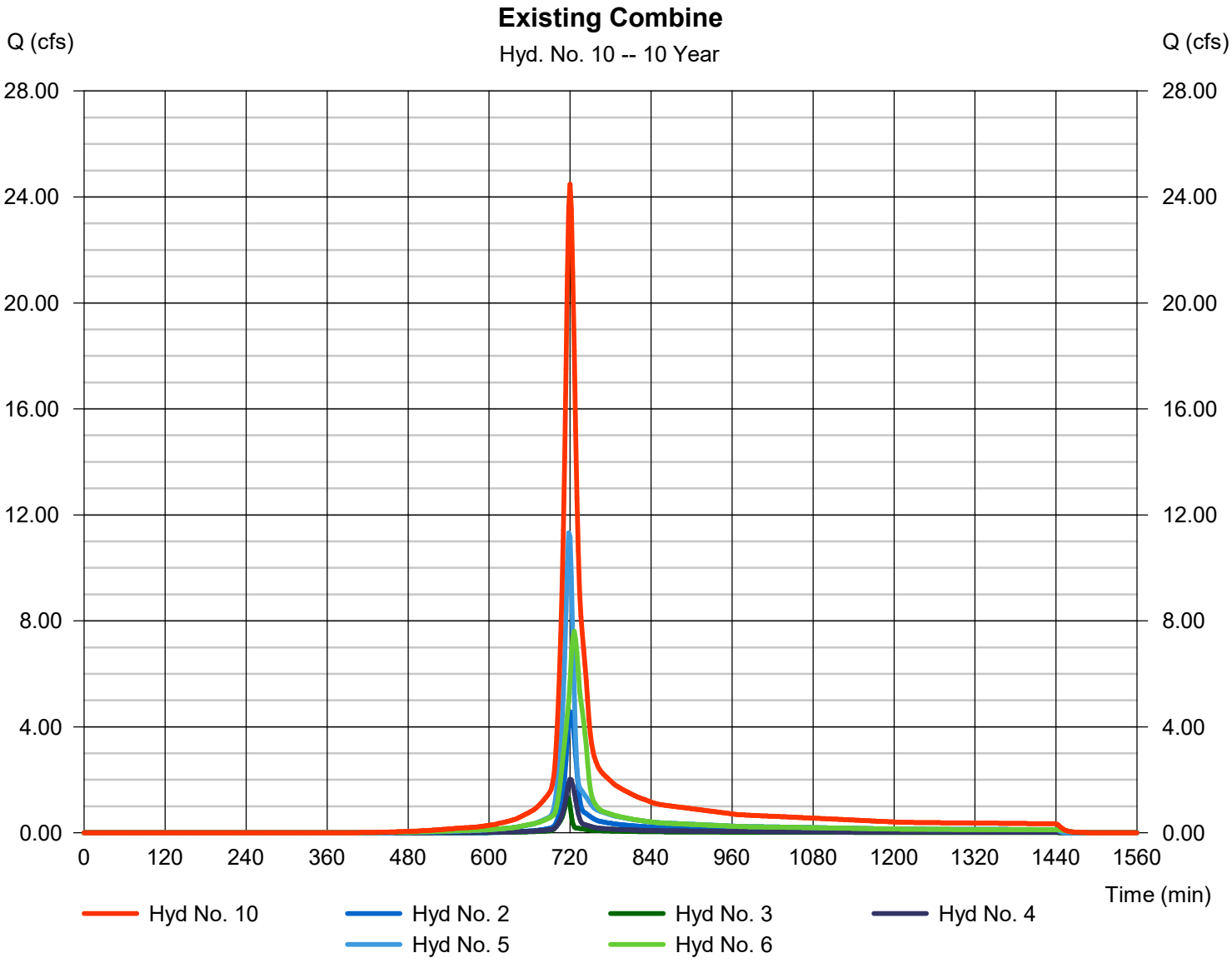


Hydrograph Report

Hyd. No. 10

Existing Combine

Hydrograph type	=	Combine	Peak discharge	=	24.48 cfs
Storm frequency	=	10 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	71,819 cuft
Inflow hyds.	=	2, 3, 4, 5, 6	Contrib. drain. area	=	5.630 ac



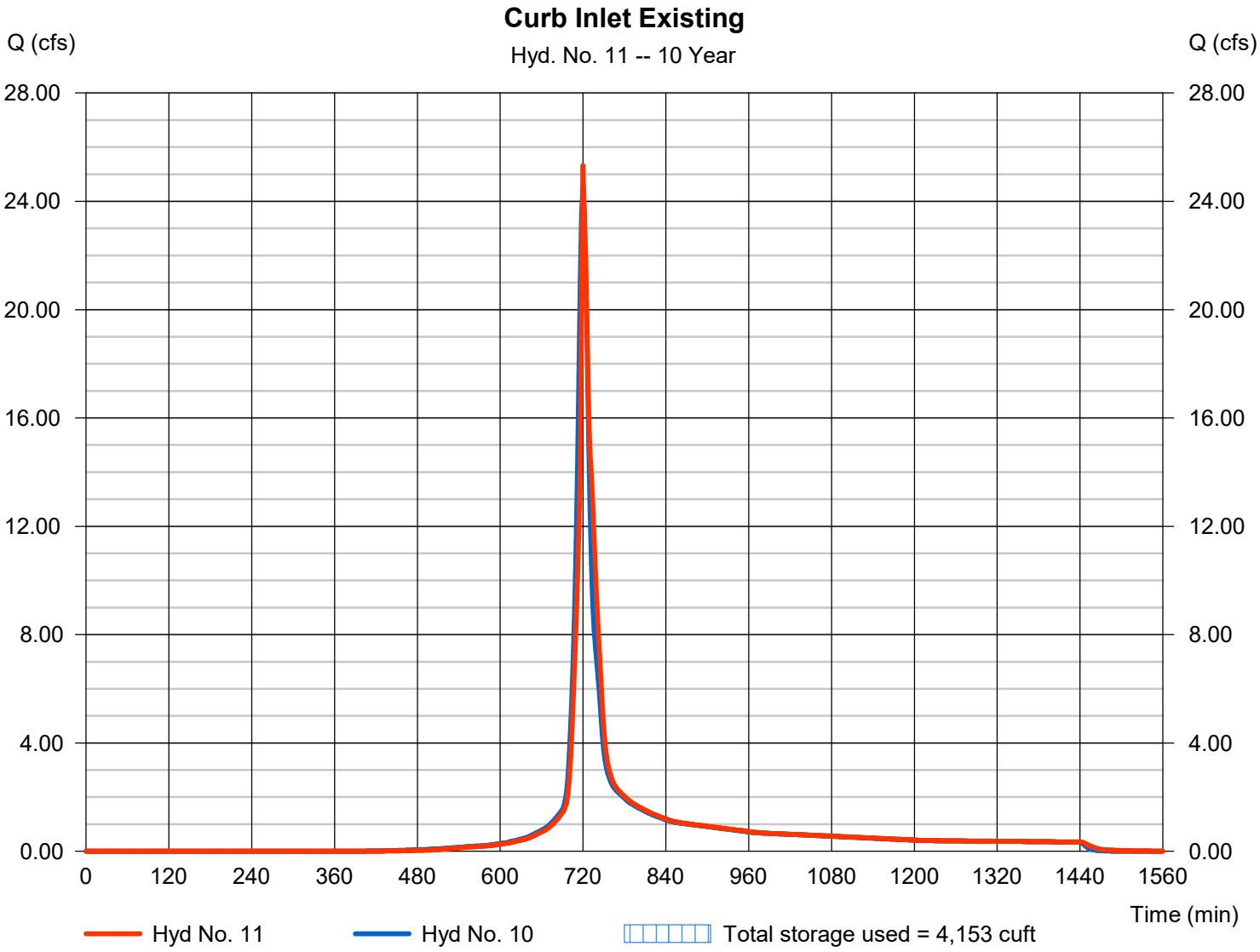
Hydrograph Report

Hyd. No. 11

Curb Inlet Existing

Hydrograph type	=	Reservoir	Peak discharge	=	25.32 cfs
Storm frequency	=	10 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	71,817 cuft
Inflow hyd. No.	=	10 - Existing Combine	Max. Elevation	=	995.82 ft
Reservoir name	=	Curb Inlet	Max. Storage	=	4,153 cuft

Storage Indication method used.

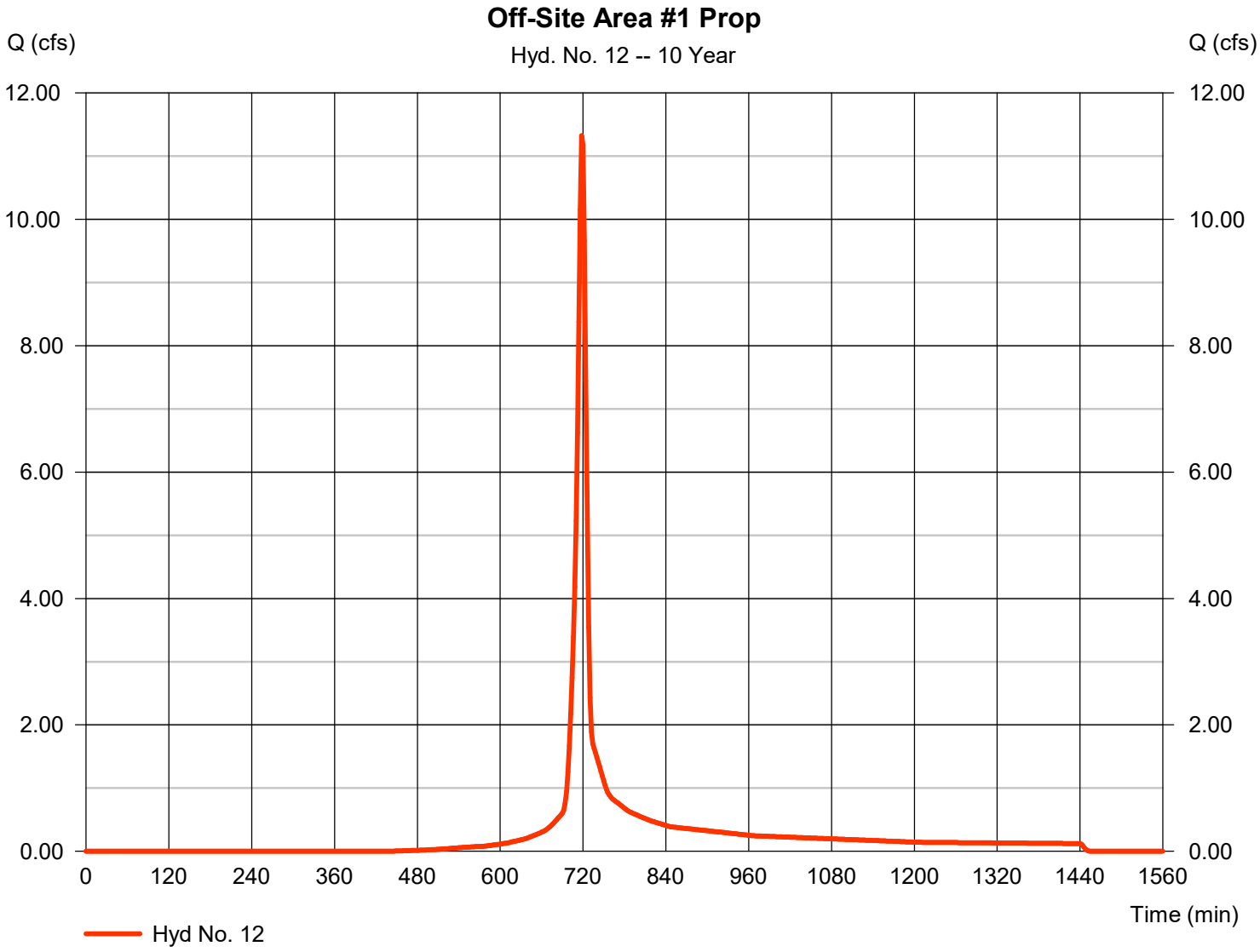


Hydrograph Report

Hyd. No. 12

Off-Site Area #1 Prop

Hydrograph type	=	SCS Runoff	Peak discharge	=	11.33 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	25,982 cuft
Drainage area	=	2.960 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	650 ft
Tc method	=	LAG	Time of conc. (Tc)	=	9.40 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

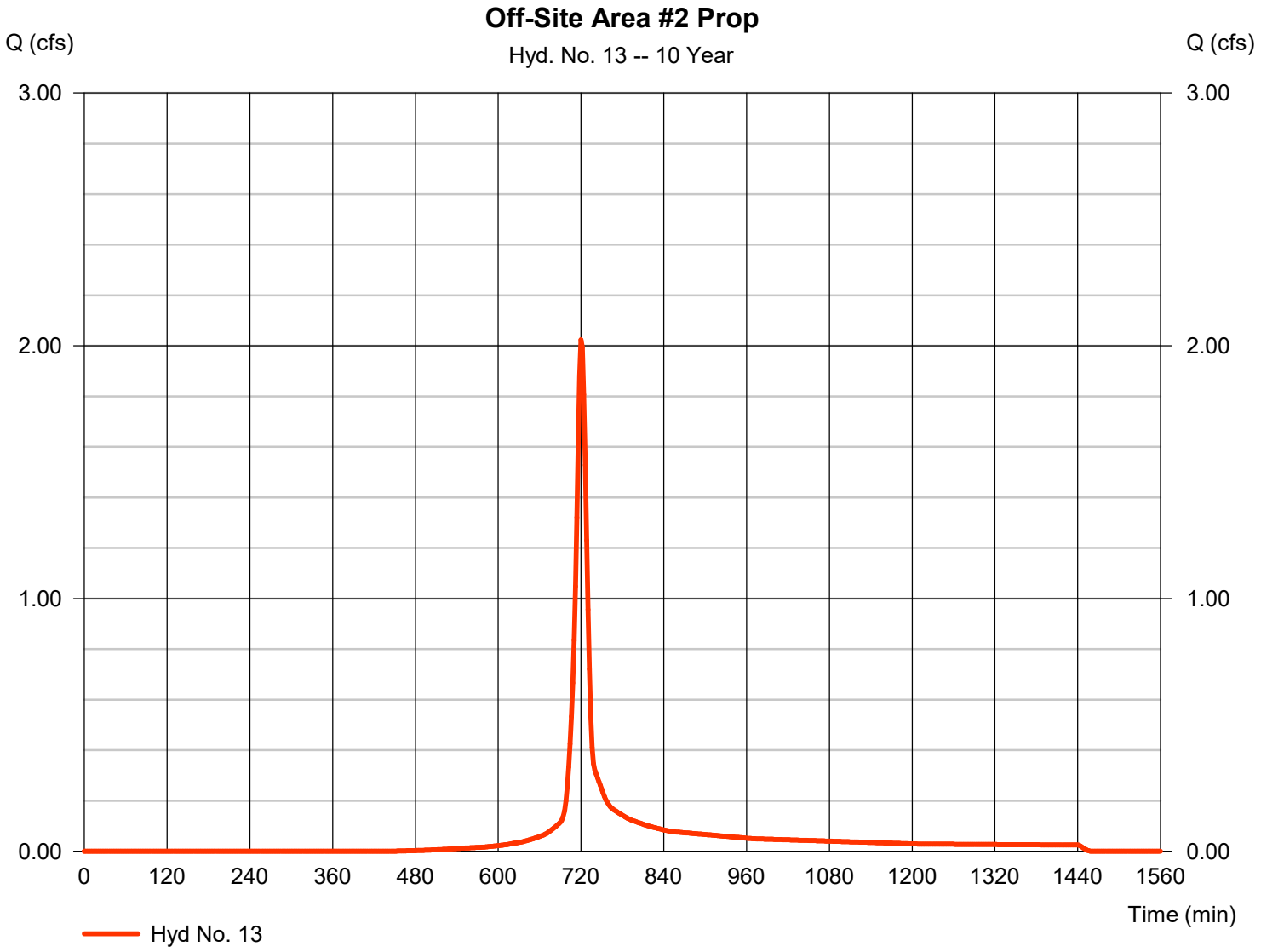


Hydrograph Report

Hyd. No. 13

Off-Site Area #2 Prop

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.023 cfs
Storm frequency	=	10 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	5,250 cuft
Drainage area	=	0.580 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	852 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.70 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



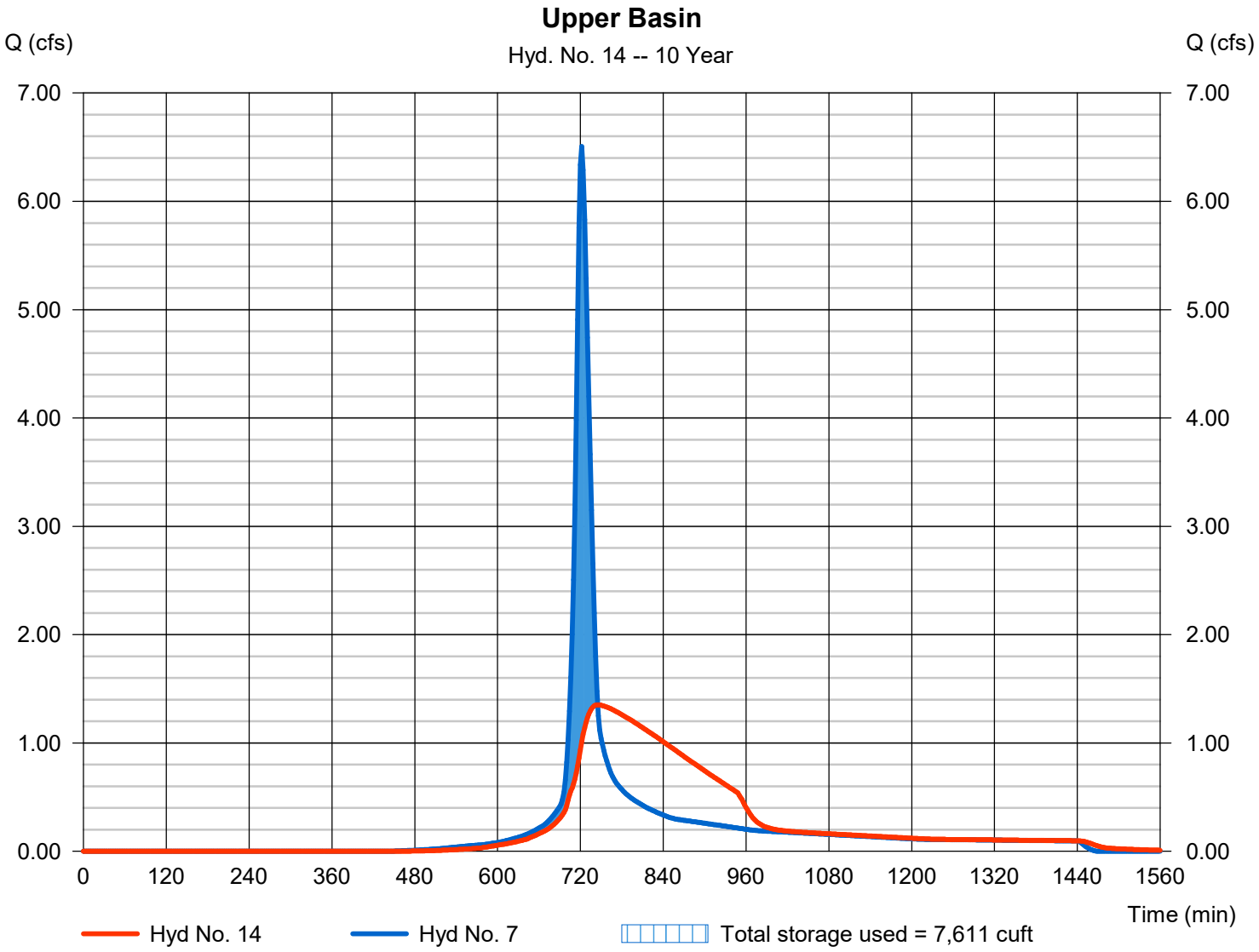
Hydrograph Report

Hyd. No. 14

Upper Basin

Hydrograph type	=	Reservoir	Peak discharge	=	1.352 cfs
Storm frequency	=	10 yrs	Time to peak	=	746 min
Time interval	=	2 min	Hyd. volume	=	20,243 cuft
Inflow hyd. No.	=	7 - Upper Detention	Max. Elevation	=	1036.34 ft
Reservoir name	=	Upper Proposed Basin	Max. Storage	=	7,611 cuft

Storage Indication method used.



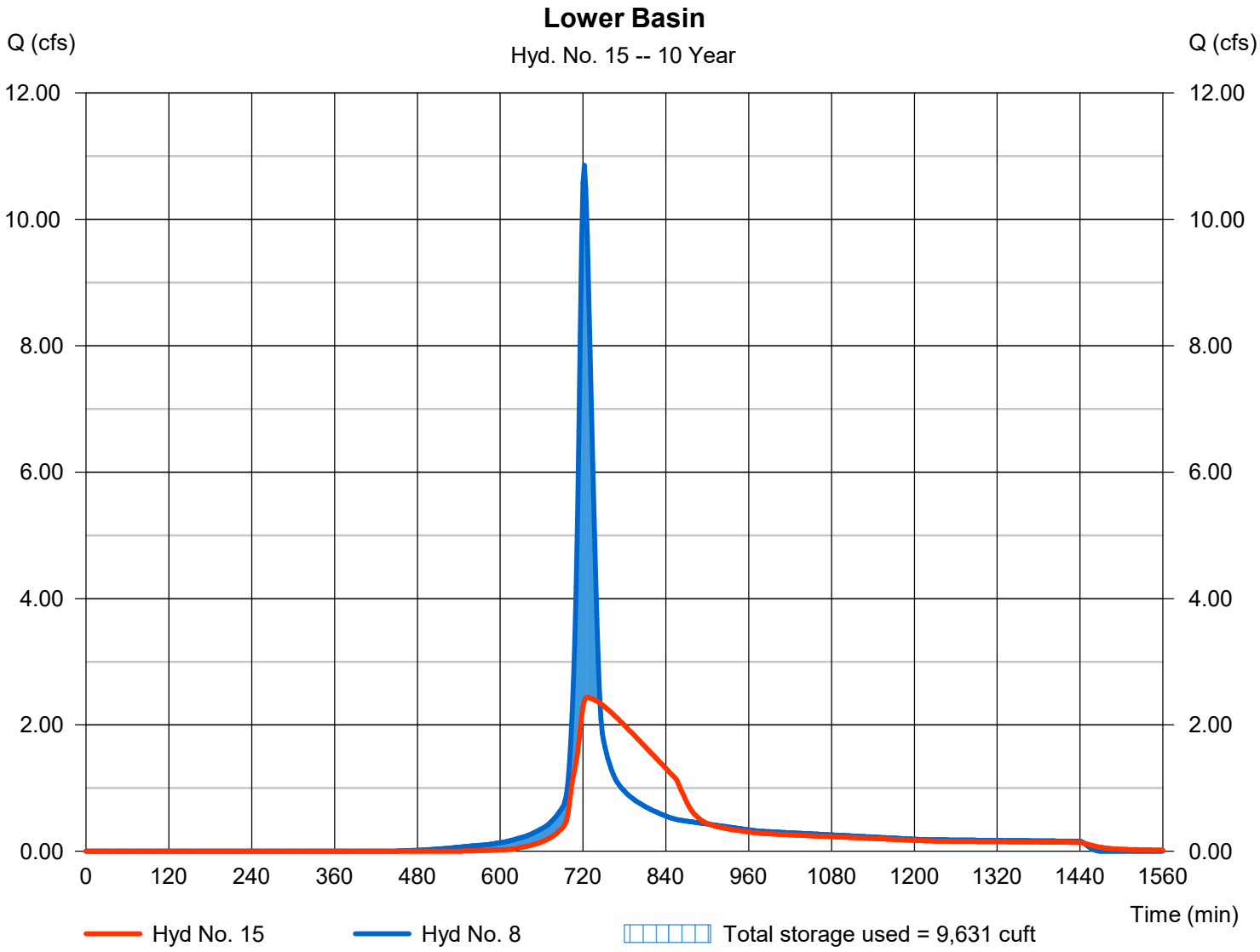
Hydrograph Report

Hyd. No. 15

Lower Basin

Hydrograph type	=	Reservoir	Peak discharge	=	2.435 cfs
Storm frequency	=	10 yrs	Time to peak	=	726 min
Time interval	=	2 min	Hyd. volume	=	27,139 cuft
Inflow hyd. No.	=	8 - Lower Detention	Max. Elevation	=	1004.82 ft
Reservoir name	=	Lower Proposed Basin	Max. Storage	=	9,631 cuft

Storage Indication method used.

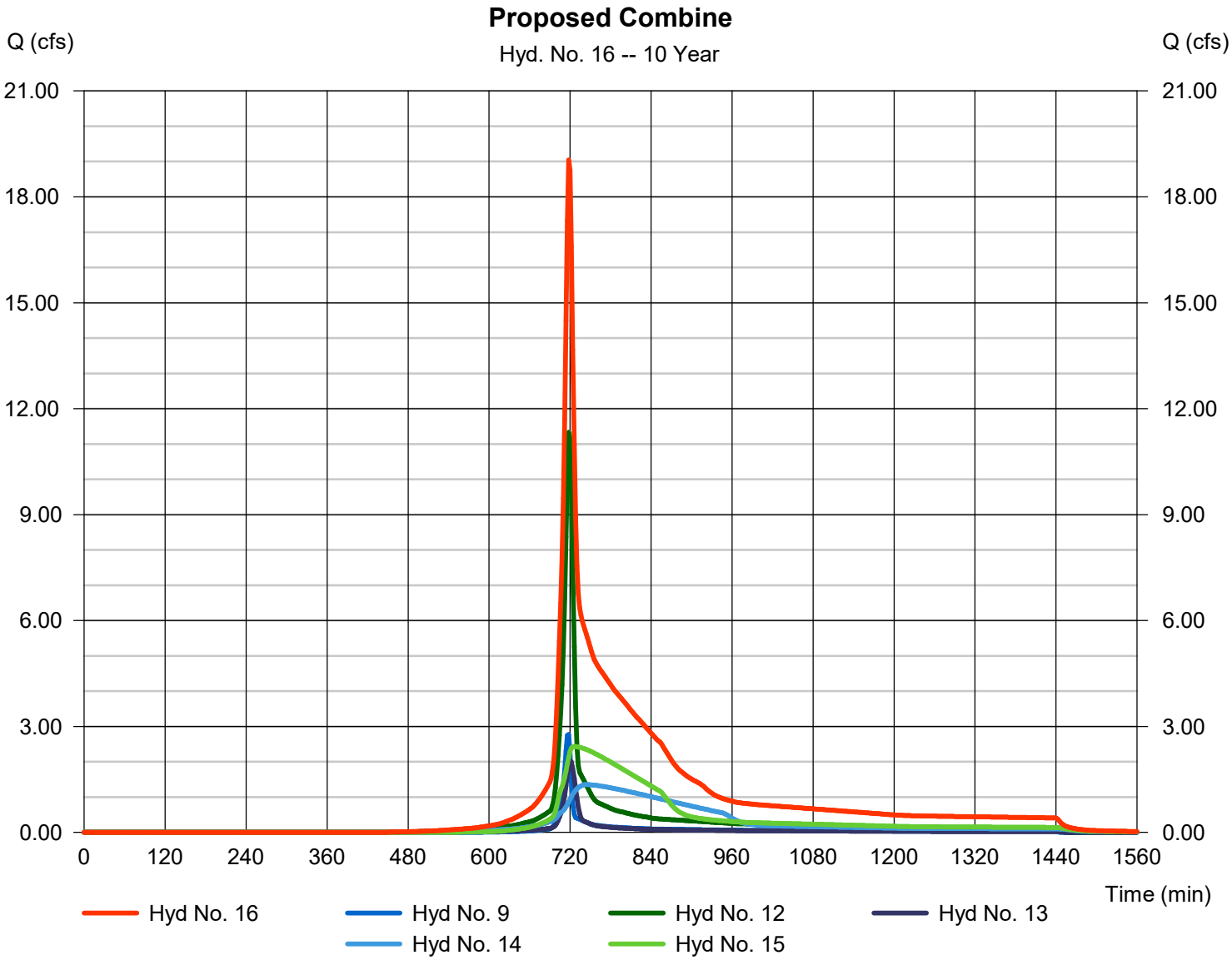


Hydrograph Report

Hyd. No. 16

Proposed Combine

Hydrograph type	= Combine	Peak discharge	= 19.04 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 81,828 cuft
Inflow hyds.	= 9, 12, 13, 14, 15	Contrib. drain. area	= 4.420 ac



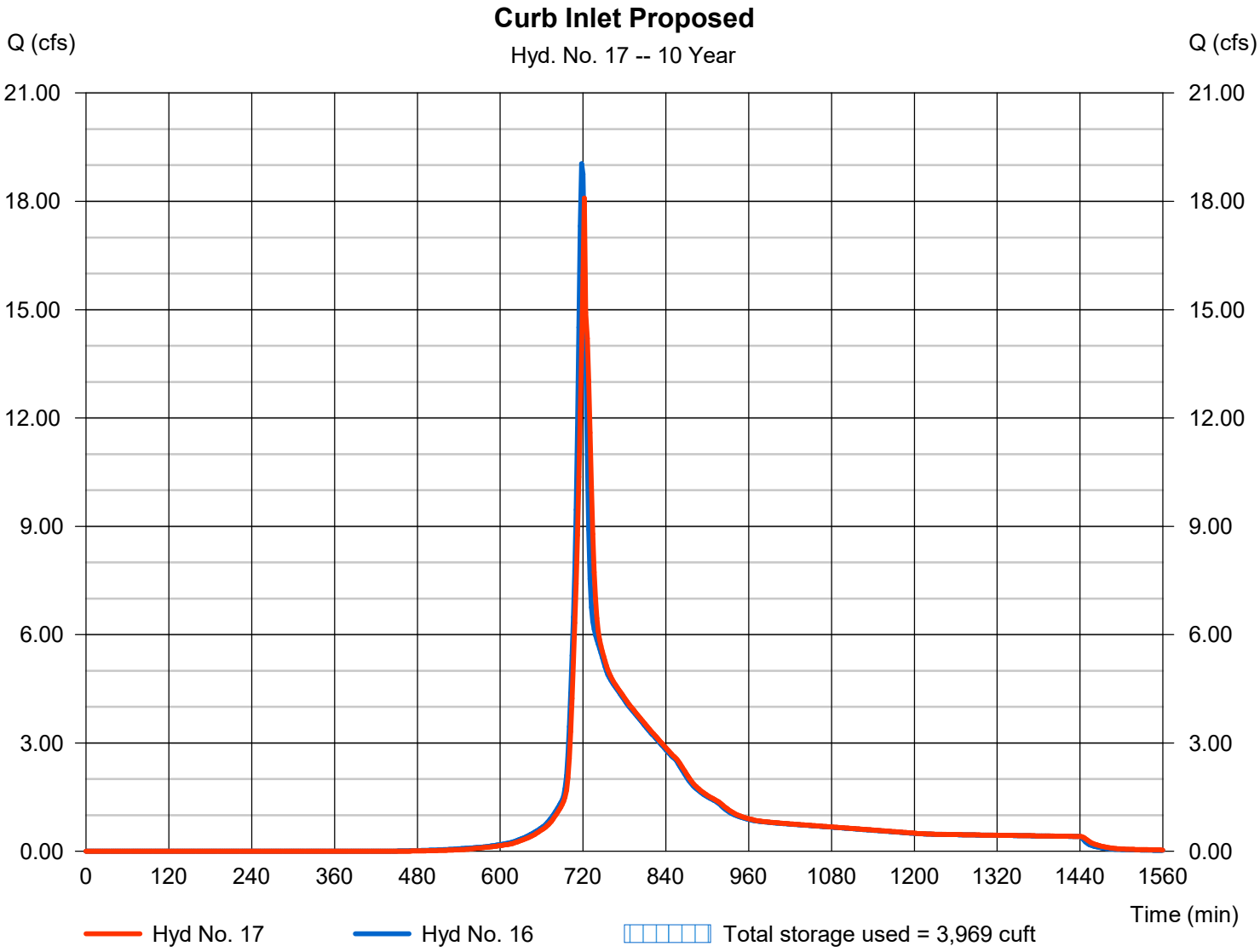
Hydrograph Report

Hyd. No. 17

Curb Inlet Proposed

Hydrograph type	=	Reservoir	Peak discharge	=	18.09 cfs
Storm frequency	=	10 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	81,826 cuft
Inflow hyd. No.	=	16 - Proposed Combine	Max. Elevation	=	995.64 ft
Reservoir name	=	Curb Inlet	Max. Storage	=	3,969 cuft

Storage Indication method used.

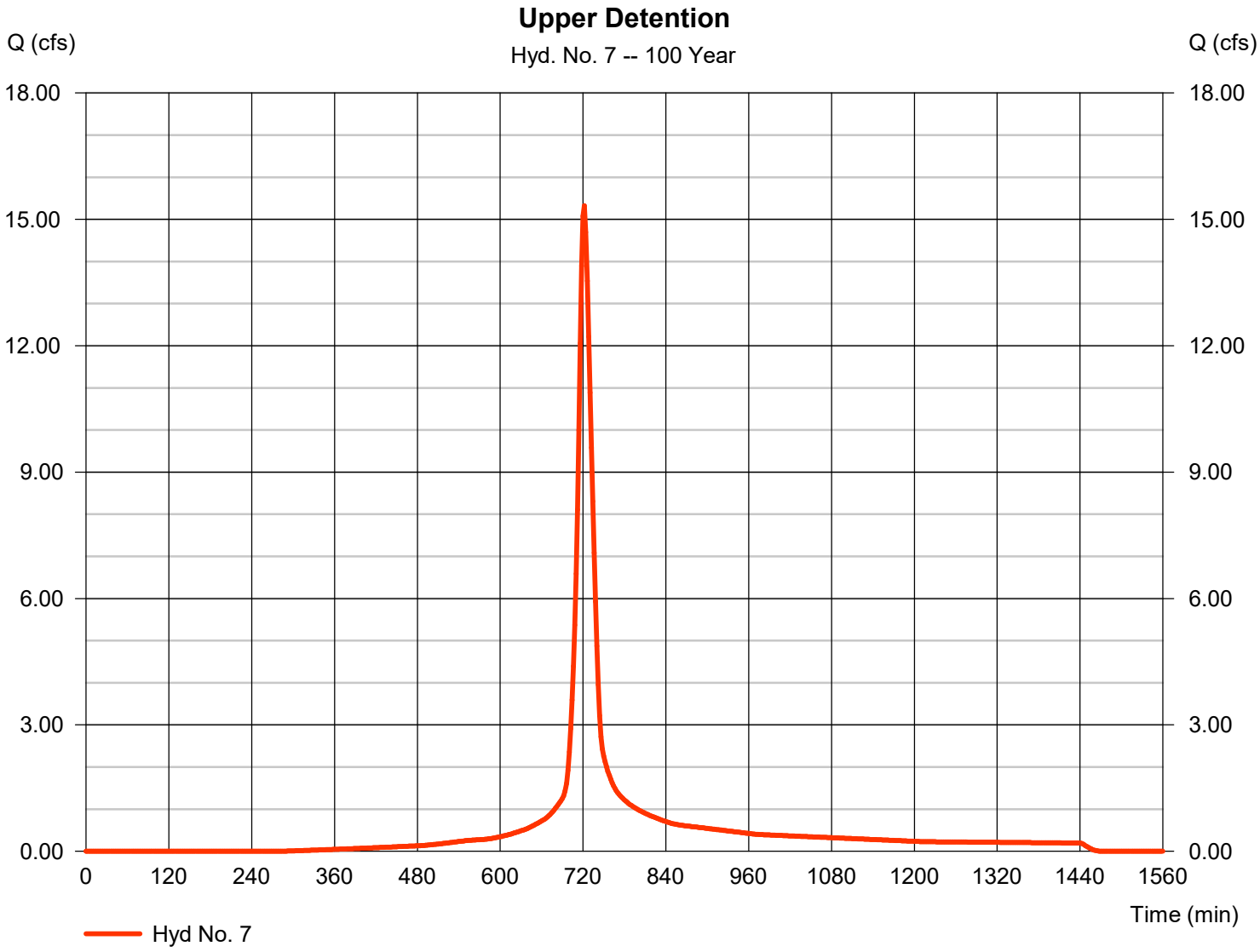


Hydrograph Report

Hyd. No. 7

Upper Detention

Hydrograph type	=	SCS Runoff	Peak discharge	=	15.32 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	48,665 cuft
Drainage area	=	2.290 ac	Curve number	=	82
Basin Slope	=	4.0 %	Hydraulic length	=	715 ft
Tc method	=	User	Time of conc. (Tc)	=	10.50 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

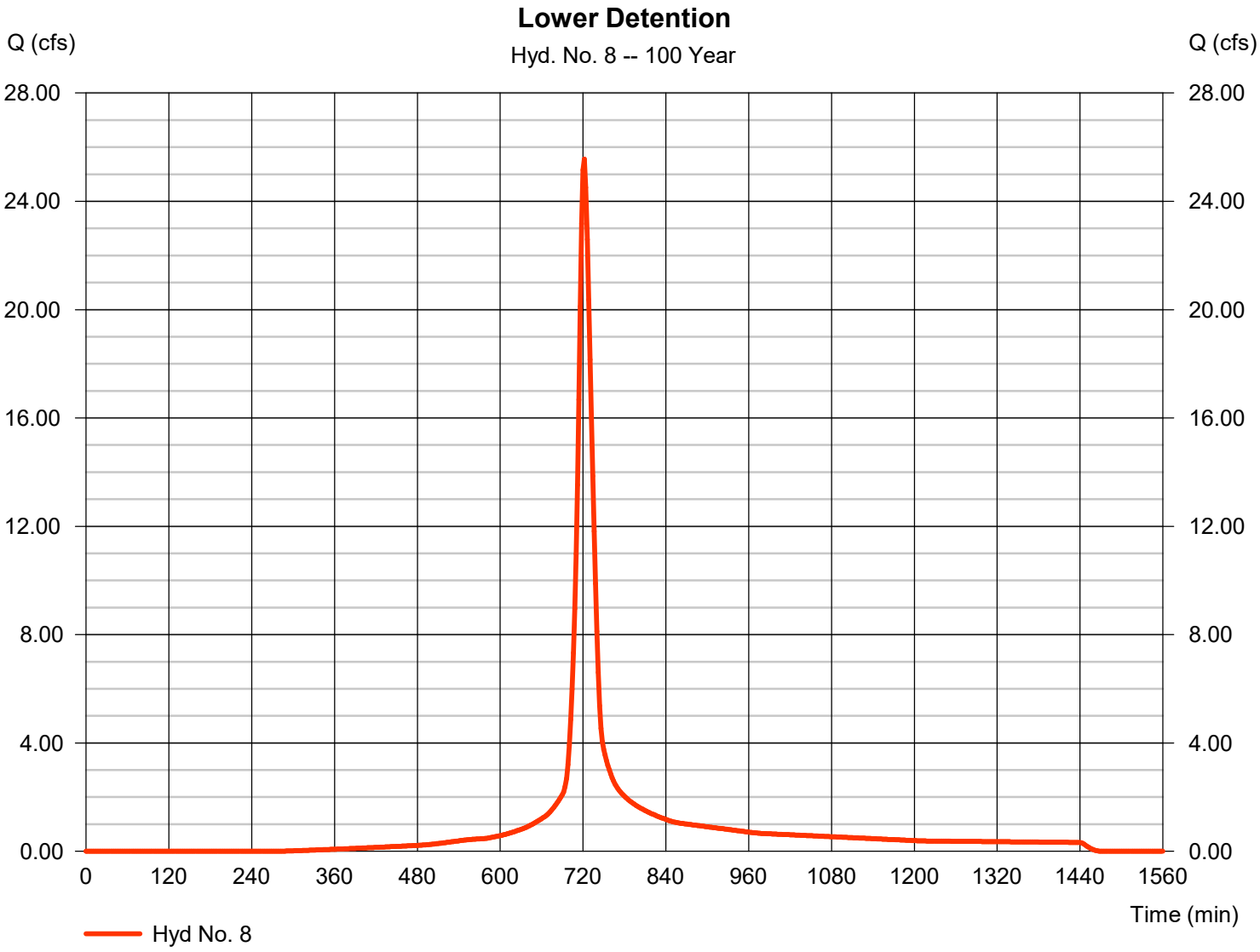


Hydrograph Report

Hyd. No. 8

Lower Detention

Hydrograph type	= SCS Runoff	Peak discharge	= 25.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 2 min	Hyd. volume	= 81,180 cuft
Drainage area	= 3.820 ac	Curve number	= 82
Basin Slope	= 4.0 %	Hydraulic length	= 715 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

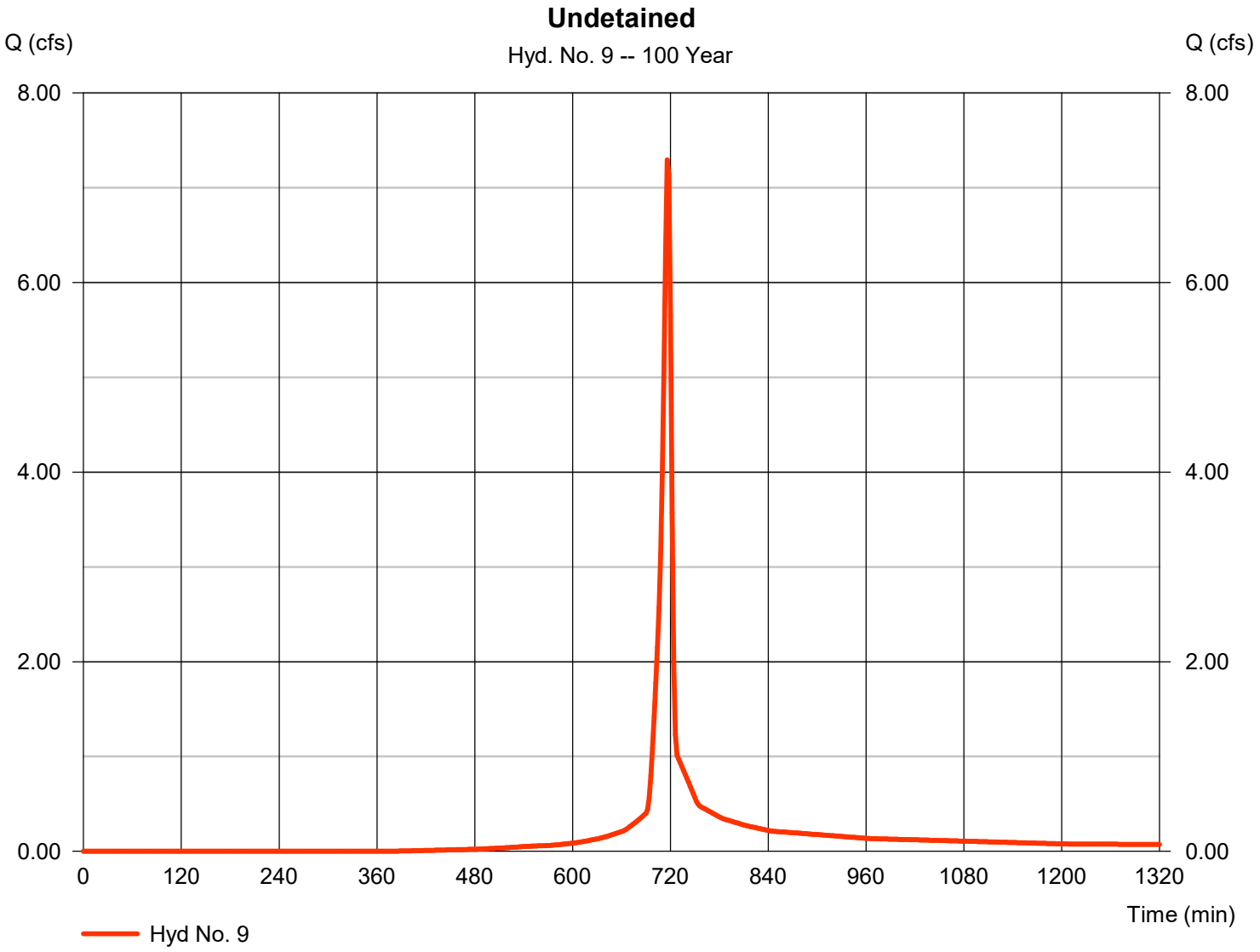


Hydrograph Report

Hyd. No. 9

Undetained

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.293 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	14,963 cuft
Drainage area	=	0.880 ac	Curve number	=	75
Basin Slope	=	10.0 %	Hydraulic length	=	750 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

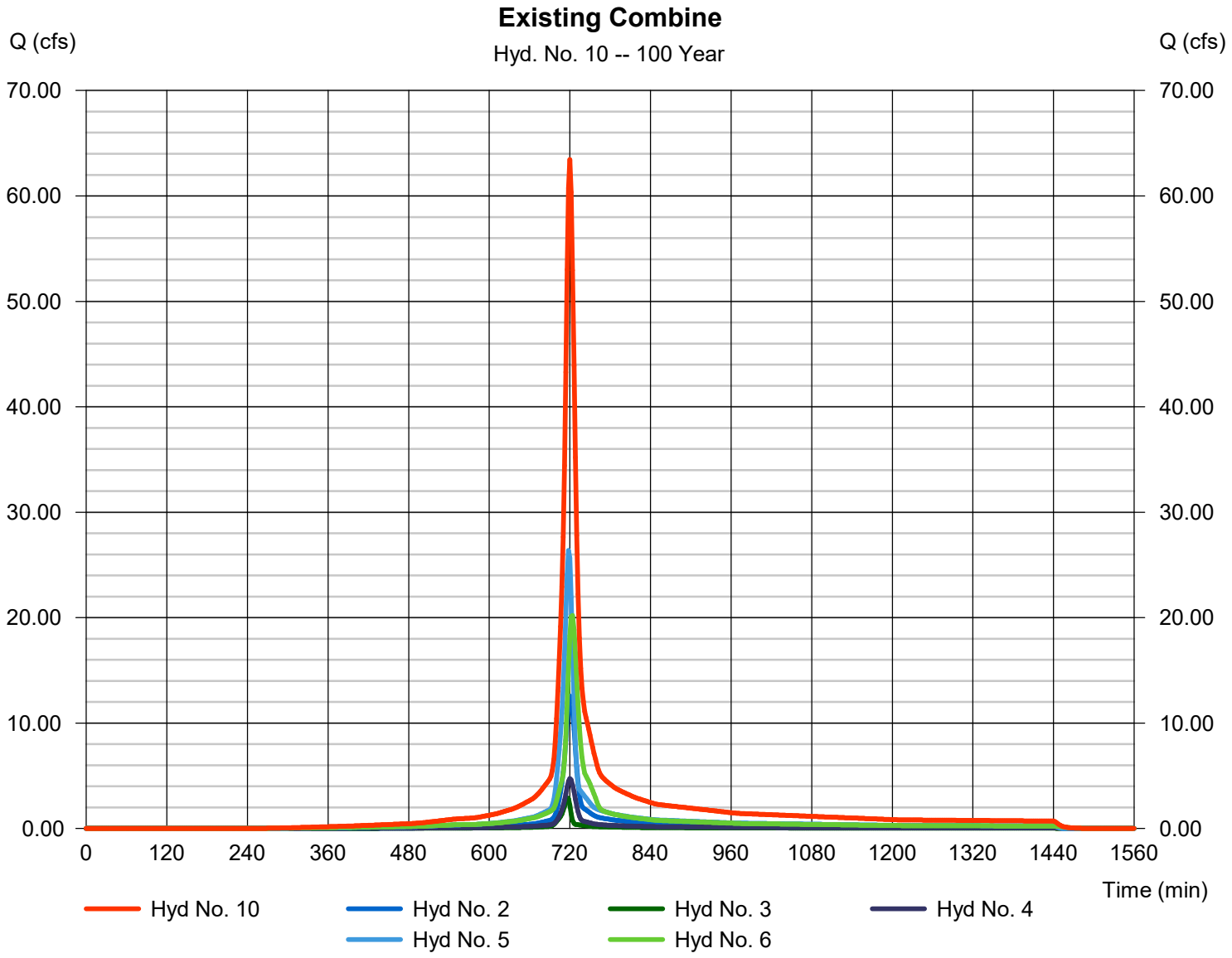


Hydrograph Report

Hyd. No. 10

Existing Combine

Hydrograph type	= Combine	Peak discharge	= 63.43 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 173,613 cuft
Inflow hyds.	= 2, 3, 4, 5, 6	Contrib. drain. area	= 5.630 ac



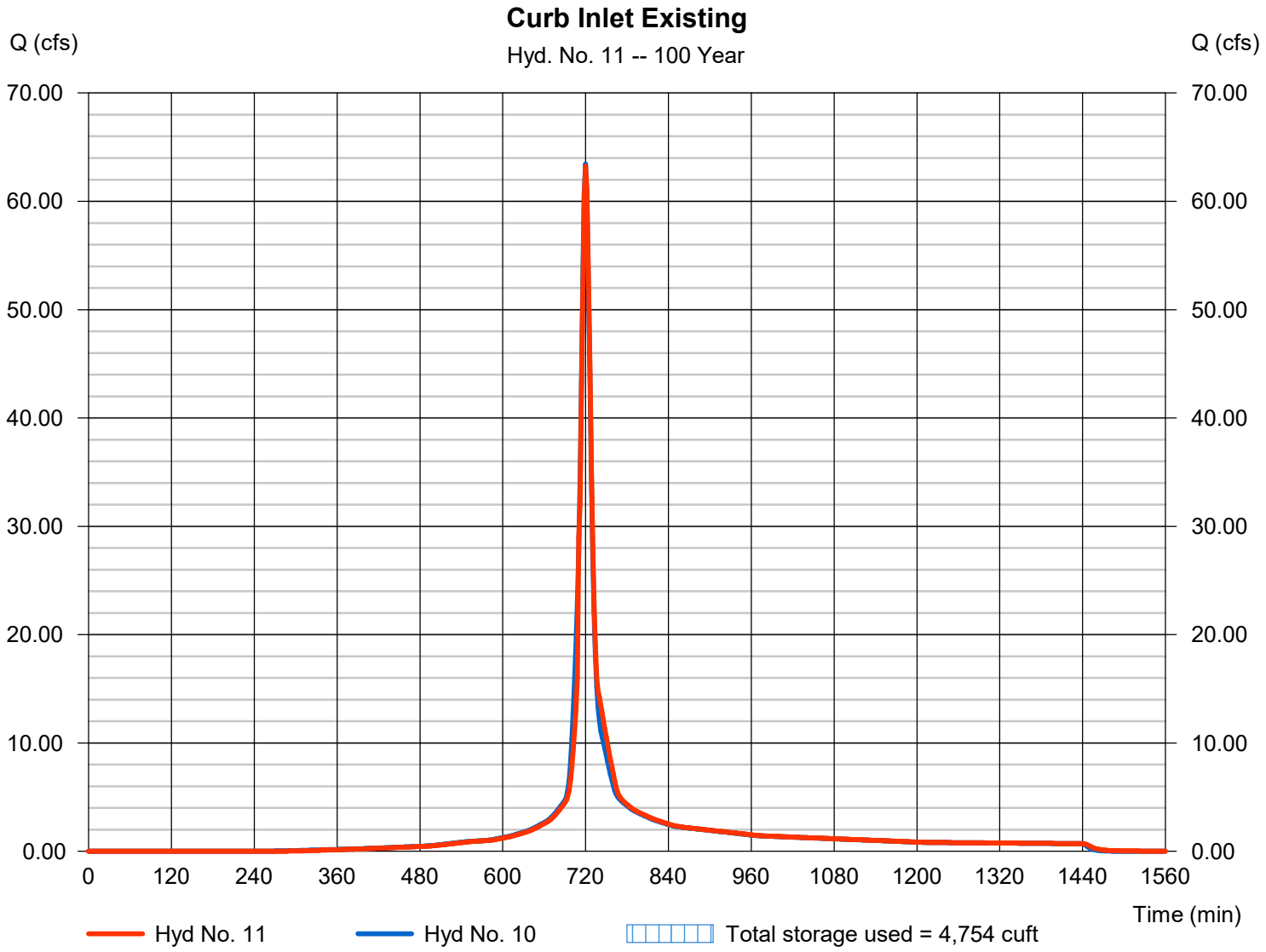
Hydrograph Report

Hyd. No. 11

Curb Inlet Existing

Hydrograph type	=	Reservoir	Peak discharge	=	63.24 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	173,611 cuft
Inflow hyd. No.	=	10 - Existing Combine	Max. Elevation	=	996.42 ft
Reservoir name	=	Curb Inlet	Max. Storage	=	4,754 cuft

Storage Indication method used.

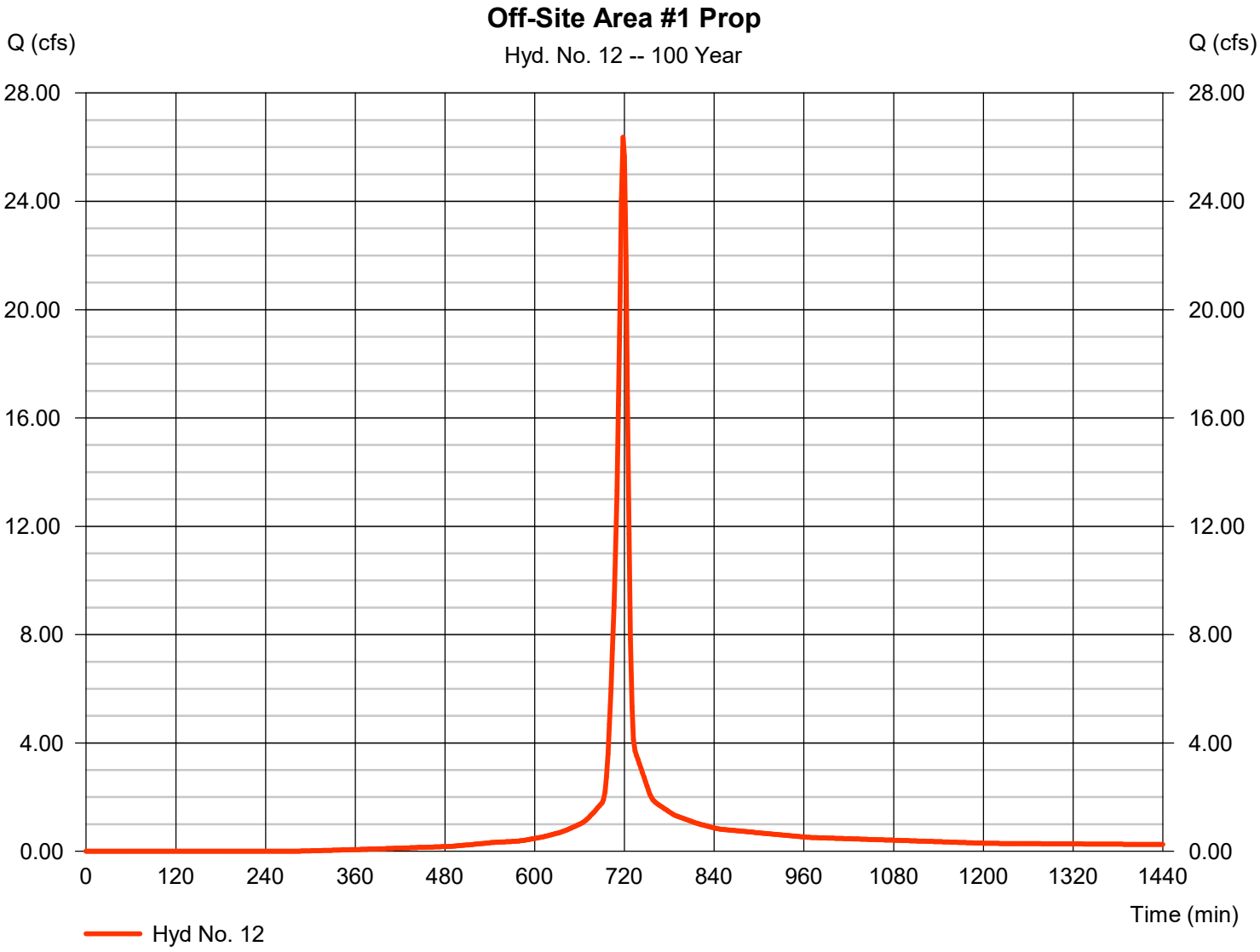


Hydrograph Report

Hyd. No. 12

Off-Site Area #1 Prop

Hydrograph type	= SCS Runoff	Peak discharge	= 26.37 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 62,452 cuft
Drainage area	= 2.960 ac	Curve number	= 82
Basin Slope	= 5.0 %	Hydraulic length	= 650 ft
Tc method	= LAG	Time of conc. (Tc)	= 9.40 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

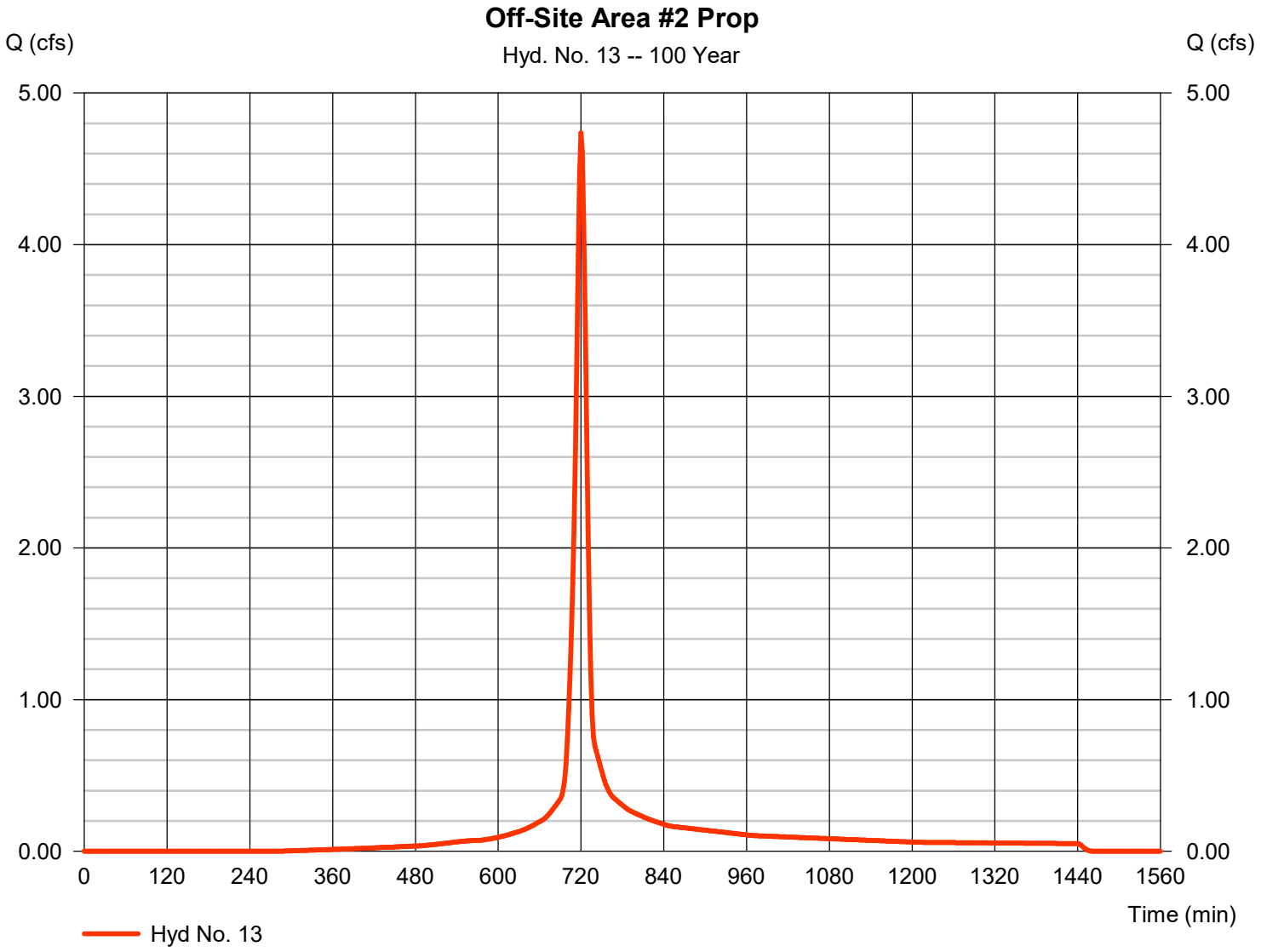


Hydrograph Report

Hyd. No. 13

Off-Site Area #2 Prop

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.736 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	12,620 cuft
Drainage area	=	0.580 ac	Curve number	=	82
Basin Slope	=	5.0 %	Hydraulic length	=	852 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.70 min
Total precip.	=	7.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



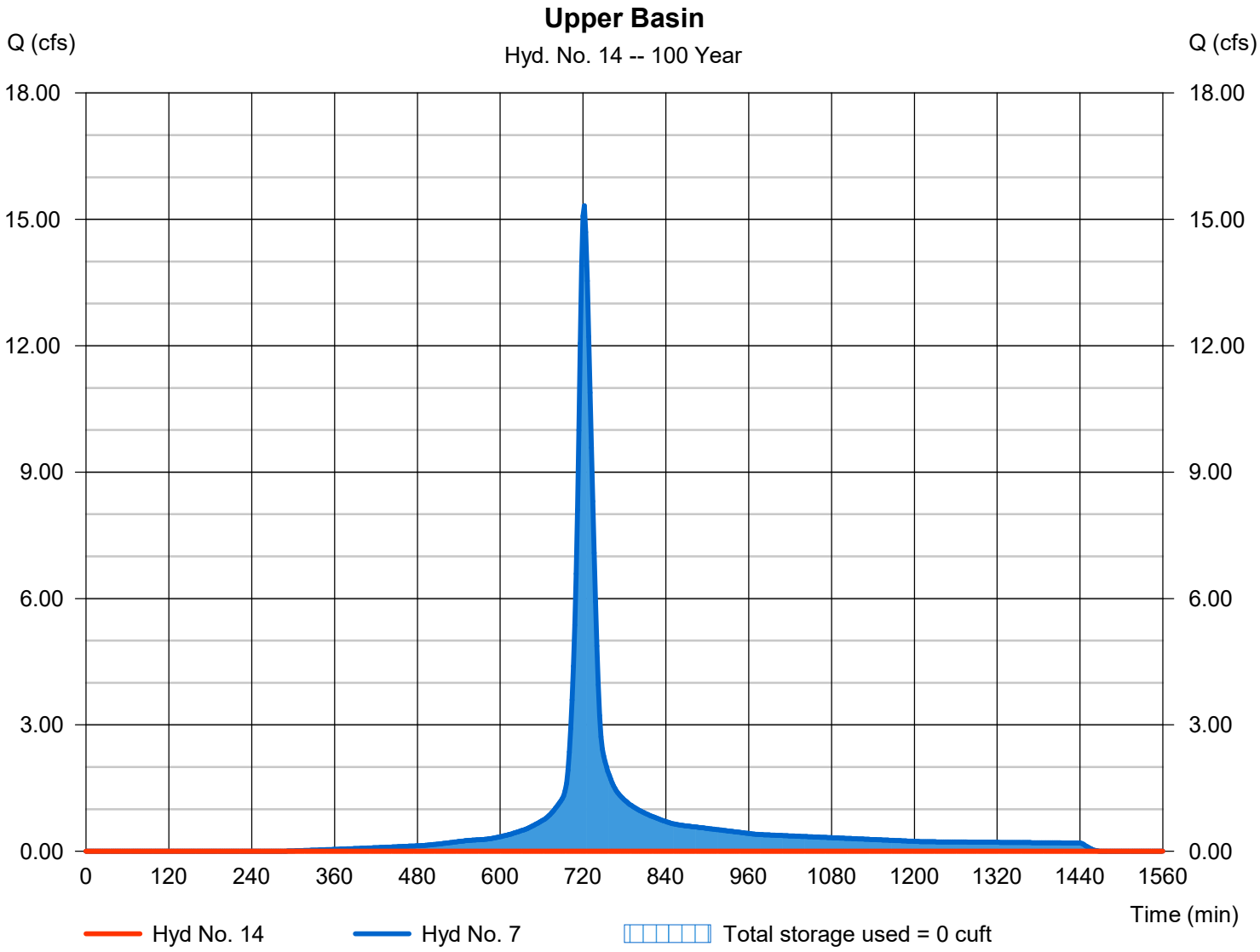
Hydrograph Report

Hyd. No. 14

Upper Basin

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	100 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	7 - Upper Detention	Max. Elevation	=	0.00 ft
Reservoir name	=	Upper Proposed Basin	Max. Storage	=	0 cuft

Storage Indication method used.



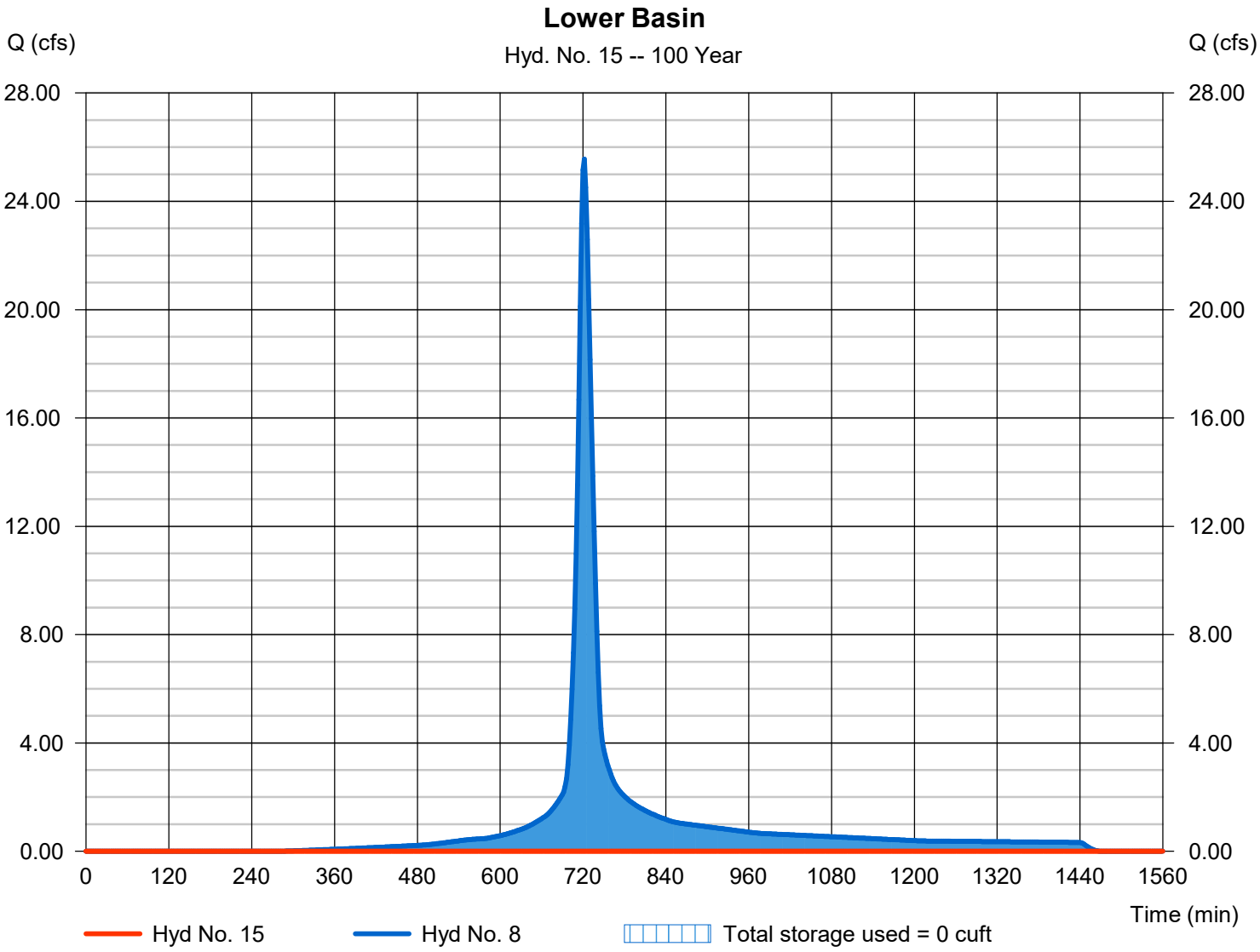
Hydrograph Report

Hyd. No. 15

Lower Basin

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	100 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	8 - Lower Detention	Max. Elevation	=	0.00 ft
Reservoir name	=	Lower Proposed Basin	Max. Storage	=	0 cuft

Storage Indication method used.

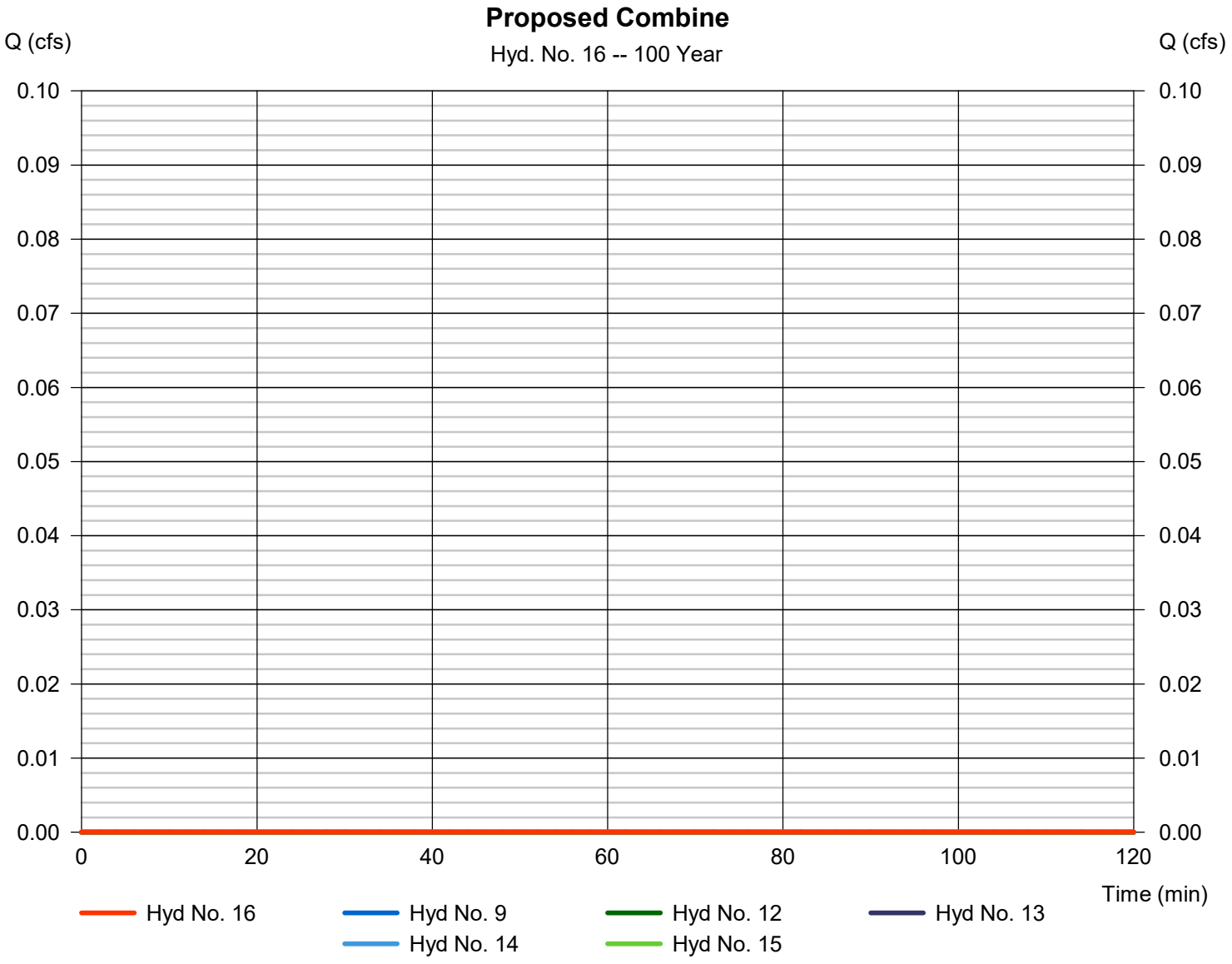


Hydrograph Report

Hyd. No. 16

Proposed Combine

Hydrograph type	=	Combine	Peak discharge	=	0.000 cfs
Storm frequency	=	100 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyds.	=	9, 12, 13, 14, 15	Contrib. drain. area	=	4.420 ac



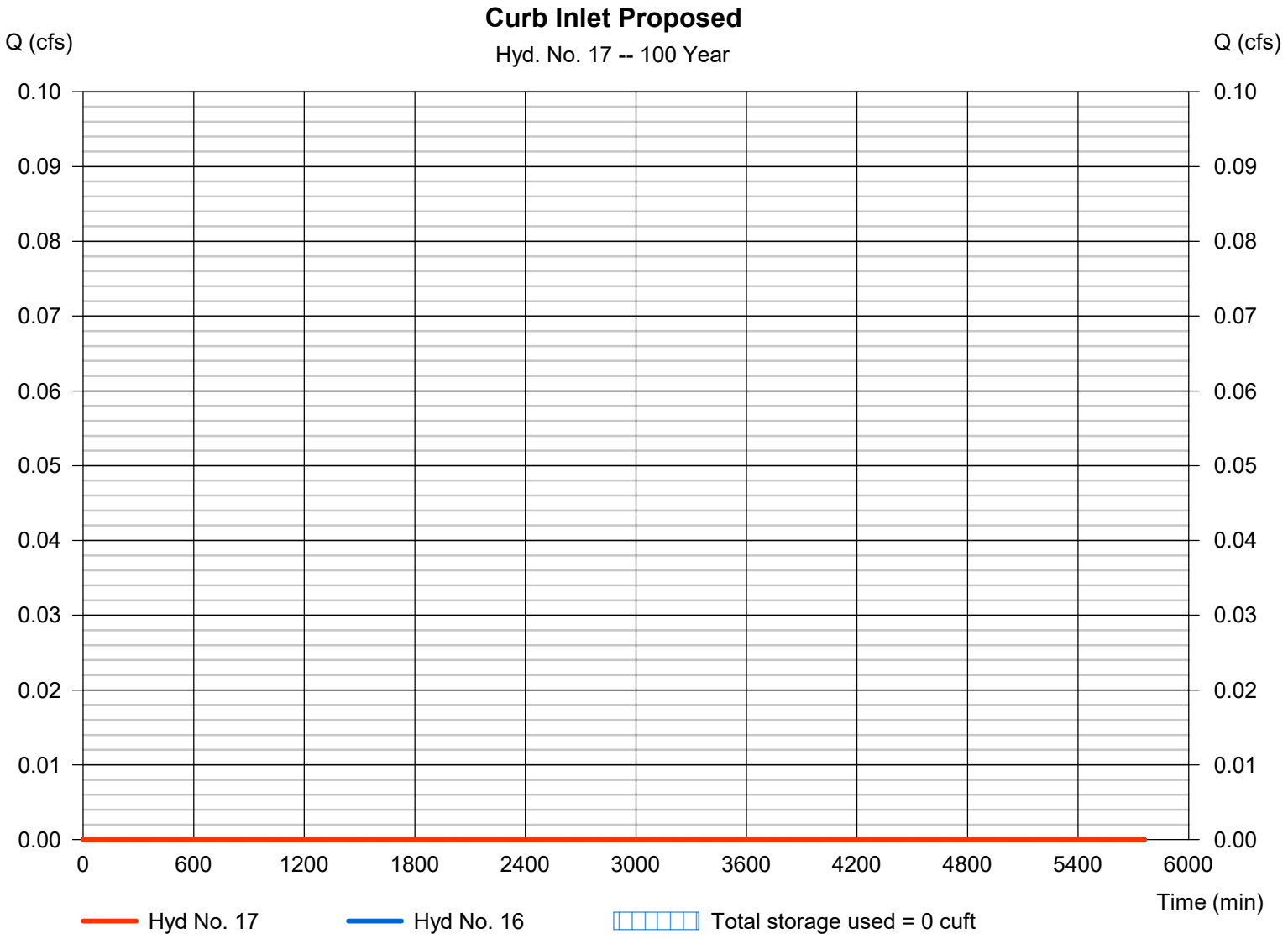
Hydrograph Report

Hyd. No. 17

Curb Inlet Proposed

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	100 yrs	Time to peak	=	n/a
Time interval	=	2 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	16 - Proposed Combine	Max. Elevation	=	0.00 ft
Reservoir name	=	Curb Inlet	Max. Storage	=	0 cuft

Storage Indication method used.



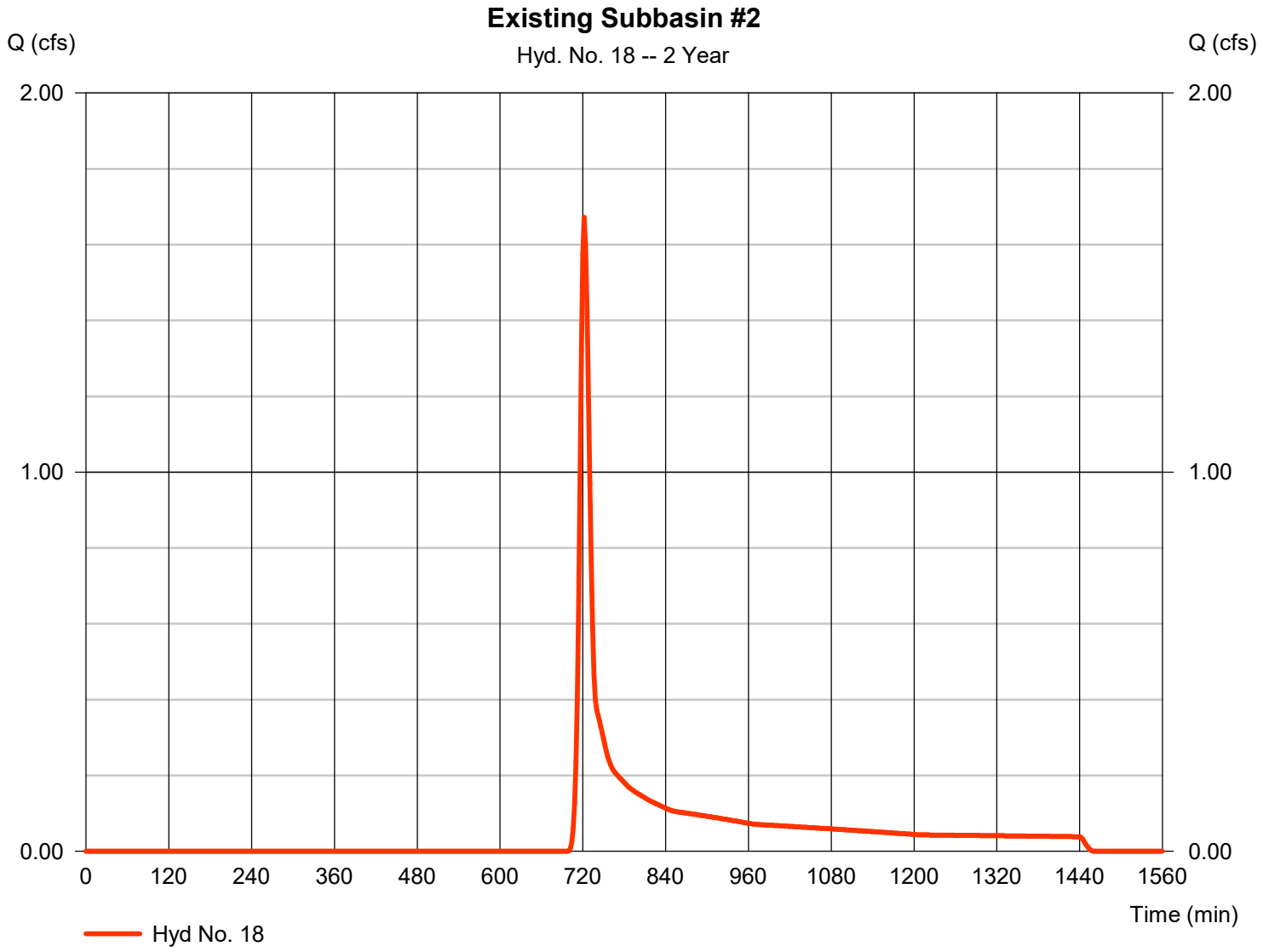
EXISTING SUBBASIN #2

Hydrograph Report

Hyd. No. 18

Existing Subbasin #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.672 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	4,991 cuft
Drainage area	=	2.980 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.50 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

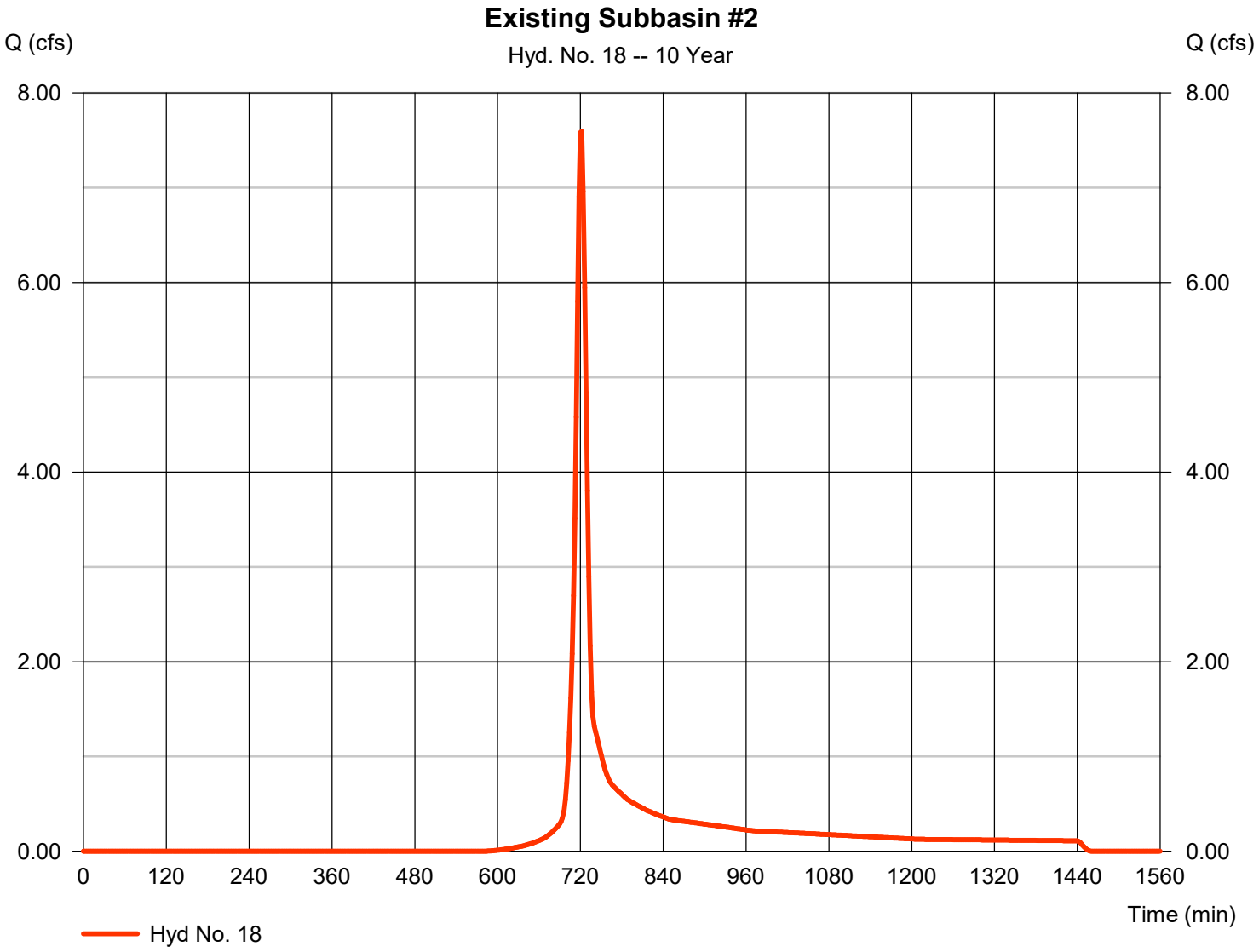


Hydrograph Report

Hyd. No. 18

Existing Subbasin #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.593 cfs
Storm frequency	=	10 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	19,881 cuft
Drainage area	=	2.980 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.50 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

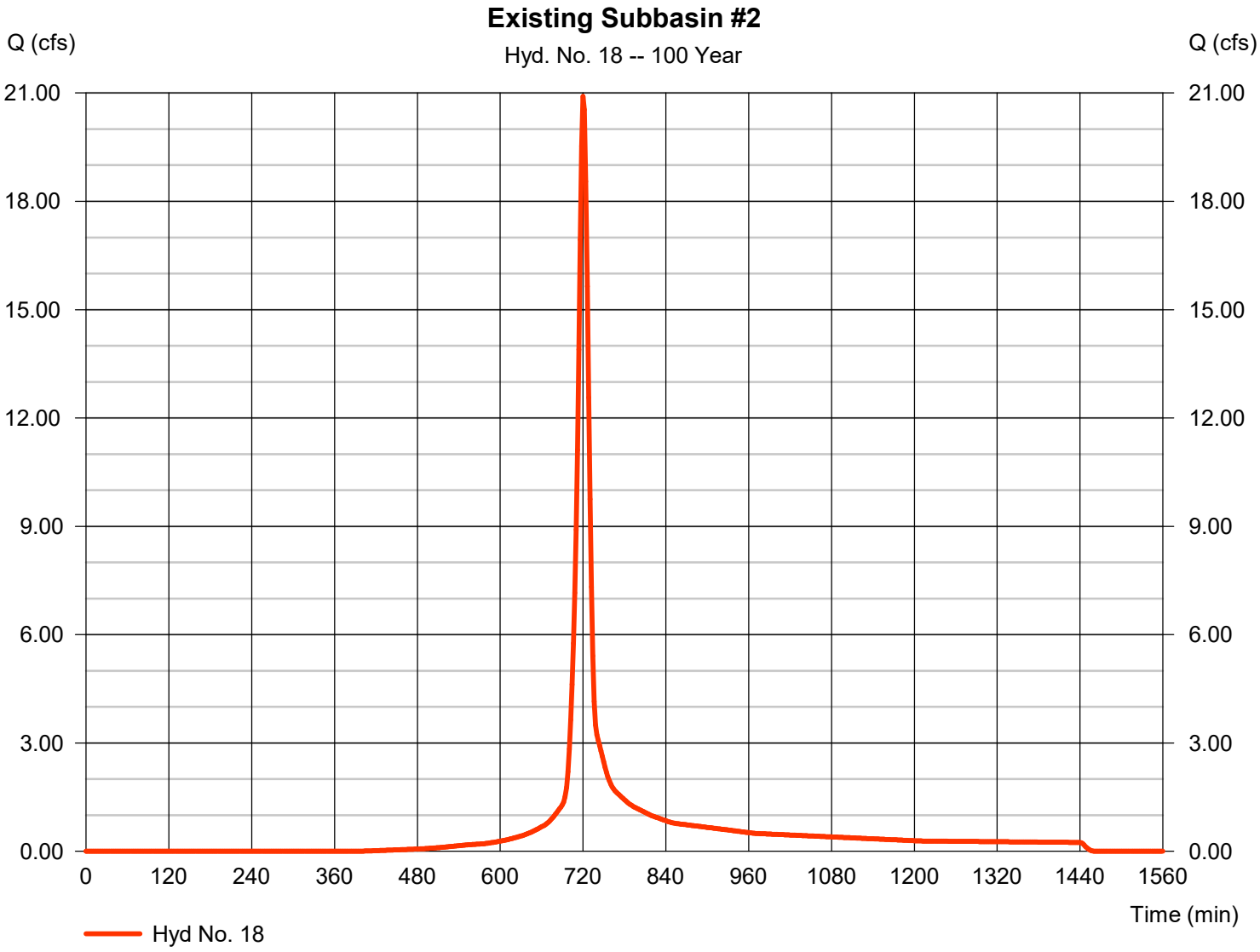


Hydrograph Report

Hyd. No. 18

Existing Subbasin #2

Hydrograph type	= SCS Runoff	Peak discharge	= 20.91 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 54,449 cuft
Drainage area	= 2.980 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 12.50 min
Total precip.	= 7.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



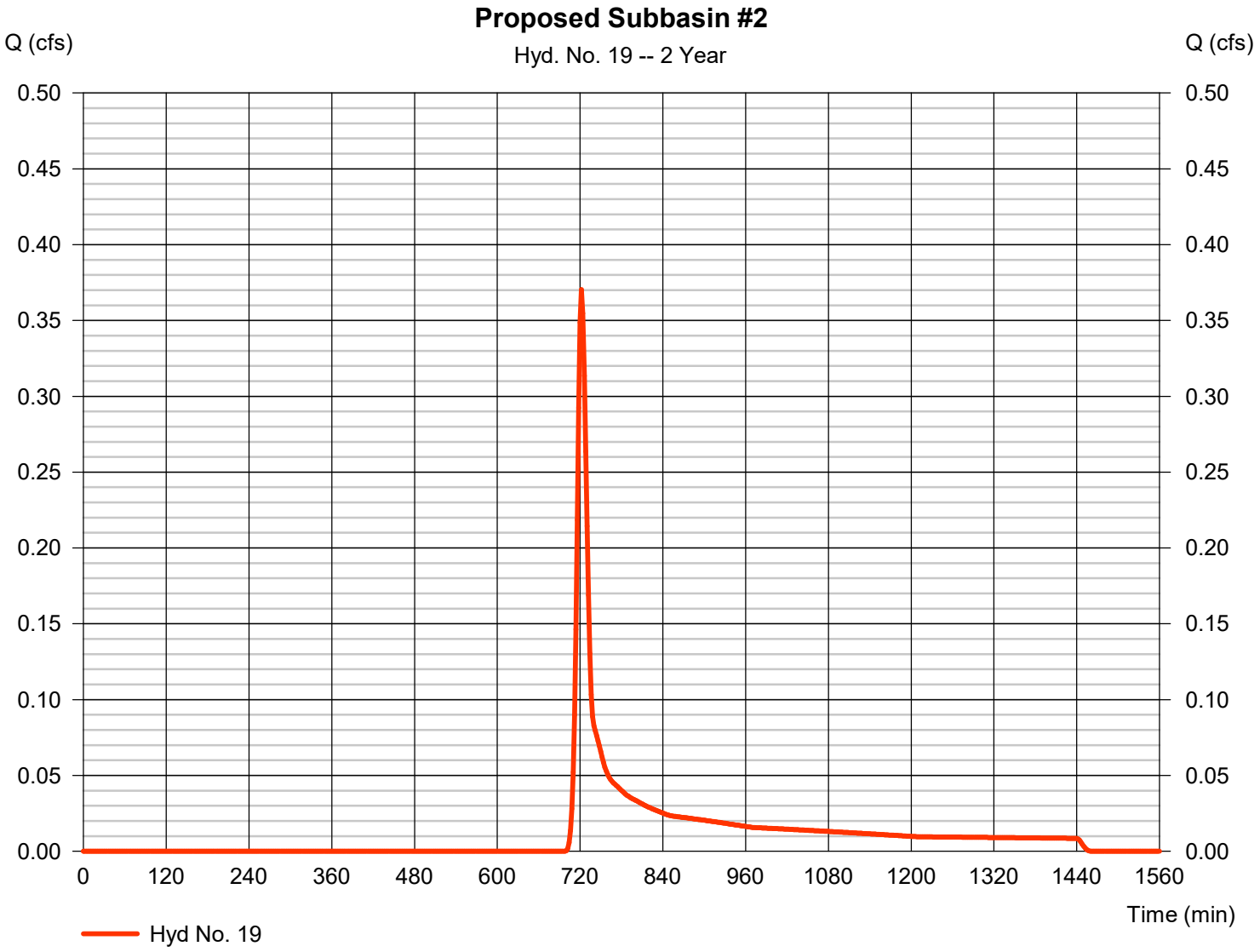
PROPOSED SUBBASIN #2

Hydrograph Report

Hyd. No. 19

Proposed Subbasin #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.370 cfs
Storm frequency	=	2 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	1,105 cuft
Drainage area	=	0.660 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.50 min
Total precip.	=	2.20 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

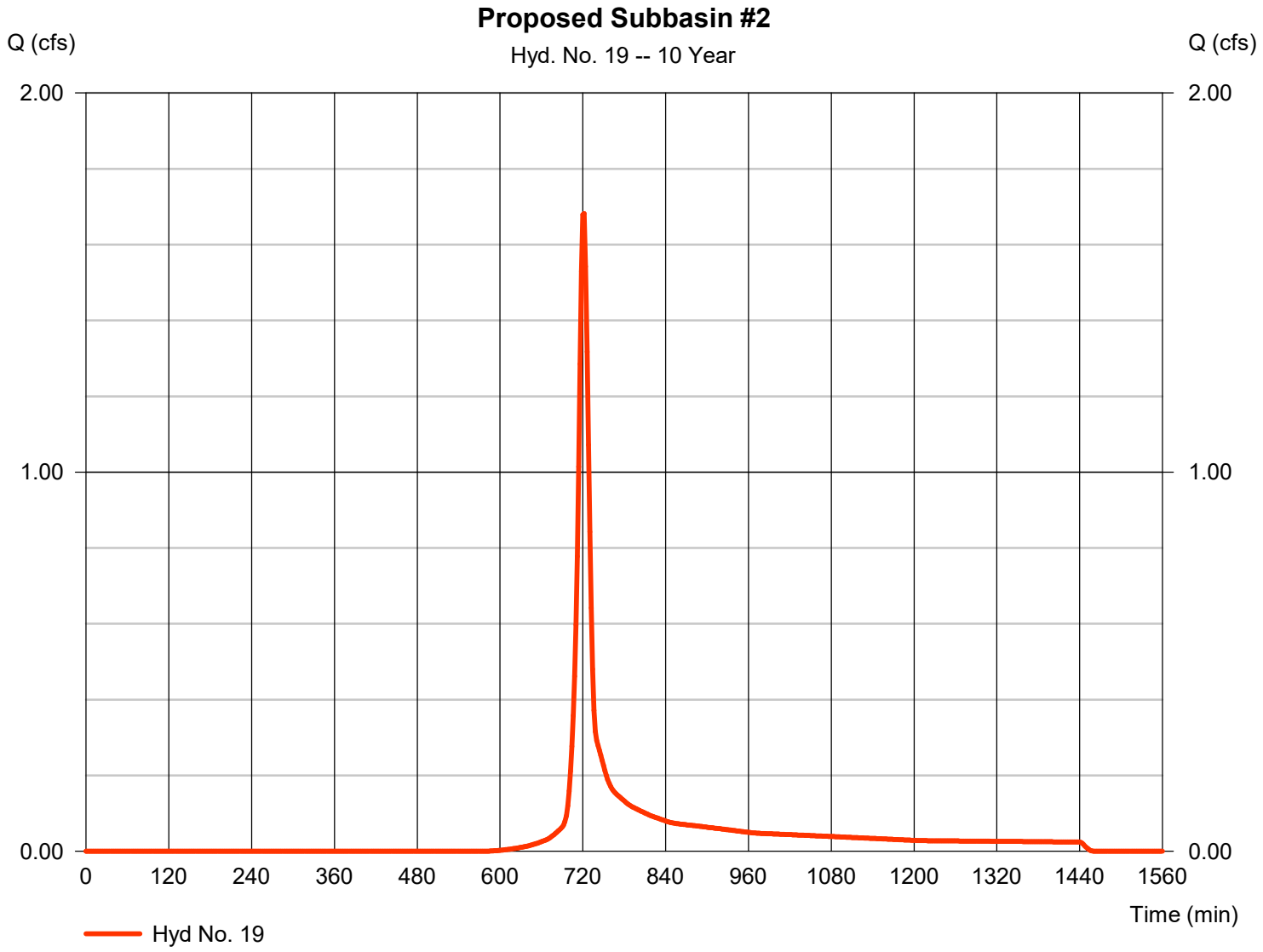


Hydrograph Report

Hyd. No. 19

Proposed Subbasin #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.682 cfs
Storm frequency	=	10 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	4,403 cuft
Drainage area	=	0.660 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.50 min
Total precip.	=	4.25 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

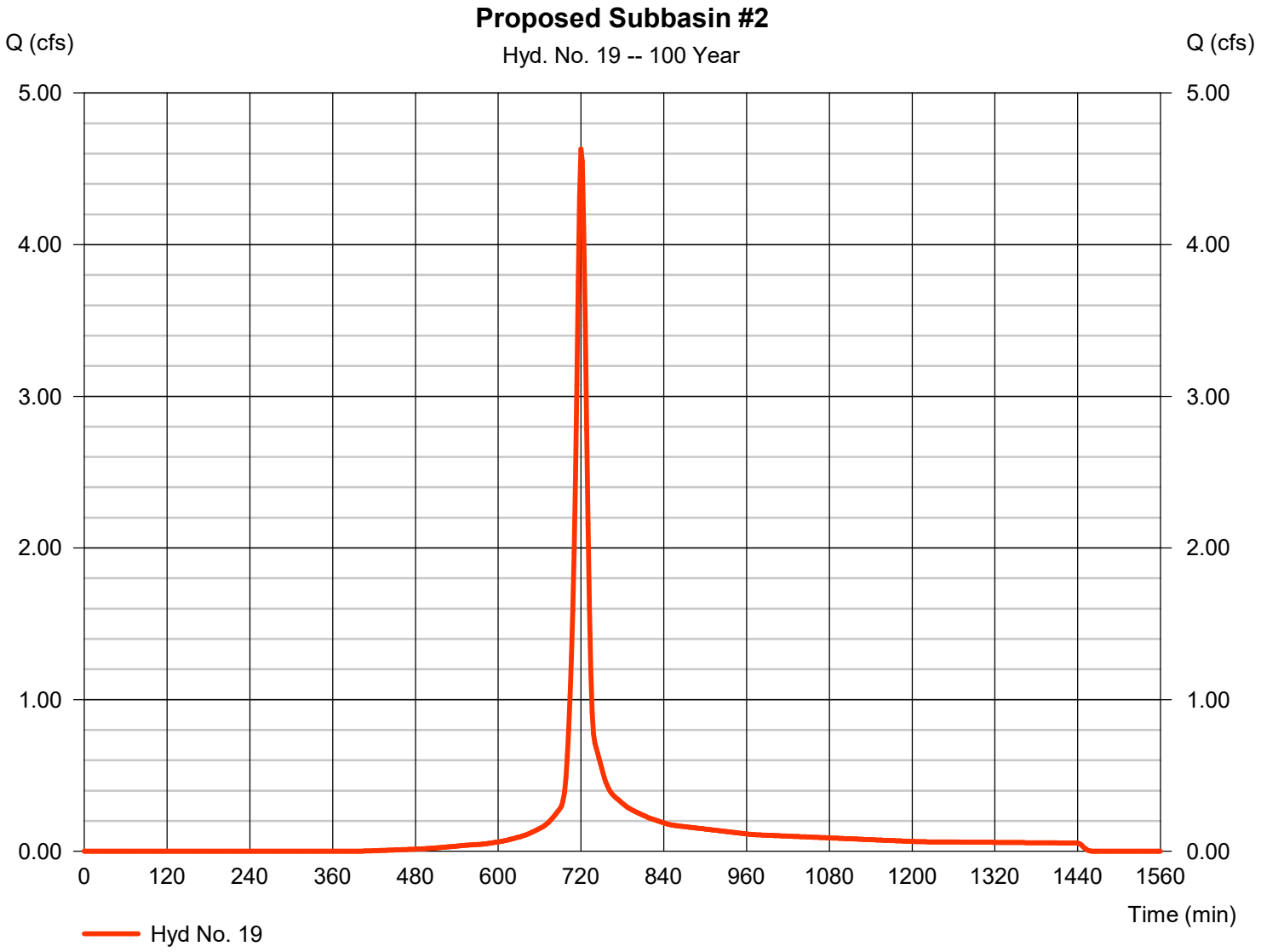


Hydrograph Report

Hyd. No. 19

Proposed Subbasin #2

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.630 cfs
Storm frequency	=	100 yrs	Time to peak	=	720 min
Time interval	=	2 min	Hyd. volume	=	12,059 cuft
Drainage area	=	0.660 ac	Curve number	=	74
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	12.50 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.

7301 W. 133rd Street, Suite 200 / Overland Park, KS 66213
O 913.381.1170 / **olsson.com**

MEETING ATTENDANCE RECORD

Project Name/ Project Location:	Prairie Village Development / 79th Street and Delmar, Prairie Village, KS
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 79th St.	785-789-3349	
Anita Powers	4056 W 79th ST	405 590 6884	
JOEL & KAREN CHAPMAN	4314 W. 78TH TERR.	649-2809	joel_chapman@sbcglobal.net
Dan & Kathy Tiemeier	4004 W 79th ST	8165061642	dtiemeier@gmail.com
Marcia Cooper	4300 W. 79th St	785 539 ~~1165~~ 4675	marcia.c4446@gmail.com
Beverly Ross	4303 W 78th Ter	913-341-8344	BEVROSS@ATT.NET
MALIA ANDERSON	4044 W. 79TH St		purpletigermalia@gmail.com
BRECK ✓		913-205-6346	
Vance D. Cunningham	4052 W. 79th St	816-668-9951	Vandancunningham@gmail.com
Shannon Rodetzke	4307 W 78th Terr	(952)239-9155	srodetzke@nzimmer.com
Amanda McCay	4305 79th ST	810-813-3551	mandamccay5@gmail.com
Alan DeMain	29 Coventry Ct.	8166 51-9751	acdomain@gmail.com
John L'Ecuyer	4036 W. 79th 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.

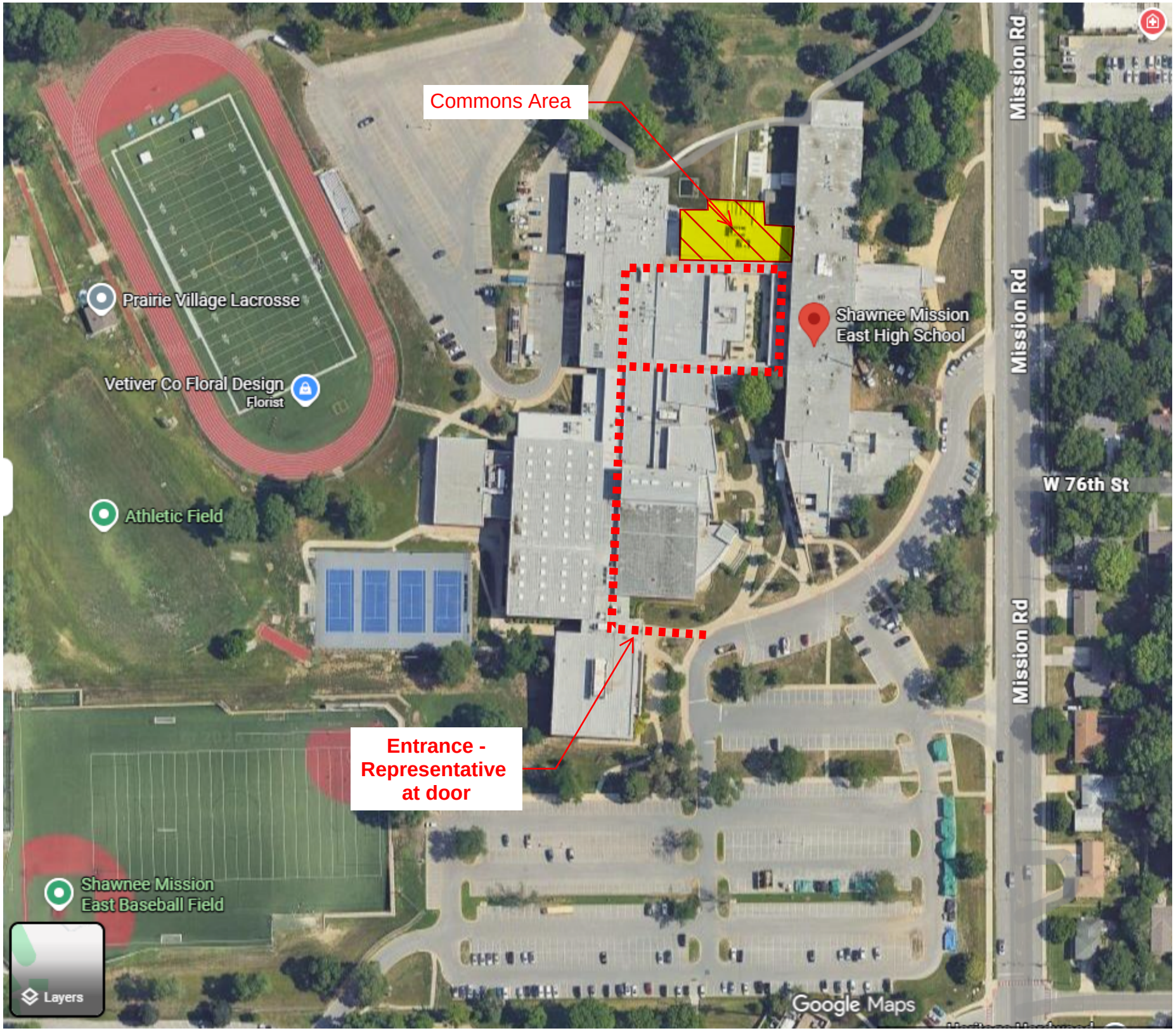
On April 14th, 2026, we will be having a meeting at 6:00 PM at Shawnee Mission East High School in the Commons, 7500 Mission Rd, Prairie Village, KS 66208, to discuss the development and the plans to be built. Please see the attached area image for where the Commons is located.

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


Commons Area
Prairie Village Lacrosse
Vetiver Co Floral Design
Florist
Athletic Field
Shawnee Mission East High School
Mission Rd
Mission Rd
Mission Rd
W 76th St
Entrance - Representative at door
Shawnee Mission East Baseball Field
Layers
Google Maps

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



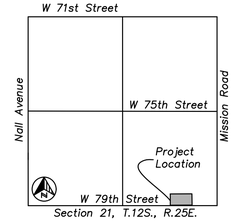
DEVELOPMENT TABLE

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	26
TOTAL DENSITY	6 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.	45'
FRONT (LOTS 1-13 NORTH)	20'
FRONT (LOTS 14-26 SOUTH)	20'
REAR	10'
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	7049.8	0.162	4571	65%	2036	29%
2	5034.7	0.116	2545	51%	2036	40%
3	5032.8	0.116	2554	51%	2036	40%
4	5030.9	0.115	2541	51%	2036	40%
5	5029.0	0.115	2551	51%	2036	40%
6	5027.0	0.115	2540	51%	2036	41%
7	5025.1	0.115	2547	51%	2036	41%
8	5023.2	0.115	2540	51%	2036	41%
9	5021.3	0.115	2540	51%	2036	41%
10	5019.4	0.115	2531	50%	2036	41%
11	5454.0	0.125	2531	46%	2036	37%
12	5165.4	0.119	1729	33%	2036	39%
13	5008.7	0.115	2437	49%	2036	41%
14	7714.9	0.177	5138	67%	2036	26%
15	5584.7	0.128	3011	54%	2036	36%
16	5586.5	0.128	3011	54%	2036	36%
17	5588.2	0.128	3015	54%	2036	36%
18	5590.0	0.128	3008	54%	2036	36%
19	5591.8	0.128	3010	54%	2036	36%
20	5593.6	0.128	3017	54%	2036	36%
21	5595.3	0.128	3021	54%	2036	36%
22	5597.1	0.128	3022	54%	2036	36%
23	5598.9	0.129	3022	54%	2036	36%
24	6090.4	0.140	2950	48%	2036	33%
25	5166.8	0.119	2545	49%	2036	39%
26	4848.0	0.111	2257	47%	2036	42%
TRACT A	9829.3	0.226				



VICINITY MAP
Scale: 1" = 2000'

0' 20' 40' 80'
SCALE IN FEET

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

REVISIONS

REV. NO.	DATE	DESCRIPTION

SITE 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
C1.0

F:\2025\055501-06000\025-05875\40-Design\AutoCAD\Preliminary Plans\Sheets\SDN\C_GEN01_025058875.dwg
DATE: Mar 13, 2026 2:22pm USER: bellis

May 21st, 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. Along with this, our currently landscaping plan shows additional trees along with shrubs around the cul-de-sac. We also moved/shifted the cul-de-sac in to allow more workable space on the east side.

Concern: What is the housing style? Are they all 1-story or 2-story?

Response: We are required to provide design criteria for the housing styles in which restrict certain design elements. All buildings will be 2-story.

Concern: Will there be street lights?

Response: There will be street lights required by the city and we will make sure screening/shields are provided to ensure no foot candles extend far past the property line extents.

Concern: Who will maintain the private street?

Response: The HOA once established will maintain the proposed private street along with tracts and storm sewer.

olsson

MEETING ATTENDANCE RECORD

Project Name/ Project Location:	Prairie Village Development / 79th Street and Delmar, Prairie Village, KS
Meeting Location:	7500 Mission Rd, Prairie Village, KS
Date and Time:	Thursday, May 21st, 2026, at 6:00 pm

NAME (PLEASE PRINT)	ADDRESS	PHONE #	EMAIL
Kathryn & Joel Chapman	4314 W 78th Ter	913-271-7776	joel_chapman@sbcglobal.net
Jim & Linda Winn	4048 W. 79th St.	816-304-9812	jwwinn@gmail.com
Anne Melia	7647 Windsor	913-209-4588	melia.anne.s@gmail.com
Beverly Rose	4303 W 78th Ter	913-341-8344	bevross@att.net
Vance D Cunningham	4052 W 79th St	816-668-9951	VanDanCunningham@gmail.com
Tyler Coey	4306 W 78TH TER	913-406-3489	tylercoeyart@gmail.com

May 14, 2026

Dear Neighbor,

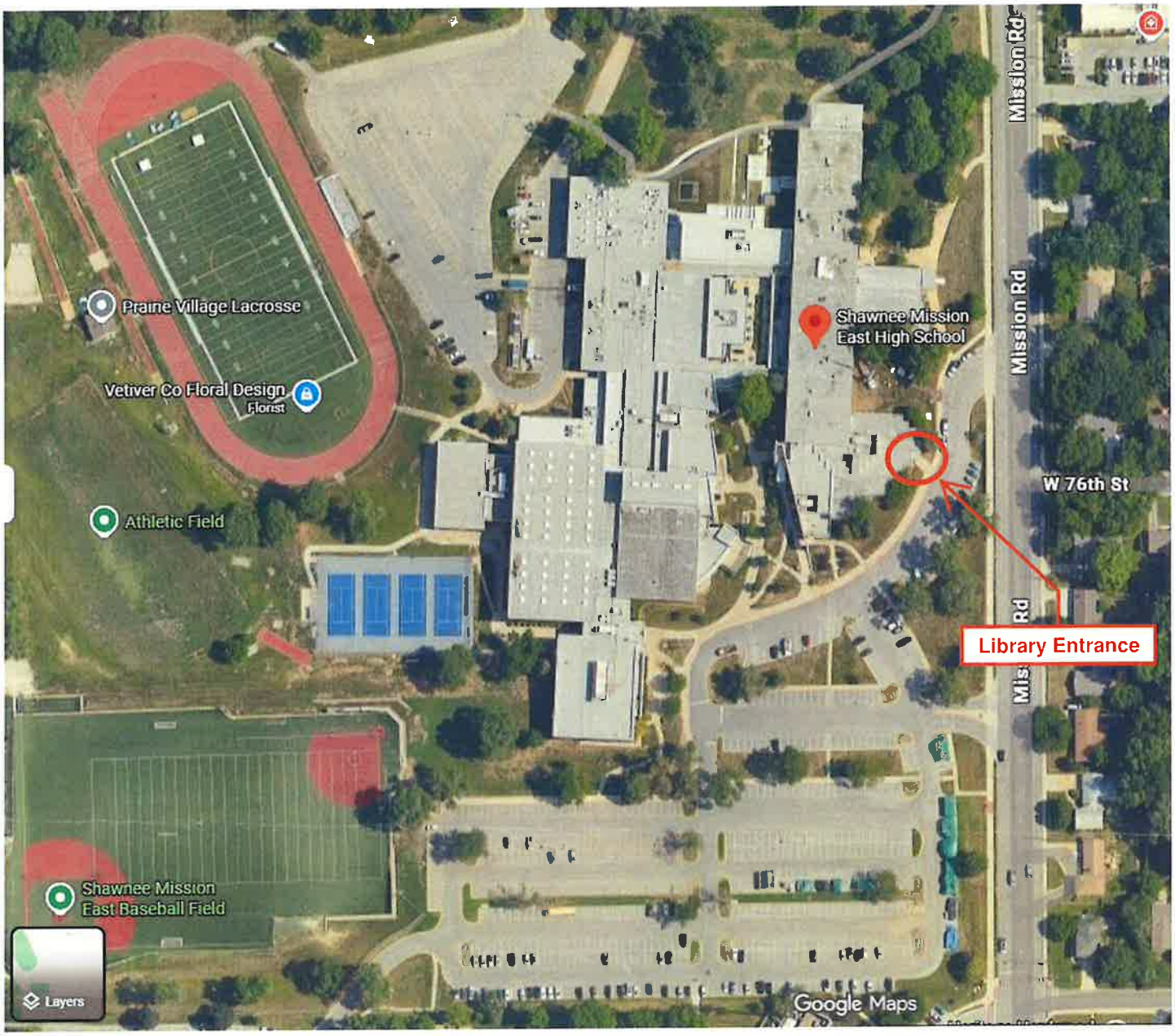
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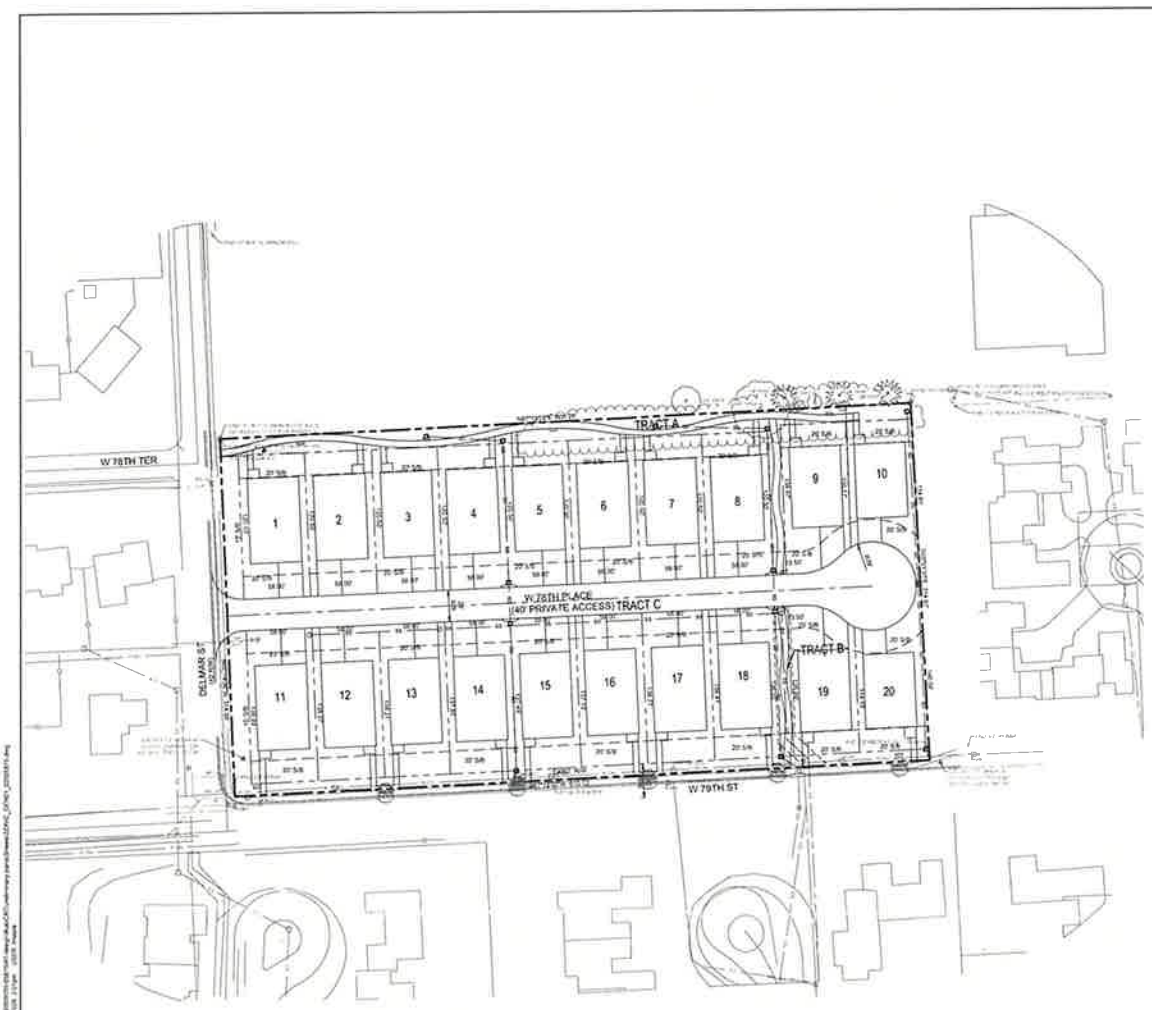
On May 21st, 2026, we will be having a meeting at 6:00 PM at Shawnee Mission East High School in the **Library**, 7500 Mission Rd, Prairie Village, KS 66208, to discuss the development and the plans to be built. Please see the attached area image for where the **Library** is located.

Sincerely,

Bart Lowen

Price Brothers Development Company


Prairie Village Lacrosse
Vetiver Co Floral Design
Florist
Athletic Field
Shawnee Mission
East Baseball Field
Shawnee Mission
East High School
Mission Rd
Mission Rd
W 76th St
Library Entrance
Layers
Google Maps





VICINITY MAP
Scale: 1" = 2000'

0 20 40 80
SCALE IN FEET

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-481 619

NO.	DATE	DESCRIPTION

SITE PLAN

REZONING PLAN
79TH & DELMAR

Drawn by
Designed by
Project No.
Date

SHEET
C1.0

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

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.

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:

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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

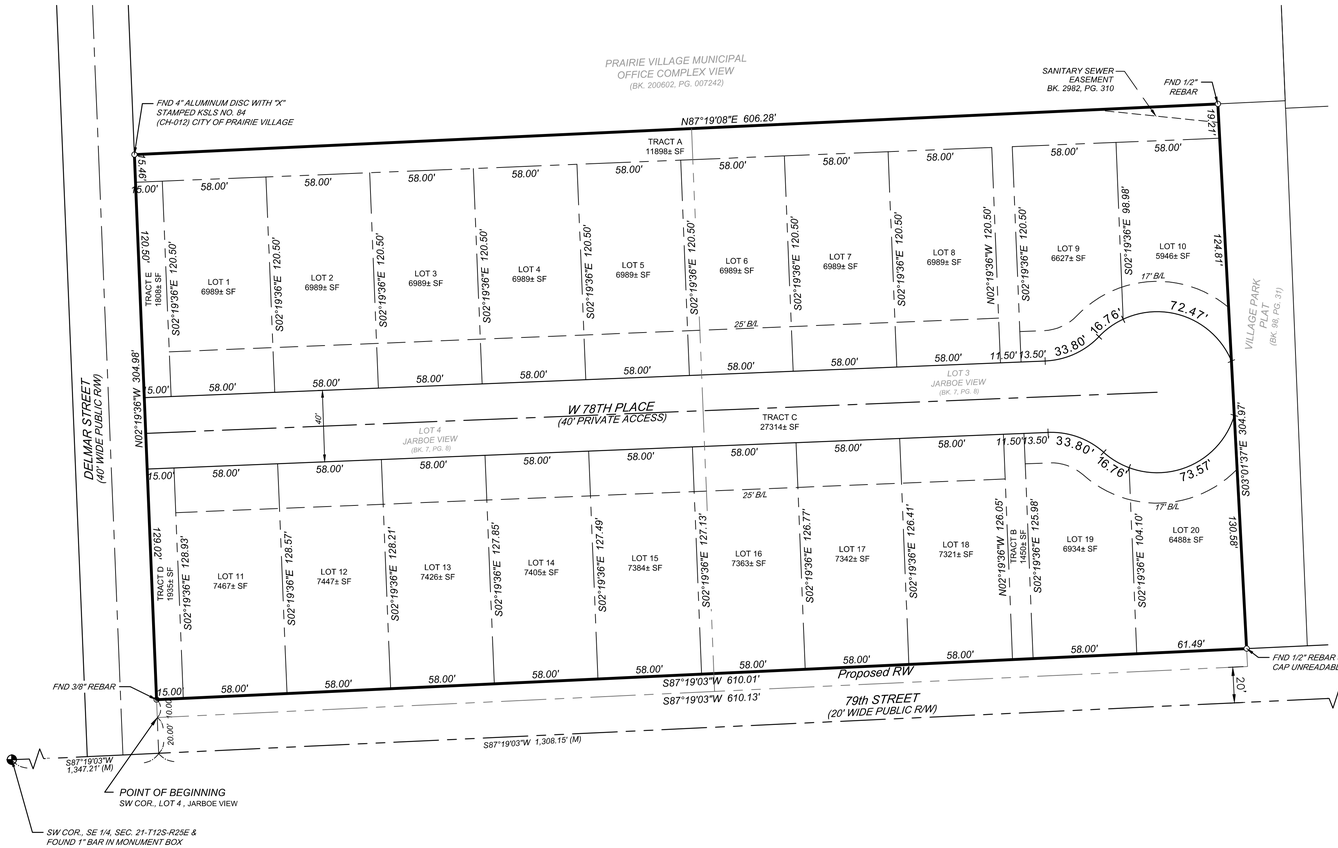
Apr 10, 2026

Date*

04/10/2026

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



VICINITY MAP
Scale: 1" = 2000'

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'*

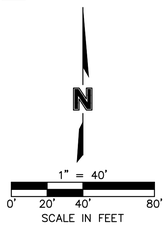
FLOODPLAIN NOTE:
HEREON BASED ON THE FIRM MAP NO. 20091C0039G. REVISED AUGUST 3, 2009. THE PROPERTY IS CLASSIFIED AS BEING ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

Surveyor's Notes:

1. *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.*
2. *This survey lies within the required minimum error of closure of 1:10,000.*
3. *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*
- *(M) MEASURED DIMENSION - THIS PLAT*
- *(C) CALCULATED DIMENSION FROM RECORD*
- *(D) PREVIOUSLY DEEDED DIMENSION*
- *(P) PREVIOUSLY PLATTED DIMENSION*
- *D/E DRAINAGE EASEMENT*
- *G/E GAS EASEMENT*
- *L/E LANDSCAPE EASEMENT*
- *R/W RIGHT-OF-WAY*
- *S/E SANITARY SEWER EASEMENT*
- *SW/E SIDEWALK EASEMENT*
- *WL/E WATER LINE EASEMENT*
- *U/E 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 plot do hereby dedicate for public use and public ways and thoroughfares, all parcels and ports of land indicated on this plot as streets, terraces, places, roods, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights hove 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 Mikkelson, Mayor *Attest: Adam Geffert, City Clerk*

Certification:

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.

PRELIMINARY

_____

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

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

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

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
2026

drawn by:	BRE
checked by:	BRE
approved by:	MJB
QA/QC by:	PEW
project no.:	025-05875
drawing no.:	V_FP_2505875
date:	2026.04.10

SHEET
1 OF 1

DWG: F:\2025\05501-06000\025-05875\40-Design\AutoCAD\Final Plans\Sheets\SRVY\V_FP_02505875.dwg USER: bellis
DATE: Apr 10, 2026 4:04pm XREFS: V_XBND0Y_02505875 V_XTOP0_02505875

STAFF REPORT

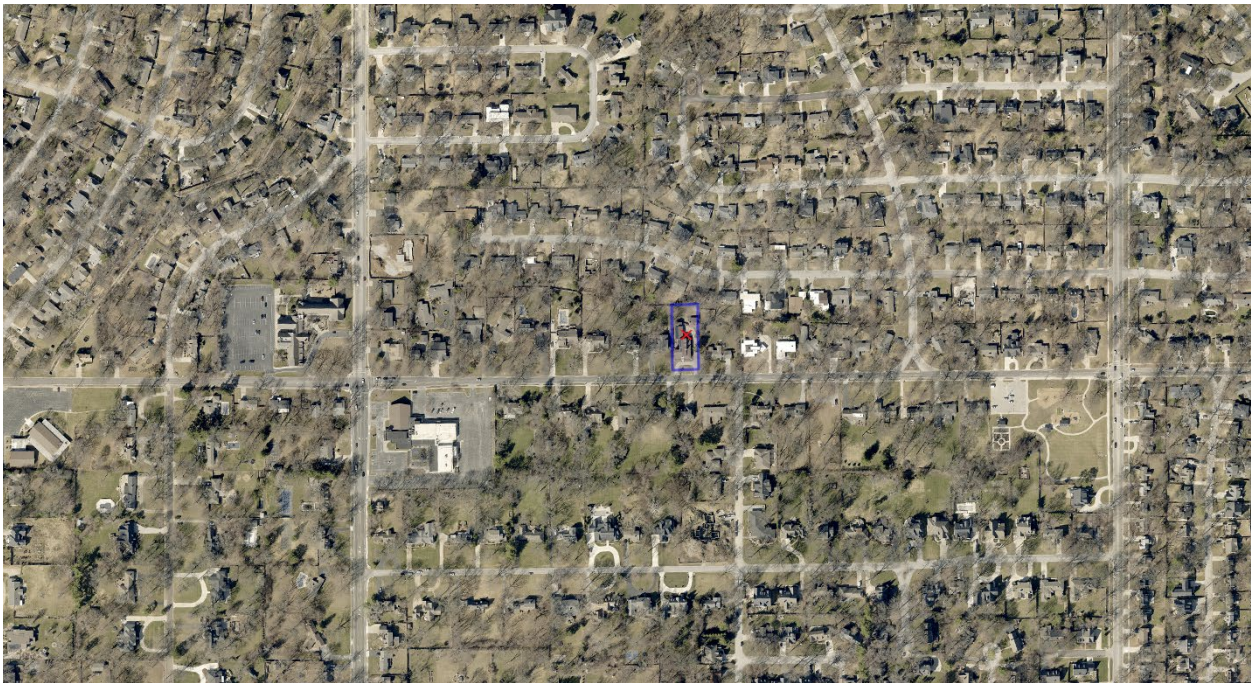
TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: June 2, 2026 Planning Commission Meeting

Application:	PC 26-08
Request:	Site Plan - Impervious Cover 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. Lot coverage standards have specific criteria to evaluate for granting exceptions.*
Property Address:	5112 W. 67th Street
Applicant:	Jesse Crupper, Applicant; Megan & Jeremy Thomas, Owner
Current Zoning & Use:	R1-A Single-Family Residential – Single-family house
Surrounding Zoning & Use:	**North:** R-1A Single-Family Residential – Single-family house **East:** R-1A Single-Family Residential –Single-family house **South:** R-1A Single-Family Residential – Single-family house **West:** R-1A Single-Family Residential – Single-family house
Legal Description:	16-12-25 E 92' W 192' S 252' E 1/2 E 1/2 SW 1/4 NW 1/4 .534 A PVC-043 (abbreviated)
Property Area:	0.48 acres (20,889.62 s.f.)
Related Case Files:	BZA 2025-04, Variance - accessory building size; BZA 2026-03, Variance - cumulative side setback
Attachments:	Application, variance request form, site & building plans, drainage study

General Location – Map



Aerial Map



Aerial Lot



Birdseye View



Street View



Looking west on W. 67th - 5112 W. 67th in background.



Looking north at 5112 W. 67th Street - accessory building location in background to the right.

BACKGROUND:

The applicant is applying to expand an existing outbuilding and attach it to the principal structure by an open pergola. This application was granted a variance to the cumulative side setback, which was impacted due to attaching the outbuilding to the principal structure. The variance also was granted with a condition that the applicant must prepare a stormwater study and be granted an impervious cover exception to build the project as proposed. The applicant has submitted a stormwater study, which Public Works has reviewed and approved.

The lots current condition is at 45% impervious cover. The existing condition predates the impervious cover standard being incorporated into the zoning ordinance in 2018. Prior to that, Public Works reviewed and approved drainage permits, and no specific impervious cover was required provided all drainage proposed met standards. This lot is a large lot with significant open areas. A large portion of the existing impervious cover comes from the driveway that has a single lane drive extending to the back of the lot opening to a large apron that accesses a 3-car garage behind the existing home. The proposed expansion of the existing outbuilding and attachment by the open trellis will expand the impervious cover by 551.92 square feet - 419.92 for the building and 132 square feet for the trellis. This is 2.5% of the existing lot but would bring the pre-existing legal non-conforming coverage from 45% to 47.6%. The lot will comply with the independent “building coverage” standards, which is a 3-dimensioal massing standard that applies to any structure over 30 inches high. The 27.5%, which is under the maximum allowed 30% building coverage.

The Prairie Village Zoning Ordinance allows the Planning Commission to approve exceptions to the impervious coverage standard based on criteria and according to Public Works’ review of drainage conditions.

The applicant held a neighborhood meeting on April 19, 2026, in accordance with the City’s Resident Participation Policy, and provided background on the meeting to supplement the application.

ANALYSIS:

The property is on the north side of W. 67th Street and is zoned R-1A. The lot is 92 feet wide by 227 feet deep and is 0.48 acres. The block features many large and irregular lots due to the pattern of lots in the area and due to the irregular shape of the block and this western side due to the curve and dead end of W. 67th Street (forming the north boundary of this block).

R-1A requires the following for principal buildings:

- Lot width: 80’
- Lot depth: 100’
- 30% Building coverage
- 40% Impervious coverage

[19.06.015(a) / Table 19.06.A]

The existing and proposed impervious cover includes:

Existing principal building:	4,621.57.1 s.f
Existing accessory building:	573.6
Driveway / walks:	4,197.22 s.f.
Addition to accessory building:	419.92 s.f.
Addition of pergola	132 s.f.
Total Lot area	20,884 s.f.
Existing Impevrious Area	9.391.79 (45%)
Proposed Impervious Area	9.943.71 (47.6%

The proposed impervious cover in this project is an additional 551.92 or 2.6% beyond the existing legal non-conforming condition.

Section 19.06.015(b)(2)b. provides that the Planning Commission may grant exceptions to the total lot impervious surface standards based on the neighborhood design exception criteria and provided that Public Works approves a drainage study. The criteria are:

(1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations;
(2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
(3) The placement and orientation of the main mass, accessory elements, garages and driveways consider the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
(4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
(5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.
(6) The exception will equally or better serve the design objectives stated in Section 19.06.025(a) and the intent stated for the particular standard being altered.

The exception for lot impervious coverage primarily impact criteria (2) of this list and, because this standard is to primarily address drainage and stormwater issues there is an additional requirement for Public Works to approve a drainage study [Section 19.06.015(b)(2)b.]

Public Works has provided a drainage review that notes the following:

A drainage permit and drainage study have been submitted. Drainage study is acceptable. They are adding a curb to the east side of driveway to divert additional runoff towards 67th Street and away from neighboring properties.

The plans meet all other zoning and development criteria, except for the cumulative side setback, which was part of the related variance application approved by the Board of Zoning Appeals at the May 2026 meeting.

RECOMMENDATION:

Staff recommends approval of this site plan with the lot coverage exception based on the following considerations:

- Public Works has reviewed a drainage permit for the project and does not believe the proposed plan will cause drainage issues on adjacent property and will not negatively impact public stormwater management.
- The applicant has proposed design and drainage strategies that minimize any potential drainage impacts.
- All other improvements and structures are in compliance with the zoning ordinance and the approved variance from the May 2026 BZA meeting.

Project Description

Requested Action*

Residential Site Plan Review/Exception Request

Legal Description*

16-12-25 E 92' W 192' S 252' E 1/2 E 1/2 SW 1/4 NW 1/4 .534 A PVC-0437

Applicant Information

What are you applying for?

BZA

Applicant Name*

William Trakas

Address*

1600 Genessee St

Owner Name*

Megan Thomas

Location of Property*

5112 W 67th St

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

The requested variance seeks limited relief from Section 19.06.015 for impervious surface coverage and combined side yard setbacks.

Variance is requested for:

- Impervious coverage: 47.6% proposed vs. 40% permitted (45% existing)
- Side setbacks: Existing conditions (6'-2 ½" to 6'-8 ¼") and combined side yards (12.8' provided vs. 18.4' required)

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*

William Trakas

Apr 9, 2026

Date*

04/09/2026

Office Use Only (Where does this belong?)

Board of Zoning Appeals Only - Complete Only if Instructed

Detailed Description of Variance Requested

The requested variance seeks limited relief from Section 19.06.015 for impervious surface coverage and combined side yard setbacks.

The proposed addition is modest (419.92 SF) and maintains the overall scale of the existing home.

Relief is requested for:

- Impervious coverage: 47.6% proposed vs. 40% permitted (45% existing)
- Side setbacks: Existing conditions (6’-2 ½” to 6’-8 ¼”) and combined side yards (12.8’ provided vs. 18.4’ required)

Adjacent Zoning: North

R1-A

Adjacent Land Use: North

1101 - Single family residence

Adjacent Zoning: South

R1-A

Adjacent Land Use: South

1101 - Single family residence

Adjacent Zoning: East

R1-A

Adjacent Land Use: East

1101 - Single family residence

Adjacent Zoning: West

R1-A

Adjacent Land Use: West

1101 - Single family residence

Present Use of Property

1101 - Single family residence

Proposed Use of Property

1101 - Single family residence

Utility lines or easements that would restrict proposed development

N/A

Does your project meet the following standard: Uniqueness

Yes

Provide an explanation for how the following standard is met: Uniqueness

The property is uniquely constrained by existing development patterns, including an established home, accessory structure, and driveway configuration that already result in 45% impervious coverage. The lot's depth (227') and width (92') combined with the placement of the existing residence and drive create limited flexibility for expansion without minor encroachments. The proposal is further influenced by the historic "Creamery" accessory structure, which is intended to be preserved and integrated into the site. These existing conditions are not self-created and limit the ability to comply fully with current standards.

Does your project meet the following standard: Adjacent Property

Yes

Provide an explanation for how the following standard is met: Adjacent Property

The proposed addition is modest in scale (approximately 420 SF) and is located at the rear of the property, minimizing visibility and impact on adjacent properties. Existing side yard conditions are largely maintained, with only minor deviations (6'-2 ½" to 6'-8 ¼" where 7' is required). The addition does not significantly alter massing, light access, or privacy conditions for neighboring properties and is consistent with the established residential character of the surrounding neighborhood.

Does your project meet the following standard: Hardship

Yes

Provide an explanation for how the following standard is met: Hardship

The hardship arises from existing site conditions, including the current building placement, driveway layout, and impervious coverage that is already nonconforming (45% existing vs. 40% permitted). Strict compliance would prevent reasonable improvements to the property, including functional enhancements to the garage and outdoor living areas. The request is minimal in nature—an increase to 47.6% impervious coverage and slight side yard reductions—and represents the least relief necessary to accommodate the addition while maintaining the existing site organization.

Does your project meet the following standard: Public Interest

Yes

Provide an explanation for how the following standard is met: Public Interest

The project will not adversely affect public health, safety, or welfare. The addition is residential in nature, consistent with zoning (R-1A), and does not increase occupancy or intensity of use. Drainage patterns remain consistent with existing conditions, and the modest increase in impervious coverage is negligible relative to the overall site size (20,884 SF). The improvements enhance the usability and longevity of the property without creating negative impacts on infrastructure or neighboring properties.

Does your project meet the following standard: Spirit and Intent

Yes

Provide an explanation for how the following standard is met: Spirit and Intent

The variance maintains the spirit and intent of Section 19.06.015 by preserving appropriate building scale, neighborhood compatibility, and overall site function. The total building coverage remains compliant at 27.5% (below the 30% maximum), and the addition is subordinate to the existing structure. The requested relief is limited and does not undermine the purpose of the code, but rather allows reasonable use of the property while respecting its established character and constraints.

Does your project meet the minimum variance?

Yes

PARCEL DATA
OWNER 1:
THOMAS, MEGAN MCKEE
TAX PROPERTY ID:
OF251216-1013
ACRES:
0.48 (20,889.62 ft2) AIMS
0.48 (20,884 ft2) SURVEY
ADDRESS:
5112 W 67TH ST, PRAIRIE VILLAGE, KS 66208
ZONING:
R-1A
LAND USE:
1101 - SINGLE FAMILY RESIDENCE
LEGAL DESCRIPTION:
16-12-25 E 92' W 192' S 252' E 1/2 E 1/2 SW 1/4 NW 1/4 .534 A
PVC-0437

PROJECT DESCRIPTION
NEW ENCLOSED ADDITION TO THE EXISTING GARAGE; NEW SCREENED IN PORCH

19.06.015. - DEVELOPMENT STANDARDS.

BUILDING COVERAGE - 30% OF LOT MAXIMUM
LOT SIZE - 20,884 SQ.FT.
EXISTING HOME - 4,621.57 SQ.FT.
EXISTING ACCESSORY BUILDING - 573.60 SQ.FT.
ADDITION FOOTPRINT - 419.92 SQ.FT.
PERGOLA - 132 SQ.FT.
TOTAL SQ.FT. - 5,747.09 SQ.FT.
TOTAL BUILDING COVERAGE - 27.5%

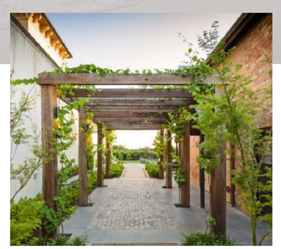
IMPERVIOUS SURFACE COVERAGE - 40% OF LOT MAXIMUM
LOT SIZE - 20,884 SQ.FT. (SURVEY)
BUILDING COVERAGE - 5,747.09 SQ.FT.
DRIVEWAY - 4,197.22 SQ.FT.
TOTAL IMPERVIOUS COVERAGE PROPOSED - 47.6%
TOTAL IMPERVIOUS COVERAGE EXISTING - 45%

BUILDING SETBACKS
FRONT - 30' MINIMUM **(42'-10-3/4")**
SIDE - 7' MINIMUM EACH SIDE; **(6'-8-1/4" MAX; 6'-2-1/2" MIN)**

20% OF LOT WIDTH MINIMUM BETWEEN BOTH SIDES; (18.4' REQUIRED) **(12.8) PROVIDED**
REAR - 25' MINIMUM **(26'-2-1/4")**

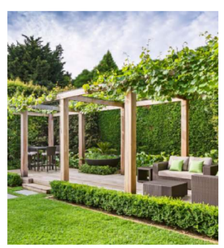
HEIGHT - 35' MAX **(20'-0")**

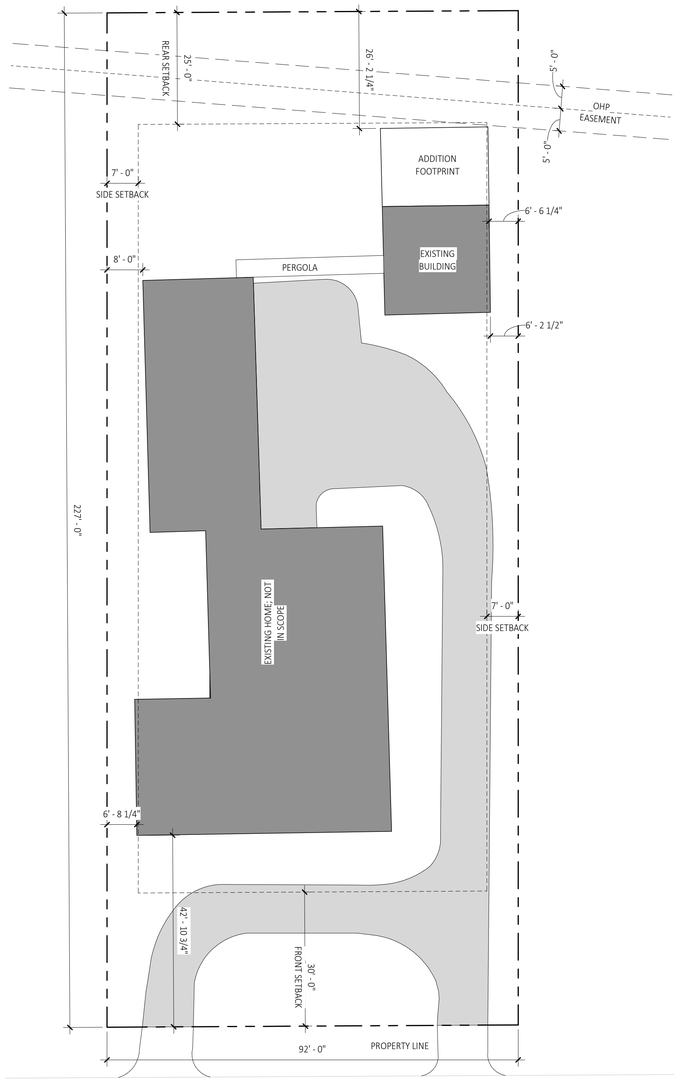












W. 67TH STREET

A9 **Site Plan**
1/16" = 1'-0"

TRAKAS AND TRAKAS — ARCHITECT
1600 GENESSEE ST. STE 837
KANSAS CITY, MO 64102
WILLIAM@TRAKASTRAKAS.COM

APEX ENGINEERS INC, — STRUCTURAL
1625 LOCUST ST.
KANSAS CITY, MO 64108
DAN@APEX-ENGINEERS.COM

RENOVATING KC DESIGN + REMODEL — CONTRACTOR
14021 W 95TH STREET
LENEXA, KS 66215
ALEX@RENOKC.COM

SEAL

5112 W 67th St

5112 W 67th St
Prairie Village, KS 66208

BZA

REVISION #	DESCRIPTION	DATE
		4/10/2026

NOT FOR CONSTRUCTION

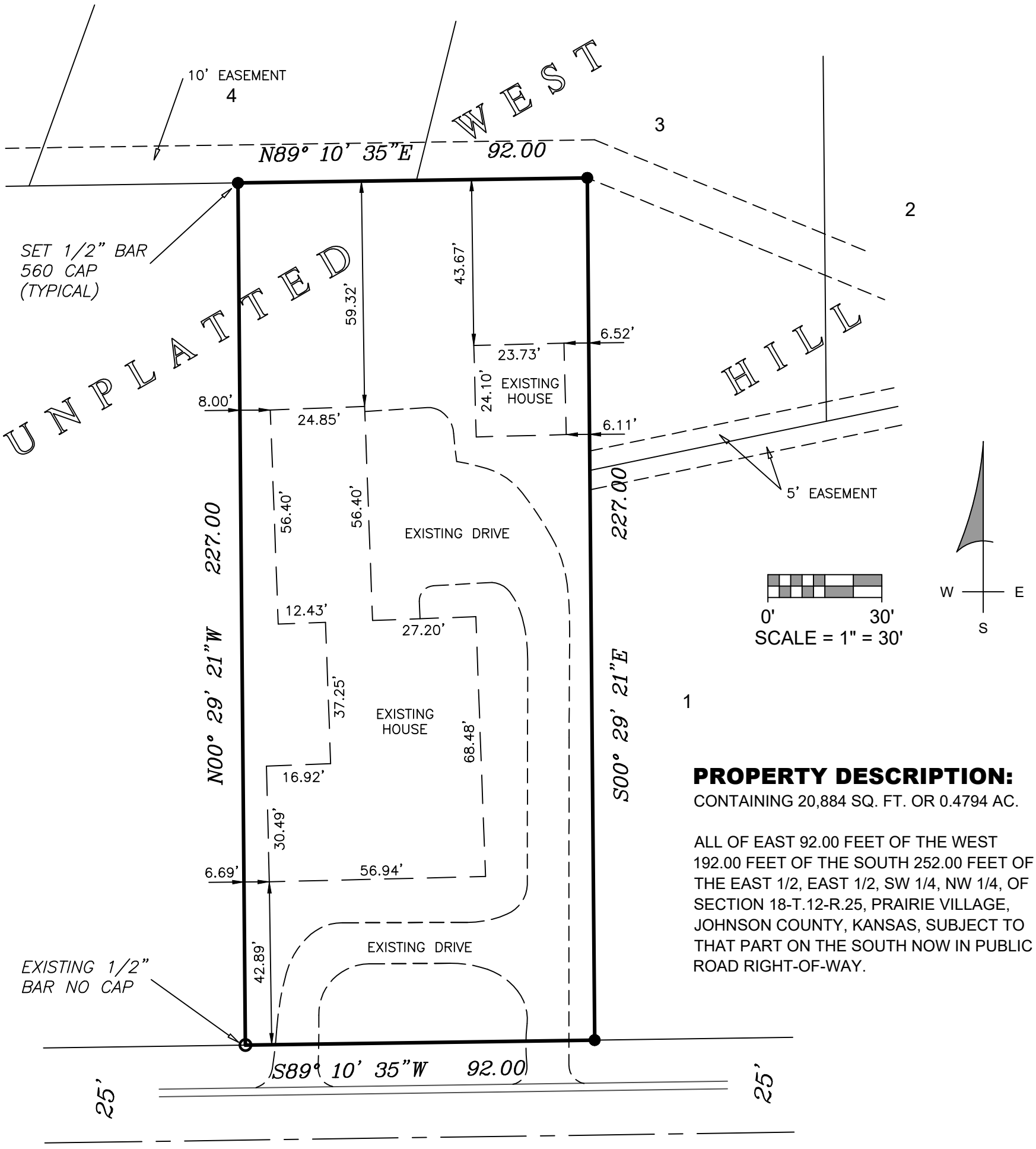
PROJECT NUMBER 2025-34

Site Plan

A001

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Z:\CAD drawing (from home comp)\CAD Drawings_SECTION files\R25\T12\S16\Sec 16-T12-R25 MASTER.dwg, 4/7/2026 1:12:32 PM, DWG To PDF.pc3



PROPERTY DESCRIPTION:

CONTAINING 20,884 SQ. FT. OR 0.4794 AC.

ALL OF EAST 92.00 FEET OF THE WEST 192.00 FEET OF THE SOUTH 252.00 FEET OF THE EAST 1/2, EAST 1/2, SW 1/4, NW 1/4, OF SECTION 18-T.12-R.25, PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, SUBJECT TO THAT PART ON THE SOUTH NOW IN PUBLIC ROAD RIGHT-OF-WAY.

SURVEY NOTES:

1. SET 1/2" BAR WITH CAP STAMPED "E.W.GARD PLS-560" AT CORNERS MARKED "●".
2. THE BEARINGS SHOWN ARE ASSUMED
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM AIMS MAPPING AND THE PLAT OF WEST HILL.
4. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY; THEREFORE, THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD THERE BE ANY EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.
5. THIS SURVEY MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".
6. THE SURVEYOR'S "CERTIFICATION" STATEMENT USED HEREON IS MADE TO THE PARTIES NAMED HEREIN AND IS NOT TRANSFERABLE TO ADDITIONAL PARTIES, INSTITUTIONS, OR SUBSEQUENT OWNERS AND MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, WE HAVE PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF KANSAS.

_____
ERWIN W. GARD, PLS-560

APRIL 07, 2026
DATE

GARD HORIZON LLC

LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS

1212 SW Luttrell, Suite C
Blue Springs, Missouri 64015

Phone: 816-295-5951
Web: gardhorizon.com

Erwin W. Gard, Owner
Professional Surveyor ~ Realtor

Cell: 816-853-4559
Email: erwin@gardhorizon.com

BOUNDARY SURVEY

5112 W. 67TH STREET

PART OF THE SW 1/4, NW 1/4, SEC. 16-12-25
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

MEGAN THOMAS

5112 W. 67TH STREET
PRAIRIE VILLAGE, KS 66208

JOB NO.:	1411-2601
MASTER FOLDER:	CAD Drawings\Sec
SUB FOLDER:	R25-T12-S16
FILE NAME:	Sec16-12-25 MASTER
FIELD BOOK ~ PAGE	GPS
DRAWN BY:	E. GARD
SHEET	1
OF	1

5112 W. 67th Street Meeting Recap

- Questions asked:
    - What variance were we applying for?
    - What are the plans for the creamery?
    - How is it going to fit in with your house?
- We discussed
    - We showed the architectural plans and what the variance was for
    - We also shared with them how we are going to blend the creamery with our main house.

5112 West 67th Street Neighborhood Meeting

Name.	Address
Mary Oman	5100 W. 67th
Holly Cook	5113 W 67th St.
PETER GREG	5209 W. 67th ST.

4/11/26

Megan and Jeremy Thomas

5112 W. 67th Street

Prairie Village, KS 66208

Dear Neighbors,

We hope this message finds you well. As part of our home construction project at 5112 W. 67th Street, we are seeking a variance from the City of Prairie Village Board of Zoning Appeals to make improvements to our creamery which has been in our backyard since Prairie Village was still a farm. We are hoping to make it more usable for my mother's sewing hobby when she visits. Due to the closeness of our main house and the creamery to the property line, we are seeking a variance because we miss the regulations by 5 feet. The project plans remain the same from the previous time we sent the plans to you.

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: 3:00pm
Location: Home Construction Project, 5112 W. 67th Street

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

Thank you. We value our wonderful neighborhood.

Best regards,

Megan and Jeremy Thomas

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: June 2, 2026 Planning Commission Meeting

Application: PC 26-12

Request: Site plan review for a fence, 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 and wall standards have specific criteria to evaluate for granting exceptions.*

Property Address: 4512 W. 91st Street

Applicant / Owner: John Anthony Picerno

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

Surrounding Zoning & Use:
North: R-1A Single-Family District – Electricity Substation
East: R-1A Single-Family District - Single-Family Dwellings
South: R-1A Single-Family District – Single-Family Dwellings
West: R-1A Single-Family District - Single-Family Dwellings & Meadowbrook Park

Legal Description: KENILWORTH LOT 11 BLK 2 PVC-0715A0025

Property Area: 14,427.53 sq. ft. (.33 ac.)

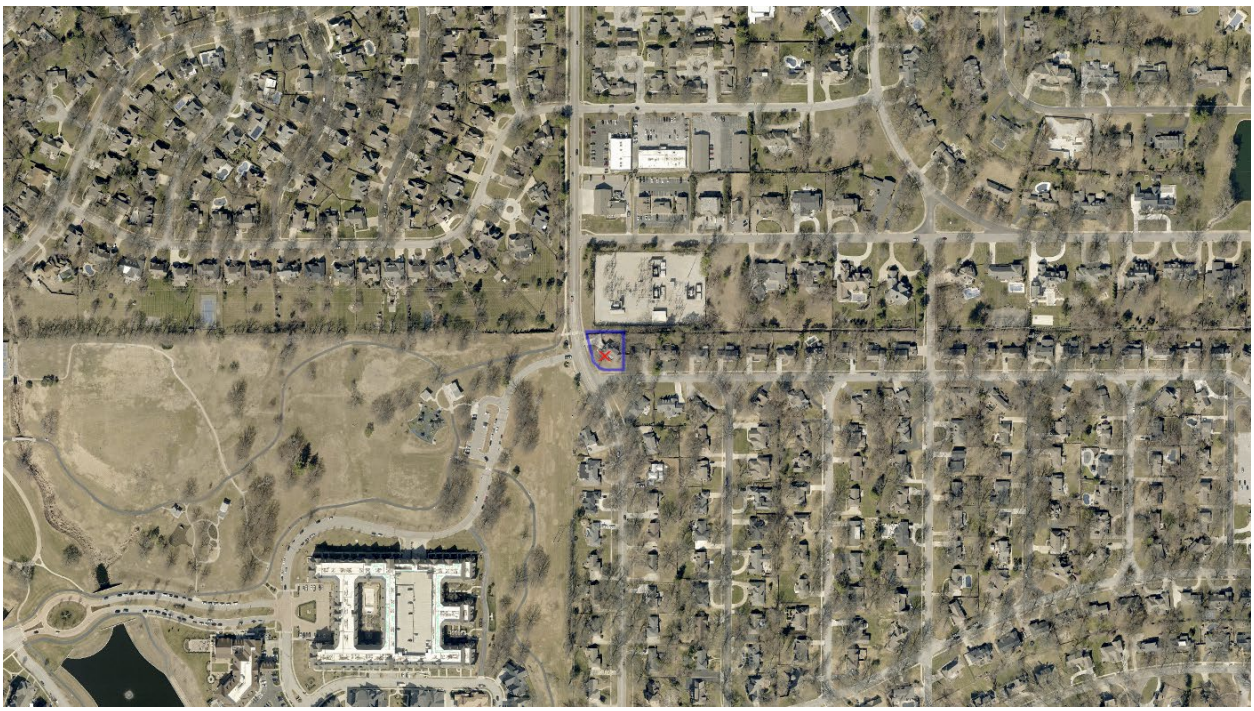
Related Case Files: none

Attachments: Application, lot plan, fence photos

General Location – Map



General Location – Aerial



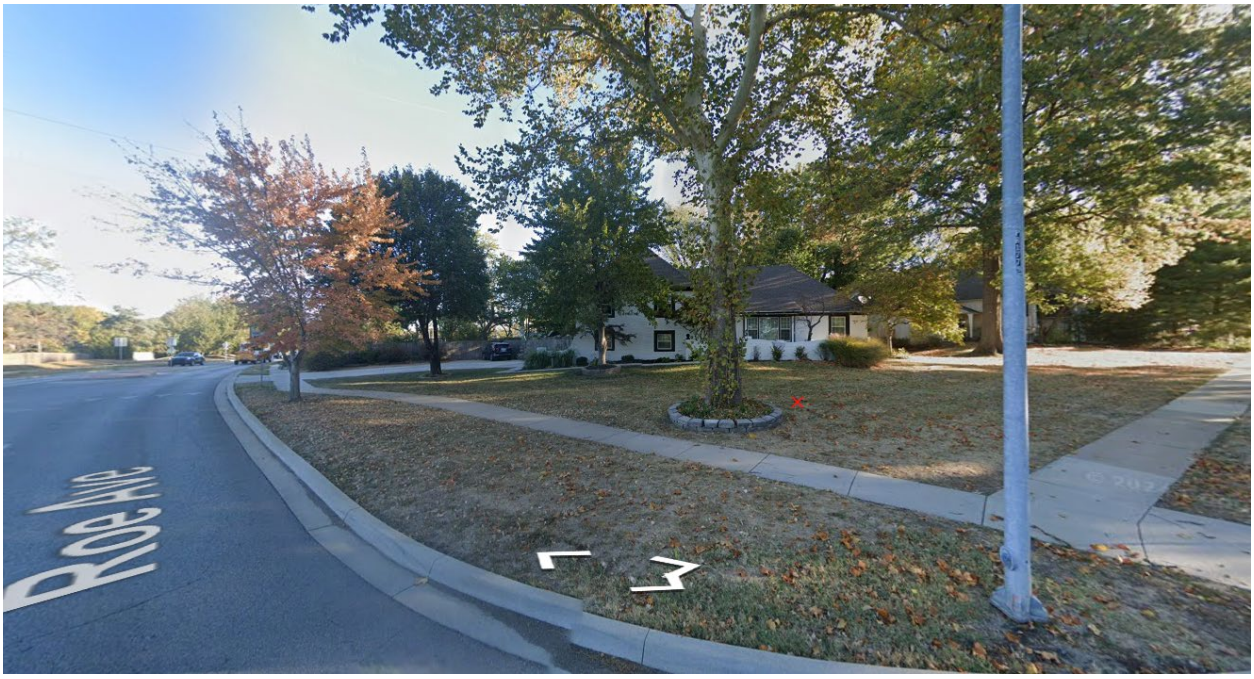
Block / Lot – Aerial



Birdseye



Street View



(looking north at W. 91st & Roe)



(looking east on Roe Avenue at north boundary of rear lot to be fenced.)

BACKGROUND:

The applicant is applying for a fence exception to construct rear yard fence that is 7 feet high and has support framing on the outside, which does not meet the yard fence standards. The property has an "intersection orientation" and fronts both Roe Avenue and 91st Street. The proposed fence is entirely in the rear yard. The applicant received a fence permit; however, a stop work order was issued when staff discovered that the fence design being constructed did not comply with standards, and the applicant applied for an exception. The zoning ordinance allows rear yard privacy fences, provided they are no higher than 6 feet [19.44.025(b)(3)] and requires that support structures are on the interior so that the finished side is outward facing. [19.44.025(b)(1)]

The proposal is to build a 7-feet wood privacy fence, framed in three segments (each 8' x 7') with vertical and horizontal framing on the exterior. This fence would be located on the north and west property lines in the rear yard. The north property line abuts an electricity substation. The substation has a six-feet slatted chain link fence with approximately 2' of security barbed wire at the top on the perimeter of the facilities, approximately 20 feet from the common property boundary. This area also has a line of trees approximately 10 to 15 feet on center.

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 May 14, 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-1A. The fence standards in Section 19.44.025 apply to this property, and the following specific section is the subject of this application:

(b). Design.

(1) Appearance. Those fences which have surface material, whether it be wood, chain link, metal bars, or other permitted material, attached on one side of posts and/or rails, thus producing a finished side and an unfinished side, shall be installed with the finish sides exposed towards the street and adjacent properties. [Section 19.44.025(b)(1)]

and;

(3) Height. No fence shall exceed six feet in height, except tennis court enclosures which may not exceed 12 feet in height, and except fences which are located within the building envelope of a lot shall not exceed eight feet in height. [Section 19.44.025(b)(3)].

The proposal is for an exception to authorize a fence to be 7 feet high and have exposed framing on the exterior of the fence. The portion of the fence needing the exception is on the north lot line that abuts a utility substation and the west lot line abutting the rear yard of the lot to the west.

The intent of the applicable fence standards is to protect the front yard and streetscape views of lots along streetscapes and to preserve the ability to reasonably screen

property from adjacent lots and other private areas. The rear yard fence standards anticipate solid privacy fences providing a full screen for back yards at the rear of homes. For corner lots, there are some issues with standards relating to public streetscapes, but this application complies with all standards regarding the fence's relationship to Roe Avenue, and it is only the north and west property lines that are an issue.

The following factors that affect this situation:

- The lot is a unique circumstance due to the boundary that abuts a utility substation to the north, and the condition and operation of that property warrants additional screening measures.
- A combination of landscape, trees, and fencing is currently used - and will continue to be used as part of the screening to soften both the transitions and the use of fence structures.
- The proposed fence - though having outward facing posts - has a "finished look" to the support structure sides due to the complete framing of each fence panel at the base, at the vertical and horizontal supports, and at the top of the vertical fence panels.

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 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 and present better screening. The large nature of these yards, and the use of a combination of fences, landscape, and trees softens the fence structures and results in the 7-foot height not being out of scale with the yards or relation to other properties.

RECOMMENDATION:

Staff recommends approval of this site plan with the exception to the fence height and design standards based on the above factors and to the extent documented in the submitted fence permit.

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Project Description

Requested Action*

Residential Site Plan Review/Exception Request

Legal Description*

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

john

Address*

4512 W 91 street

Owner Name*

john picerno

Location of Property*

4512 W. 91st

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

We are replacing an existing fence. We hope to replace the existing fence exactly as it was installed prior to us buying this property in 2022.

1. Our fence backs up to an unsightly electrical power station and was 7 ft tall, we would like a variance for that height. Our next door neighbors fence that borders the power station is also 7 ft tall.

2. We are told the pickets must face the outside of our fence. This is not how the existing fence was constructed. If this requried will we need to do this the entire length? Or only the fence that can be seen from the street? The remaing fence faces the power plant directy. The plant has an unattractive chain link fence.

3. We have a home on one side of our property. Our neighbors do not object to not having pickets on their side of the fence. Is this acceptable?

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*

John Picerno

Apr 24, 2026

Date*

04/24/2026

10:39 02:05 5Guc 51



4512 W 91 St

Notes from McAuliffe (inspector)

80' Right of Way,
Fence needs to be
40' from the centerline
of Roe Ave.

















John Picerno

Applicant

May 8, 2026 at 11:13 am

This morning I hand delivered the letter to all the neighbors and mailed to them to the businesses you provided, regarding the proposed fence and our neighborhood meeting scheduled for May 14, 2026 at 5pm. I will add the letter to the portal. Please let us know if we need to do anything else.

John Picerno

Applicant

May 15, 2026 at 6:40 am

We had our meeting last night. They viewed the fence from our property and asked a few questions. They said it was beautiful. They are one property over from us and their backyard faces the power station. They told us they will be applying for a variance as well when they replace their fence.

Date: 5/14/26

Topic: Fence-John and Tiffany Picerno

Location: 4512 W. 91st St. PVKS 66207

Name-Address-Phone number-Signature

1.
2.
3.
4.
5. Carol Rohr 4504 W 91st St 816-694-8267
6.
7.
8.
9.
10.
11.
12.



Bradly ›

iMessage
Encrypted

Today 6:21 PM

John, hello this is Bradley Brooker across the street. I think your fence looks great. I would have done the same thing. Have a great evening.

Bradley B

Thank you!

Delivered

May 7, 2026

Property Location: 4512 W. 91st Street, Prairie Village, KS 66207

Dear Neighbor,

Hello! If we haven't had the chance to meet yet, we are John and Tiffany Picerno and we live at 4512 W. 91st Street. We're writing to let you know that we have submitted an application to the City of Prairie Village requesting a variance to build a 7' wooden privacy fence along a section of the north side of our property facing the Evergy substation. We believe the 7' section will not negatively impact any neighbors and will help screen the unsightly substation located directly behind our properly, improving the view from both the yard and the home while creating a more attractive and cohesive environment. 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 4512 W. 91st Street on Thursday, May 14, 2026 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. 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 there is no obligation to come to our attend or respond to this letter, but we are happy to meet and answer any questions you may have.

Wishing you all the best!

Tiffany and John Picerno

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: June 2, 2026, Planning Commission Meeting

Application:	PC 26-14
Request:	Building Line Modification
Action:	*A Building Line Modification requires the Planning Commission to review and evaluate the facts and, if in its discretion, it finds that the facts meet the criteria it may approve the application by resolution.*
Property Address:	5009 W. 70th Street
Applicant:	Scott McKenzie and Connie Link
Current Zoning & Use:	R-1B Single-Family Residential - Single-Family Dwellings
Surrounding Zoning & Use:	**North:** R-1B Single-Family Residential - Single-Family Dwellings
	East: R-1B Single-Family Residential – Single-Family Dwellings
	South: R-1B Single-Family Residential – Single-Family Dwellings
	West: R-1B Single-Family Residential - Single-Family Dwellings
Legal Description:	PRAIRIE VILLAGE LOT 17 BLK 54 PVC-1973
Property Area:	0.23 acres (9,936.05 s.f.)
Related Case Files:	BZA 2026-05 Variance - Cumulative Side Setback
Attachments:	Application, Survey, Building & Design Plans

General Location - Map



Aerial - Context



Aerial - Block & Lot



Areial - Site



Birdseye





Street View (looking east from corner of Fonticello and W. 70th Street - subject property in background)

COMMENTS:

The applicant is requesting a building line modification as provided in Chapter 18.18 of the subdivision regulations, to build additional living space and convert a 1-car garage to a 2-car garage on the east side of the lot. All portions of the addition remain single-story, consistent with the existing home. The proposed house would be built approximately 31.33 to 31.66 feet from W. 70th Street at the proposed front setback, rather than a 35-foot platted building line. It would meet all zoning setbacks, lot coverage standards, and neighborhood design standards, except for a related variance request for the cumulative side setback, impacting the west side setback line.

The lot is located on the south side of 70th Street, one lot west of Fonticello Street, and has a platted building line of 35 feet on the front lot line. The house fronts on W. 70th Street and has a single-car driveway and garage that is proposed to be expanded to a two-car garage with an expanded driveway extending from the single-lane curb cut. A front entry feature and a front bedroom is also extending over the platted front building line. Front entry features are permitted to extend over the front setback line, and staff interprets this exception to apply to platted front building lines.

A 4- to 5-feet extension of the front living space (approximately 11 feet wide) and a 4- to 5-feet extension of the garage (approximately 18 feet wide) is proposed to encroach over the platted building line. However, all portions will be 1- to 1.5-feet behind the required front setback.

Platted building lines exist in either one or both of the following circumstances - (1) where there is an irregular block and lot pattern that warrants setbacks different from what the zoning requires; and/or (2) where homes were built prior to the adoption of the zoning ordinance (this existing house was built in 1953). The building lines are platted at the time of original developer and placed on the lot by the developer and recorded. Under the Prairie Village zoning ordinances, the stricter of the platted building line or zoning setbacks apply, and the Planning Commission can modify platted building lines (but not zoning setbacks).

The applicant held a neighborhood meeting on May 18, 2026, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

Section 18.18.D provides the criteria for the Planning Commission to consider for building line modifications:

1. **That there are special circumstances or conditions affecting the property;**

   The lot is adjacent to a corner lot to the west with a corner orientation, and which is skewed on that lot. Therefore, this establishes an irregular relationship of the lot to the street. Lots east of this lot all have similar relationships to the street as the proposed home, and therefore the subject lot is the first along the block to establish the pattern required of the platted building line. All homes were built prior to the Prairie Village Zoning Ordinance (between 1950 and 1953) and the platted building line appears to be intended to establish consistent frontages

absent a required zoning setback. All lots are currently subject to a minimum 30-feet front setback.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

The proposed modification will allow a minimal dimension for a two-car garage. This plan and allowance is in conjunction with (1) a related variance from the cumulative side setback to allow the garage to be expanded and built within 6 feet of the east lot line; and (2) an expansion of living areas to the south. Both are also being done to retain the majority of an existing structure, and to retain two large trees - one to the north and west side of the existing structure, and one on adjacent property to the east and south of the existing structure.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

Although the platted building lines are similar on adjacent lots, the proposed orientation is not a significant departure. This lot is the first home on this street face to conform with this pattern, which becomes more prevalent proceeding east along W. 70th Street. Also, the pattern is not so prevalent since there are some homes that have been torn down and rebuilt into larger homes and others that have entry features that encroach over the platted building line (as permitted by ordinance.). Additionally, the proposal will still maintain a significant setback from West 70th Street (at least 30 feet).

EFFECT OF APPROVAL:

Staff does not see any significant issue affecting adjacent property or concerning the established character and pattern of buildings along the block if the building line modification is approved. If the Planning Commission finds favorably on the three considerations, it shall adopt a resolution based on the proposed survey and plot plan that must be recorded with the register of deeds prior to obtaining a building permit.

Project Description

Requested Action*

Residential Building Line Modification/Elevation Change

Legal Description*

1. Proposed addition of the Garage , bedroom and front entry are over the Platted 35' front Build line, Ranging from 3.75' to 3'. This is a violation of Platted front setback of the plat. To build as proposed the applicant will need to seek a Building Line Modification request with the City of Prairie Village Planning Commission.

Note the proposed additions in this location will maintain 31'-4" to 31'-8" of front yard setback. (Note the front porch landing and step projecting past the front platted build line are compliant with PVZC 19.44.020 Yard exceptions.)

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Scott McKenzie Connie Link McKenzie

Address*

5009 W. 70th St

Owner Name*

Connie Link

Location of Property*

5009 W. 70th St

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

1. Proposed addition of the Garage , bedroom and front entry are over the Platted 35' front Build line, Ranging from 3.75' to 3'. This is a violation of Platted front setback of the plat. To build as proposed

the applicant will need to seek a Building Line Modification request with the City of Prairie Village Planning Commission.

Note the proposed additions in this location will maintain 31’-4” to 31’-8” of front yard setback. (Note the front porch landing and step projecting past the front platted build line are compliant with PVZC 19.44.020 Yard exceptions.)

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*

Scott McKenzie

May 7, 2026

Date*

05/07/2026

Office Use Only (Where does this belong?)

Board of Zoning Appeals Only - Complete Only if Instructed

Detailed Description of Variance Requested

The proposed Garage expansion towards the east lot line is too close 1.95’, this is a violation of PVZC table 19.08A 20% of lot width minimum between both sides. To proceed with this configuration requires Board of Zoning Appeals. Note the proposed setback is 6.08’ from the east side lot line and the new structure would maintain greater than 12 feet from the adjacent neighboring structure. Note the width of the lot measured along the 35’ platted front build line west lot line to east lot line is 70.17’ x.20

= Required side yards of 14.03’. Existing setback west side 6 feet required on the east side setback of 8.03’.

Adjacent Zoning: North

R1

Adjacent Land Use: North

R1

Adjacent Zoning: South

R1

Adjacent Land Use: South

R1

Adjacent Zoning: East

R1

Adjacent Land Use: East

R1

Adjacent Zoning: West

R1

Adjacent Land Use: West

R1

Present Use of Property

R1

Proposed Use of Property

R1

Utility lines or easements that would restrict proposed development

N/A

Does your project meet the following standard: Uniqueness

Yes

Provide an explanation for how the following standard is met: Uniqueness

The property has several unique site constraints that significantly limit expansion options. The house to the west sits on a corner lot and is not aligned squarely with the lot, leaving only 15’10” between structures. In addition, a mature oak tree on the northwest side of the property is located only 13’3” from the house, while another large mature oak tree on the neighboring property to the east is approximately 23 feet from the existing structure.

The proposed design was carefully developed to minimize impact on both root systems and preserve existing mature landscaping. Expansion opportunities are further limited by extensive landscaping beds to the south, where permeable surfaces and green space have been intentionally maximized.

Does your project meet the following standard: Adjacent Property

Yes

Provide an explanation for how the following standard is met: Adjacent Property

The requested variance will not materially impair adjacent properties or negatively affect neighboring homeowners. No rear setback variance is requested.

The eastern portion of the addition was intentionally reduced to minimize impact on the adjacent property and protect the neighboring mature oak tree, while still allowing a functional two-car garage. The proposal continues to maintain approximately 13 feet between structures, consistent with neighborhood spacing patterns.

Does your project meet the following standard: Hardship

Yes

Provide an explanation for how the following standard is met: Hardship

The proposed design is the result of more than a year of planning and substantial architectural investment. During the design process, the architect was not aware of the side setback calculation of combined setbacks.
While the side setbacks are individually compliant, this resulted in the 20% combined lot width minimum being exceeded.

The requested variance is modest and necessary to preserve the overall functionality and integrity of the approved design. Reducing or eliminating the addition would require a complete redesign of the floor plan, significantly impacting interior living space, storage, the front elevation, and eliminating the functionality of the planned two-car garage.

The side setback request is minimal, exceeding the combined side-yard requirement by only 1.95 feet.

Does your project meet the following standard: Public Interest

Yes

Provide an explanation for how the following standard is met: Public Interest

Granting the variance will not adversely affect public health, safety, convenience, or neighborhood aesthetics. The proposal will not impair visibility, traffic safety, light, or air circulation for neighboring properties.

The addition remains single-story, making it substantially less intrusive than a second-story expansion. The project preserves existing landscaping, maintains open space, and is not expected to negatively affect surrounding property values.

Does your project meet the following standard: Spirit and Intent

Yes

Provide an explanation for how the following standard is met: Spirit and Intent

The proposal remains consistent with the spirit and intent of the zoning ordinance. Approximately 38% of the requested variance area is already impervious surface, and the total impervious coverage for the property will remain approximately 35.75%, below the 40% maximum allowed.

The addition is limited to one story, preserving neighboring light and privacy. Permeable surfaces and mature landscaping are being preserved wherever possible, and spacing between structures will remain greater than 12 feet, consistent with the intent of the ordinance.

Does your project meet the minimum variance?

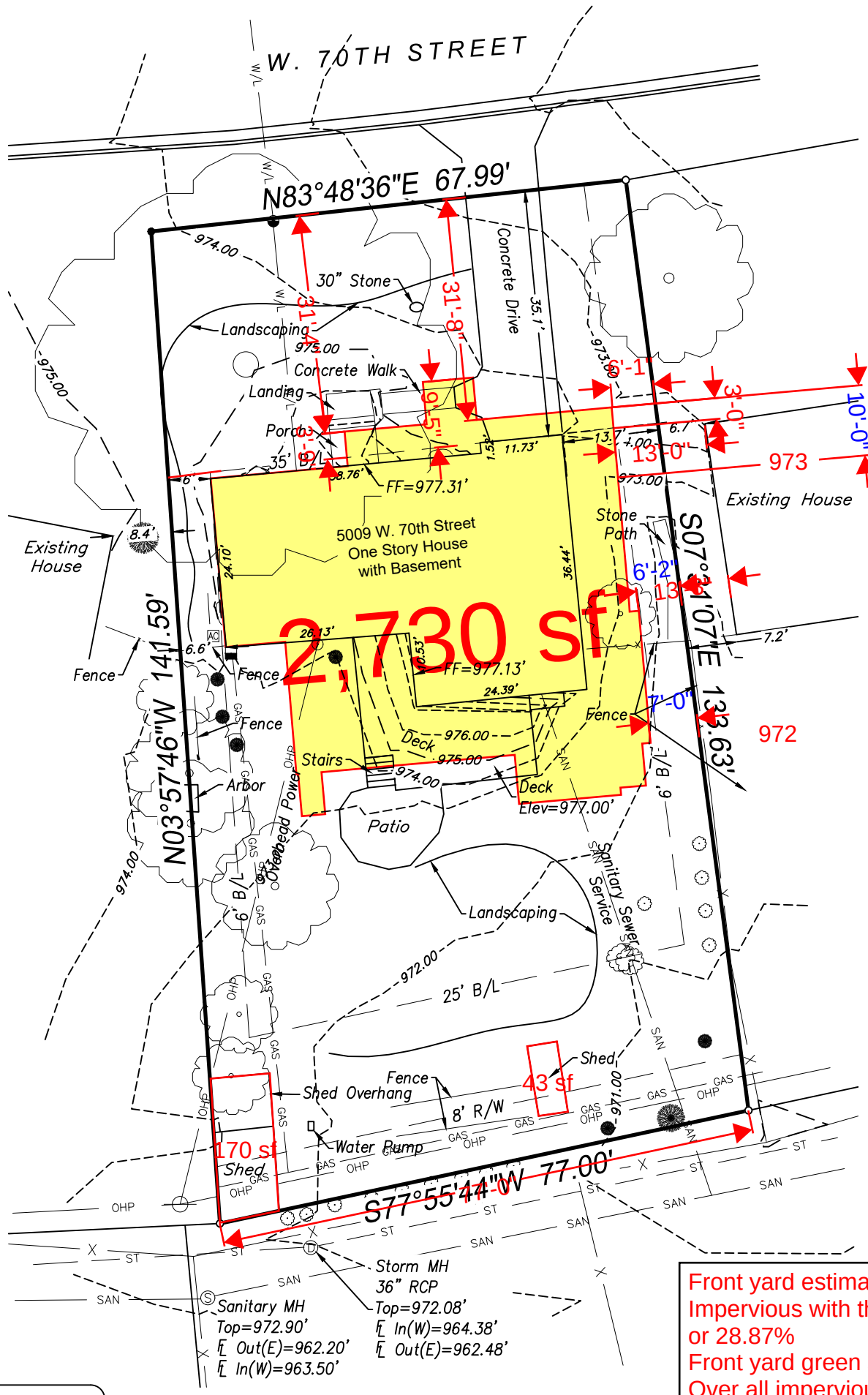
Yes

Width of platted front Build line 70.17'

8'-4" — 14'-5" — 14'-2" — 7'-4" — 16'-6" — ~~7'-11"~~ 6" 70'-2"

PROPERTY DESCRIPTION:

All of Lot 17, Block 54, of Prairie Village, a subdivision in the City of Prairie Village, Johnson County, Kansas.



Front yard estimated at 2258sf
Impervious with the front yard 652sf or 28.87%
Front yard green space 71.13%
Over all impervious surfaces of the lot estimated at 3555sf or 35.76%
Maximum allowed impervious surfaces for this lot 4275.6sf

LEGEND:

- FOUND MONUMENT AS NOTED
- *SET 1/2" X 24" REBAR WITH MJS CAP*
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE
- FF FINISHED FLOOR
- R/W RIGHT OF WAY
- C CABLE BOX
- E ELECTRICAL BOX
- ELECTRIC METER
- GAS GAS LINE
- GAS METER
- GAS VALVE
- TREE, DECIDUOUS
- S SANITARY MANHOLE
- SAN SANITARY SEWER LINE
- D STORM MANHOLE
- ST STORM SEWER LINE
- T TELEPHONE BOX
- WATER VALVE
- FIRE HYDRANT

Lot Area = 9,939 sq. ft.
Existing Impervious Area = 2,176 sq.ft. 22%
Existing Building Coverage = 1,507 sq.ft. 15%

Current Zoning: R-1B
Front = 35' Setback
Rear = 25' Setback
Side = 6' Setback

1"=20'
0 10' 20'

This is to certify that I, Michael J. Schmidtberger, Kansas LS-954, have during November 2024, made a survey as shown hereon, and the results of said survey are shown on this survey and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

MICHAEL J. SCHMIDTBERGER LS-954 12/4/24 KANSAS LAND SURVEYOR

MJS CONSULTING, LLC
2224 CONDOLEA TERRACE
LEAWOOD, KANSAS 66209
913.334.8819 mschmidtberger.dm2@gmail.com
LAND SURVEYING AND PLANNING

NO.	BY	QD	DATE	REVISION
1.	WM	MJS	12/04/24	Original

Prepared For:
Scott McKenzie

N W E S

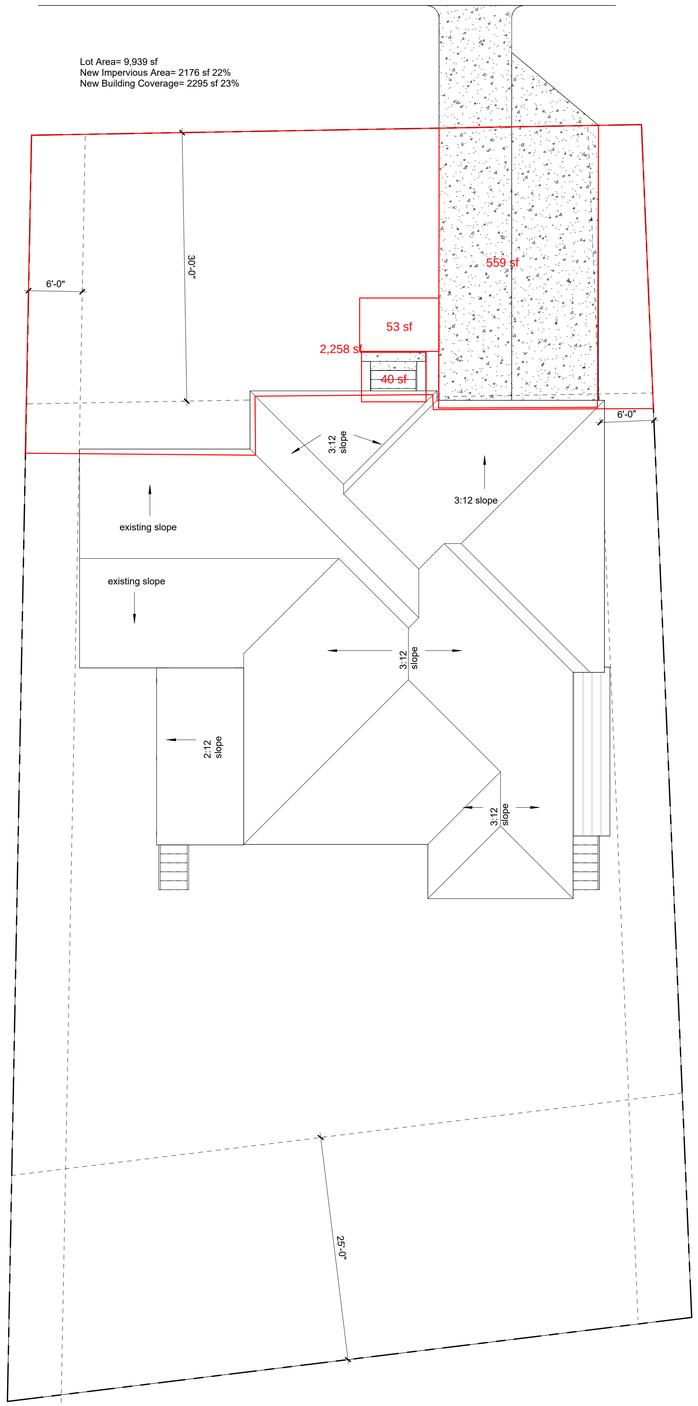
EXISTING CONDITIONS SURVEY

5009 W. 70TH STREET
CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

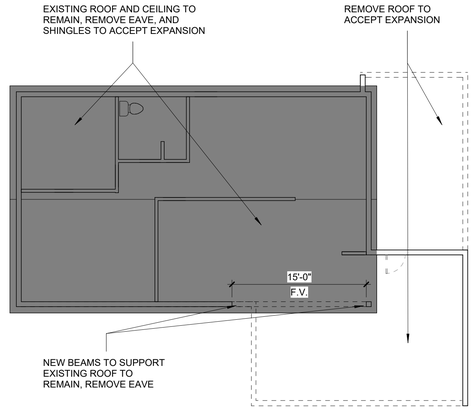
Project #: 24-0084

Sheet 1 of 1

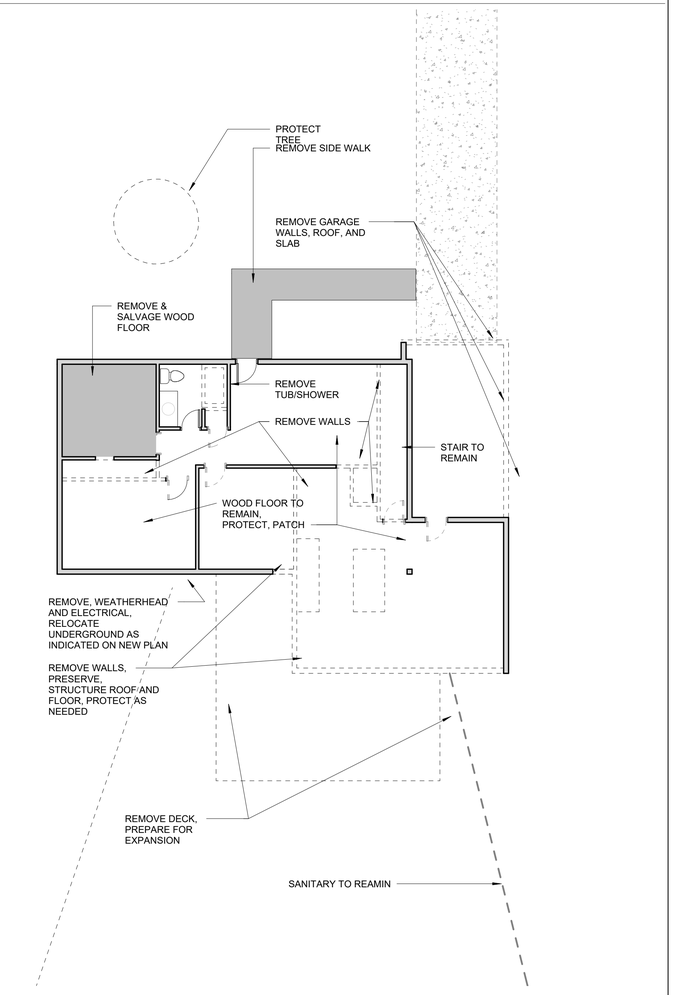
Front yard estimated at 2258sf
Impervious with the front yard 652sf
or 28.87%
Front yard green space 71.13%
Over all impervious surfaces of the
lot estimated at 3342sf or 33.62sf
Maximum allowed impervious
surfaces for this lot 4275.6sf



PROPOSED ROOF PLAN _ NEW 3
1/8" = 1'-0"



DEMO CEILING/ROOF PLAN_LEVEL 1 Copy 2 2
1/8" = 1'-0"



DEMO PLAN_LEVEL 1 1
1/8" = 1'-0"

Project Shall Comply with:

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2017 National Electrical Code
2018 International Existing Building Code
2018 Swimming Pool and Spa Code
2018 Property Maintenance Code
2018 International Fire Code

Protective Fencing Requirements
The following trees are required to be protected during construction with protective fences. The following trees are required to be protected during construction with protective fences. If a protected tree must be removed, a tree removal permit must be granted and the tree must be replaced with at least a 2" DBH tree when construction is completed:

- All trees in the public right-of-way (Area 1 in image above).
- All trees 3" DBH or greater located within 20 feet of the front lot line (Area 2 above)
- All trees 6" DBH or greater located anywhere else on the lot (Area 3 and 4 above)
- All Kansas State Champion Trees

Protective fencing is required for all protected trees listed above (unless a permit for removal has been approved). Fences must be a snow fence, chain-link fence, vinyl construction fence, or other similar fencing with a minimum 4 feet height. The fence must meet the following requirements:

- Trees greater than 28" DBH: fenced area must be the lesser of 20 feet from the center of the tree or protecting at least 75% of the drip line.
- Trees between 20" - 28" DBH: fenced area must be the lesser of 15 feet from the center of the tree or protecting at least 75% of the drip line.
- Trees less than 20" DBH: fenced area must be the lesser of 10 feet from the center of the tree or at least 75% of the drip line.

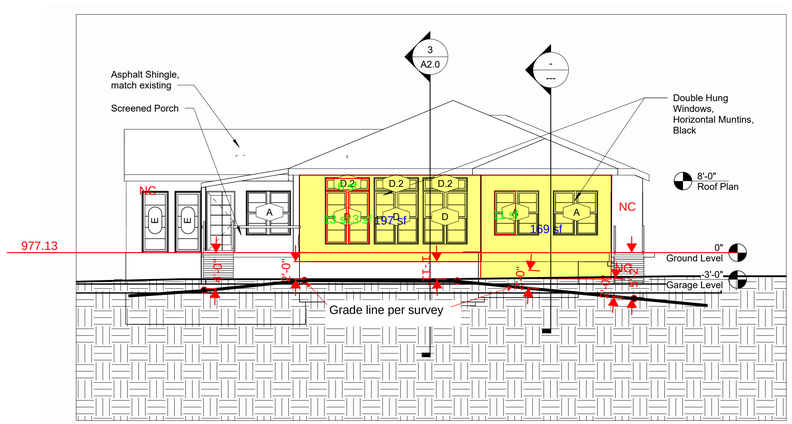
Fenced areas do not include any pre-existing structures, foundations, slabs, roadways, sidewalks, and driveways. The fence should be installed along the edge of the driveways/roadways encompassing the tree to restrict access from the street side. The fence must remain in place at all times until all construction-related activity has been completed or final grade achieved. The City may authorize the fences to be moved temporarily for final grading, access, or other work.

Prairie Village Zoning Regulations. Please note the following:
- Habitable spaces, hallways, bathrooms, toilet rooms, laundry rooms, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Portions of basements that do not contain habitable space, hallways, bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than six feet, 8 inches. Beams, girders, ducts, or other projections may project to within six feet, 4 inches of the finished floor.
- All new sleeping rooms shall be required to have an emergency escape and rescue window with a minimum net clearance of 5.7 square feet. A maximum clearance opening height of 44 inches, as measured from the finished floor to the bottom of the clear opening is required.
- Smoke and carbon monoxide alarms are required to be installed throughout the existing structure per IRC 2018.
- Exposed existing walls must be insulated consistent with the IRC 2018, as amended by the City of Prairie Village.
- Power panel disconnections shall not be located within bathrooms.
- All new sanitary sewer drain waste vent plumbing shall be protected by a backwater valve per IRC 2018, unless applicant can provide proof of the flood level rims of plumbing fixtures are above the flood level rim of the nearest upstream manhole top elevation

1. ALL WORK, MATERIALS, AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
2. CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR PEDESTRIAN AND TRAFFIC BARRIERS. ALL WORK SHALL CONFORM TO ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
3. THE SIZE, TYPE, QUANTITY, AND LOCATION OF ALL TEMPORARY FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
4. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, AND LOCAL JURISDICTION ACCESSIBILITY GUIDELINES. WHEN DISABLED ACCESS GUIDELINES CONFLICT OR DIFFER, THE MOST STRINGENT INTERPRETATION SHALL APPLY UNLESS NOTED OTHERWISE.

PV HOME REMODEL
5009 W 70TH STREET

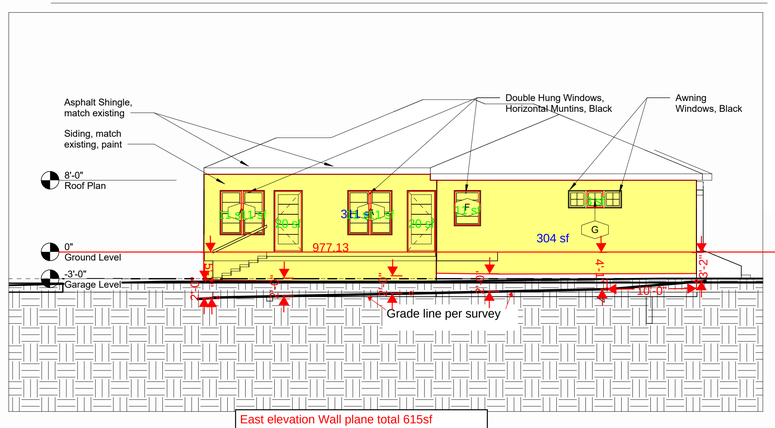
DEMOLITION PLANS & SITE
D1.0



South elevation Wall plane total 366sf
Varied wall massing under 500 feet OKay
Windows no trim 140sf or 38.25%
Complies with PVZC 19.08.025 DG
Calculated with siding lowered to less than 24" of exposed foundation walls .

South Elevation 6

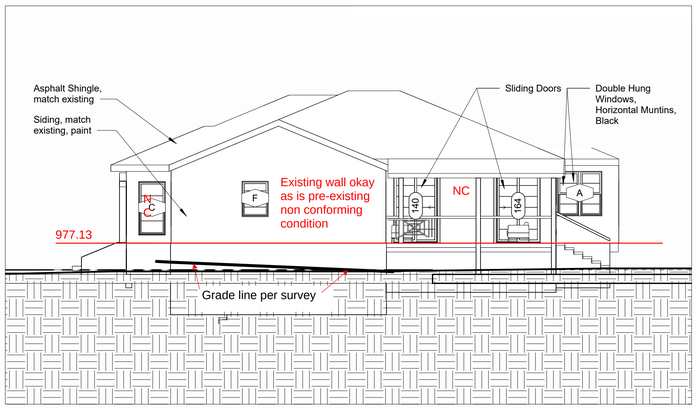
1/8" = 1'-0"



East elevation Wall plane total 615sf
Varied wall massing 311 or 50.56%
windows no trim 104sf or 16.91%
Complies with PVZC 19.08.025 DG
Calculated with siding lowered to less than 24" of exposed foundation walls .

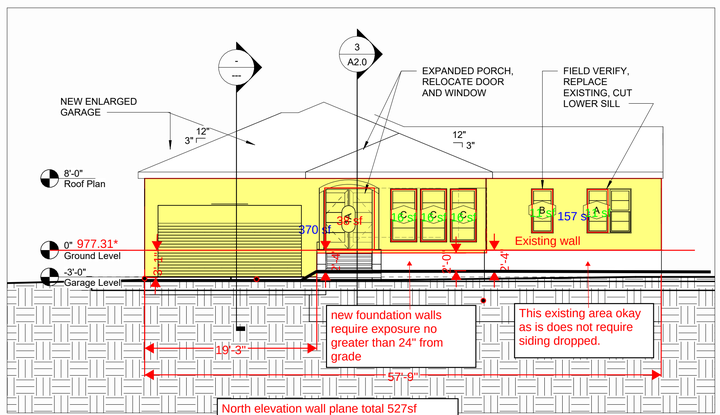
East Elevation 2

1/8" = 1'-0"



West Elevation 4

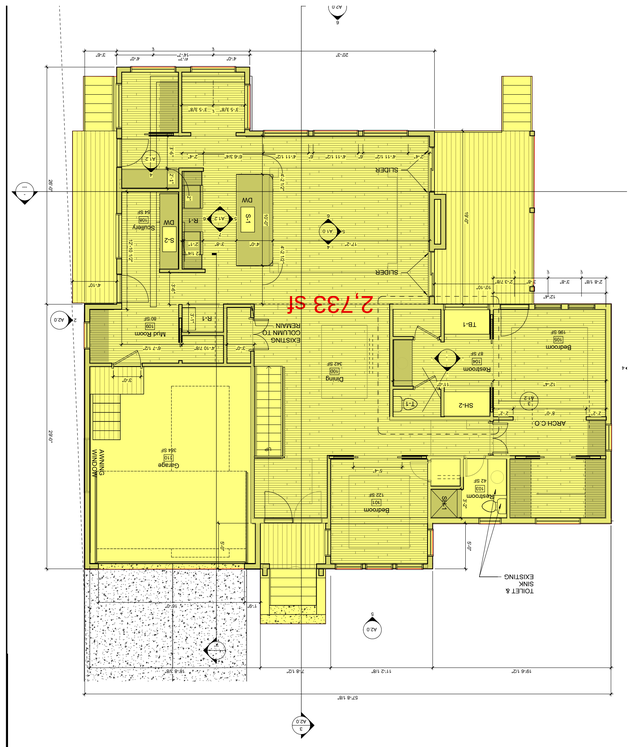
1/8" = 1'-0"

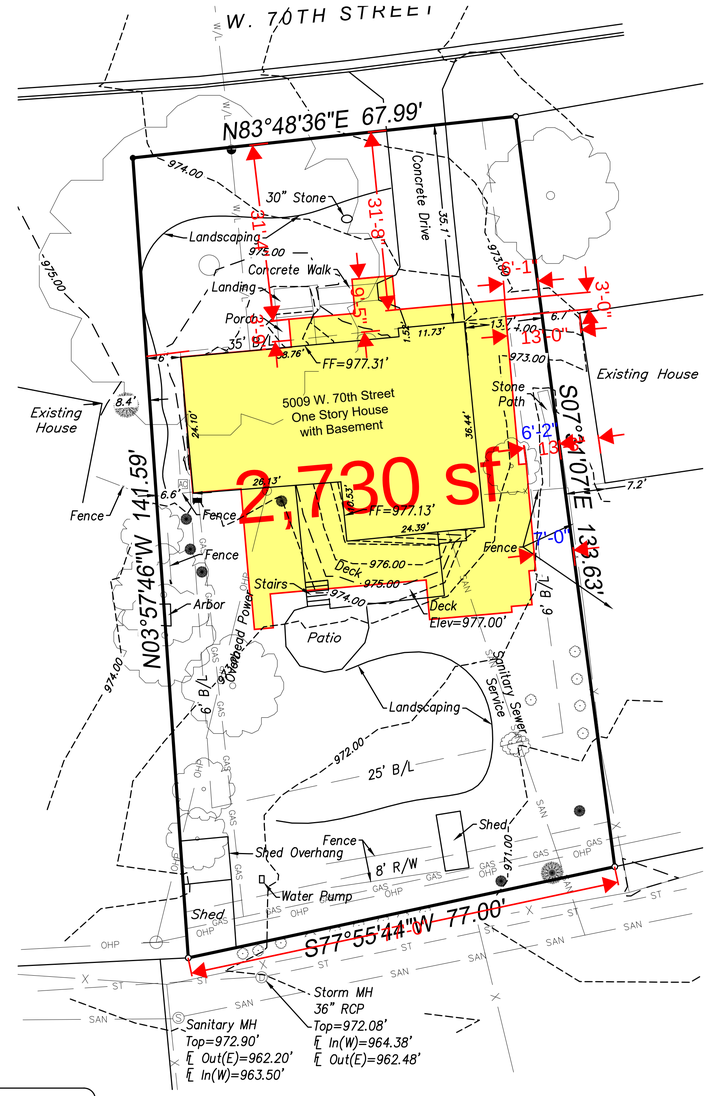


North elevation wall plane total 527sf
Varied wall massing 157sf or 29.79%
Garage width to Building width okay less than 24'.
Window + F doors 119sf or 22.58%
Complies with PVZC 19.08.025 DG-except exposed foundation walls greater than 24".

North Elevation 5

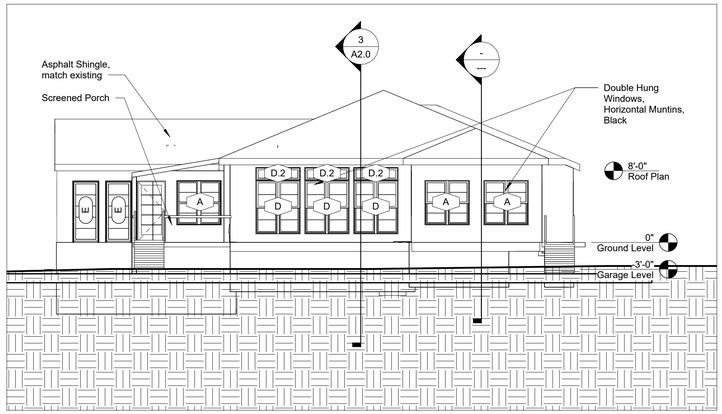
1/8" = 1'-0"





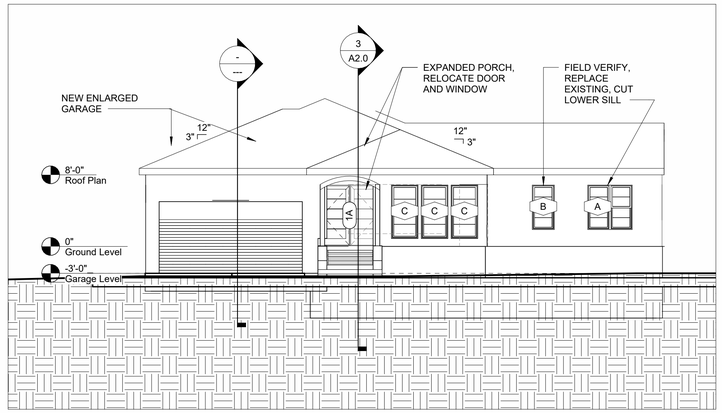
ND MONUMENT AS NOTED
1/2" X 24" REBAR WITH CAP
ITY EASEMENT
DING SETBACK LINE
SHED FLOOR
T OF WAY

Lot Area = 9,939 sq. ft.
Existing Impervious Area = 2,176 sq.ft. 22%
Existing Building Coverage = 1,507 sq.ft. 15%



South Elevation 6

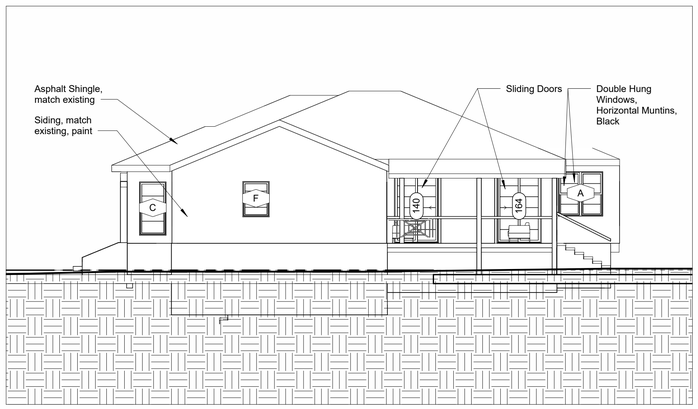
1/8" = 1'-0"



North Elevation 5

1/8" = 1'-0"

Window Schedule				
Family and Type	Count	Width	Height	Type Mark
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 59-1/2"	1	4'-11 1/2"	4'-11 1/2"	A
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 59-1/2	1	4'-11 1/2"	4'-11 1/2"	A
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 59-1/2"	1	4'-11 1/2"	4'-11 1/2"	A
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 59-1/2"	1	4'-11 1/2"	4'-11 1/2"	A
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 59-1/2"	1	4'-11 1/2"	4'-11 1/2"	A
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 59-1/2"	1	4'-11 1/2"	4'-11 1/2"	A
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 59-1/2"	1	4'-11 1/2"	4'-11 1/2"	A
Window-Single_Hung-Andersen-100_Series_Single: 29-1/2" x 59-1/2"	1	2'-5 1/2"	4'-11 1/2"	B
Window-Single_Hung-Andersen-100_Series_Single: 35-1/2" x 71-1/2"	1	2'-11 1/2"	5'-11 1/2"	C
Window-Single_Hung-Andersen-100_Series_Single: 35-1/2" x 71-1/2"	1	2'-11 1/2"	5'-11 1/2"	C
Window-Single_Hung-Andersen-100_Series_Single: 35-1/2" x 71-1/2"	1	2'-11 1/2"	5'-11 1/2"	C
Window-Single_Hung-Andersen-100_Series_Single: 35-1/2" x 71-1/2"	1	2'-11 1/2"	5'-11 1/2"	C
Window-Single_Hung-Andersen-100_Series_Single: 35-1/2" x 71-1/2"	1	2'-11 1/2"	5'-11 1/2"	C
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 71-1/2"	1	4'-11 1/2"	5'-11 1/2"	D
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 71-1/2"	1	4'-11 1/2"	5'-11 1/2"	D
Window-Single_Hung-Andersen-100_Series_Twin: 59-1/2" x 71-1/2"	1	4'-11 1/2"	5'-11 1/2"	D
Window-Transom-Andersen-100_Series_Twin: 59-1/2" x 17-1/2"	1	4'-11 1/2"	1'-5 1/2"	D.2
Window-Transom-Andersen-100_Series_Twin: 59-1/2" x 17-1/2"	1	4'-11 1/2"	1'-5 1/2"	D.2
Window-Transom-Andersen-100_Series_Twin: 59-1/2" x 17-1/2"	1	4'-11 1/2"	1'-5 1/2"	D.2
Window-Single_Hung-Andersen-100_Series_Single: 35-1/2" x 47-1/2"	1	2'-11 1/2"	3'-11 1/2"	F
Window-Single_Hung-Andersen-100_Series_Single: 35-1/2" x 47-1/2"	1	2'-11 1/2"	3'-11 1/2"	F
Window-Transom-Andersen-100_Series_Triple: 71-1/2" x 23-1/2"	1	5'-11 1/2"	1'-11 1/2"	G
Grand total: 22				

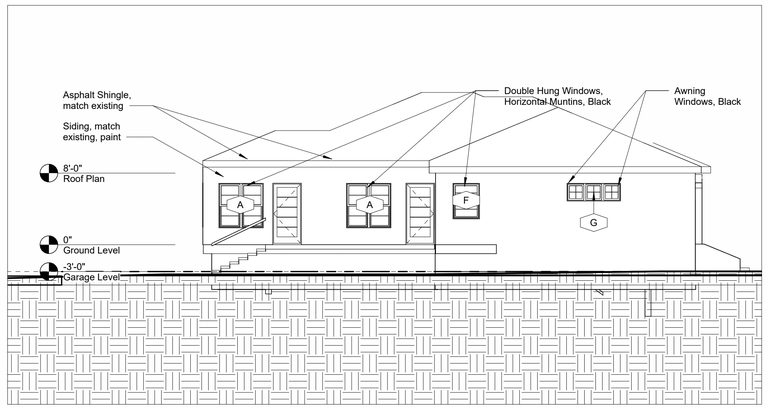


West Elevation 4

1/8" = 1'-0"

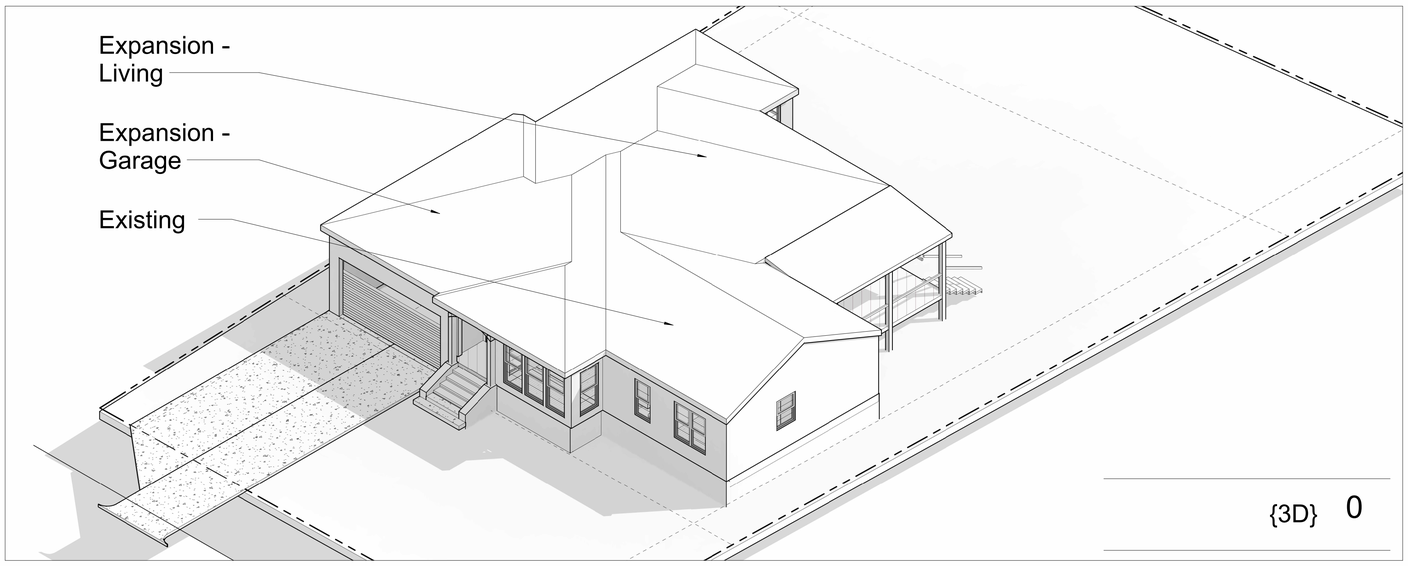
Section looking West 3

1/8" = 1'-0"



East Elevation 2

1/8" = 1'-0"



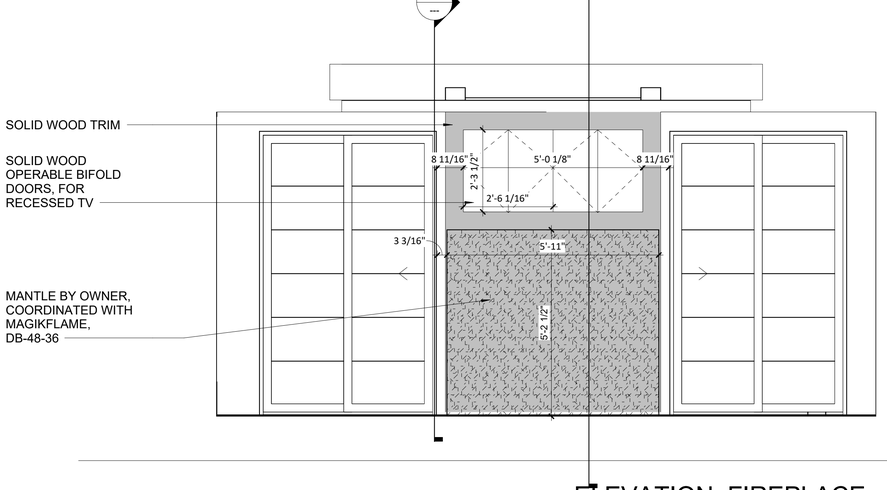
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PV HOME REMODEL

5009 W 70TH STREET

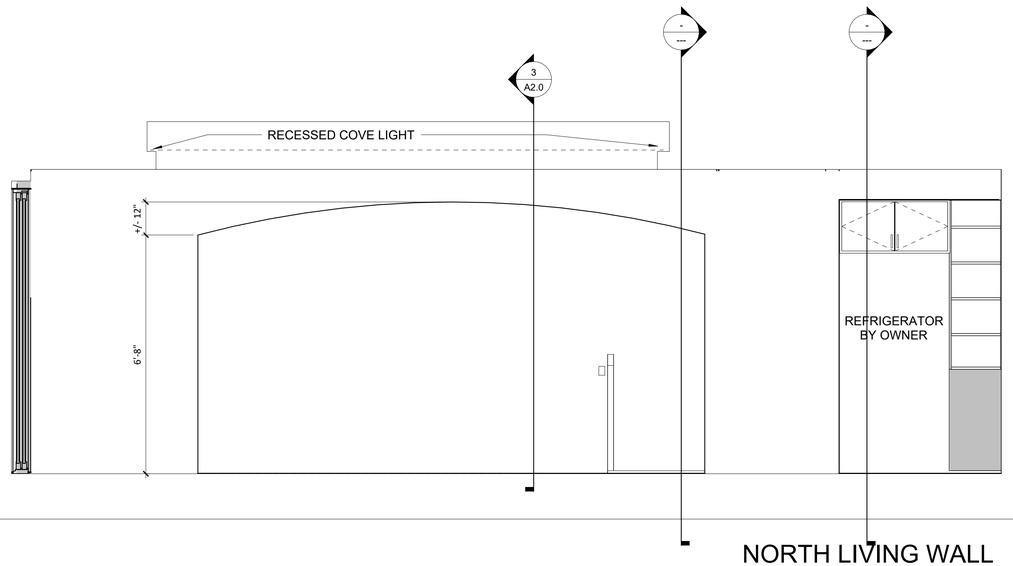
EXTERIOR ELEVATIONS

A2.0



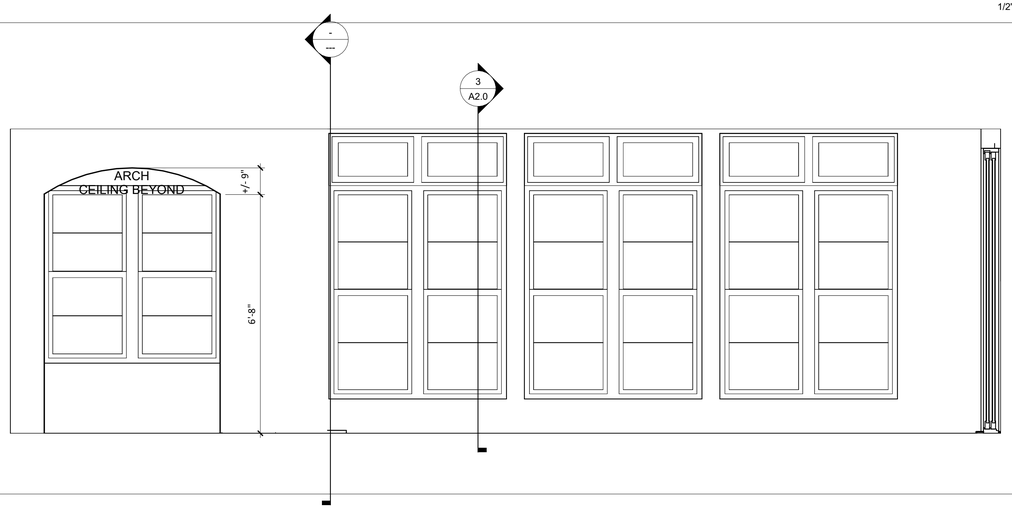
ELEVATION FIREPLACE 5

1/2" = 1'-0"



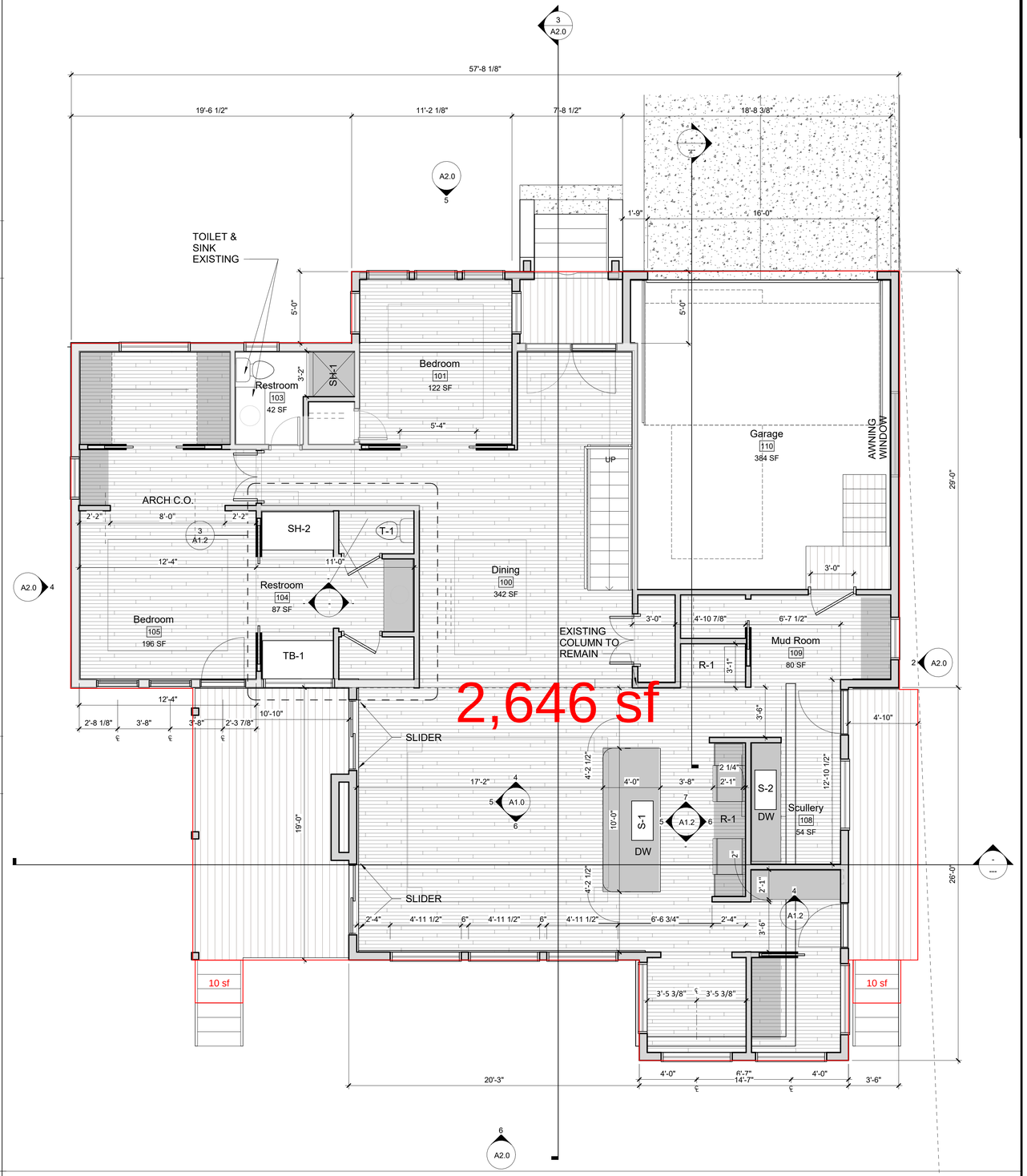
NORTH LIVING WALL 4

1/2" = 1'-0"



SOUTH LIVING WALL 6

1/2" = 1'-0"



ENLARGED FLOOR PLAN 1

1/4" = 1'-0"

PV HOME REMODEL

5009 W 70TH STREET

ARCHITECTURAL PLAN

A1.0



REFLECTED CEILING PLAN 1

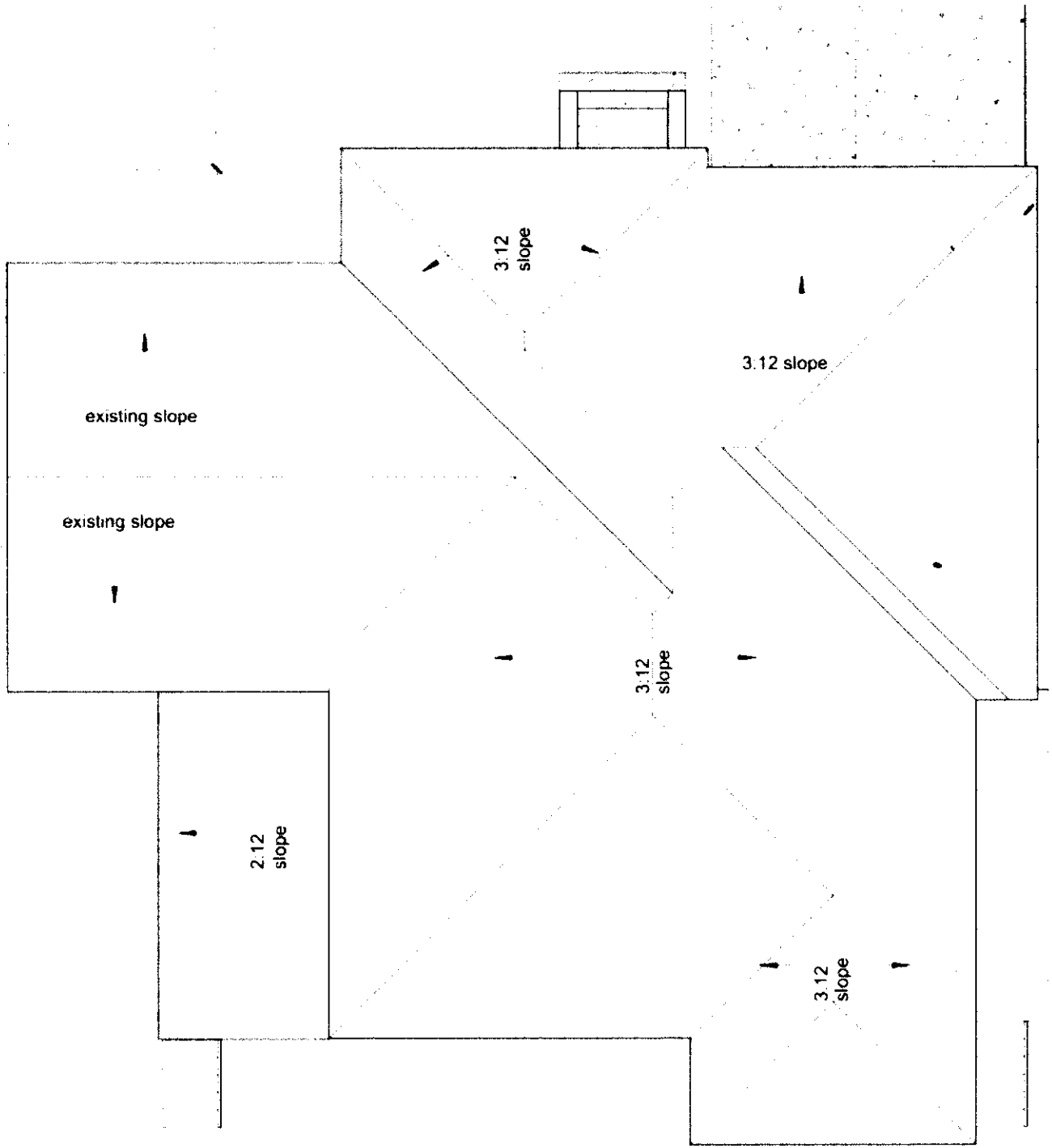
1/4" = 1'-0"

REFLECTED CEILING PLAN

A1.1

PV HOME REMODEL

5009 W 70TH STREET



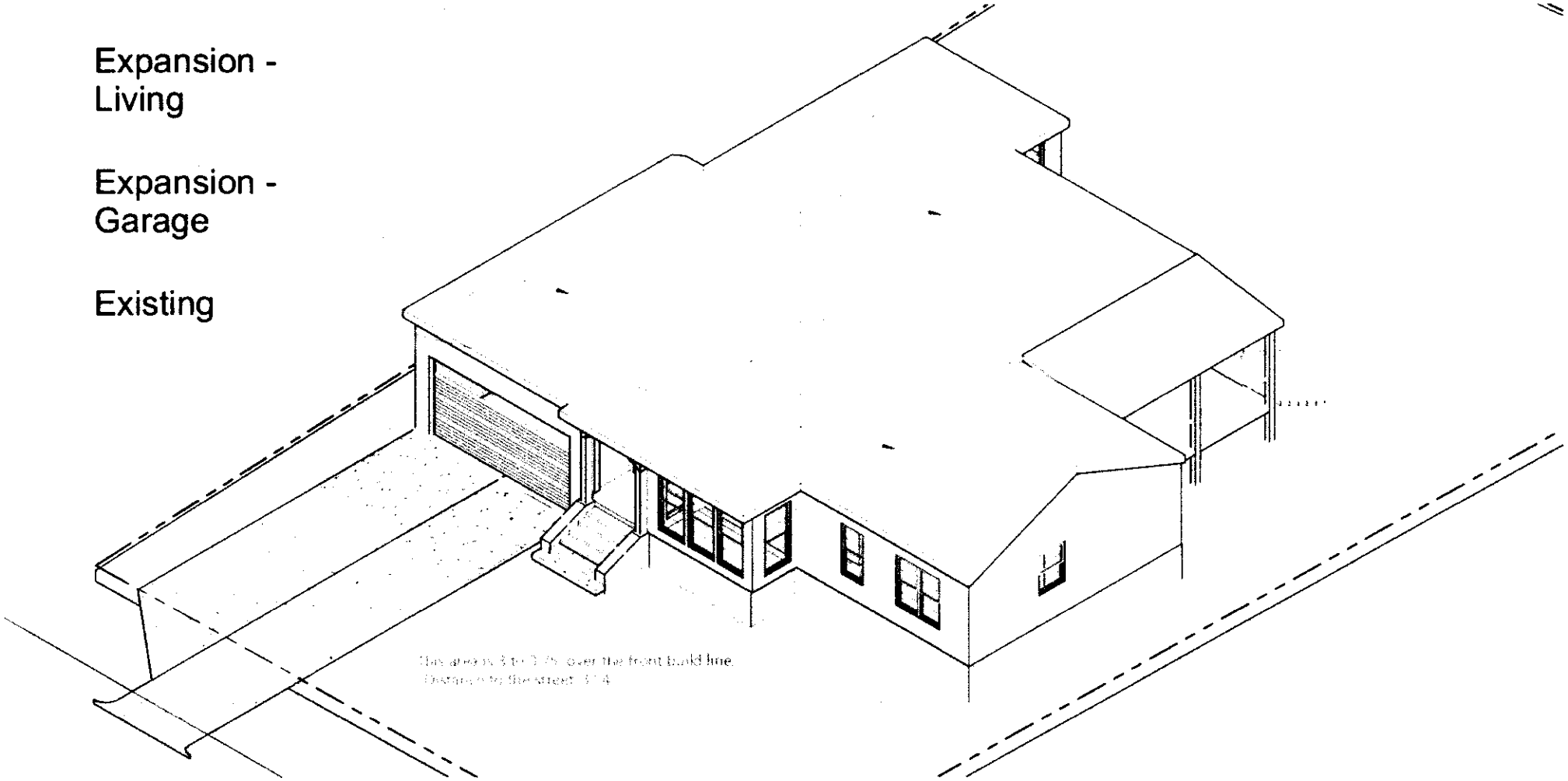
6'-0"

This corner is 1.95' over the cumulative side setback formula of 20% of the front build line distance.

Expansion -
Living

Expansion -
Garage

Existing



The meeting was held at 8:00 on May 18. Two people were in attendance; Scott McKenzie and Connie McKenzie. The meeting ended at 9:00.

Prior to the meeting, several neighbors expressed encouragement and wished us success on our requests to the city. Maggie Piekette, Jane Corely, George and Julie Gilcrest, Daniel Brown and Sharon Maxwell.

On May 10, 2026, at 6:52 AM, George Gilchrist wrote:

Scott and Connie, thanks for letting us review your plans because we are going to be out of town on Monday, the 18th. Your plans look exciting. Your very minor request that exceeds the setback requirements in our view are fine. Julie and I look forward to seeing your renovation. We do not have Scott's email.

George Gilchrist
Gilchrist & Associates, Inc.
8010 State Line Road, Suite 155 Prairie Village, Kansas 66208
913-362-6116 (o), 913-221-8959 (m)

Dear Neighbors,

We're planning a modest expansion/remodel of our home at 5009 W. 70th Street. During the city review process, we learned portions of the plans exceed certain Prairie Village setback requirements by a small amount — approximately 3.75 feet at the front setback and less than 2 feet in the combined side setback calculation.

As required by the City of Prairie Village, we'll be submitting requests for a front-line modification and zoning appeal. The city also requires nearby neighbors be given an opportunity to review the plans, ask questions, and share any comments.

We'll hold an informal neighborhood meeting at our home on May 18th, 8:00-9:00 AM.

We would be happy to answer any questions and share more details about the project. If you're unable to attend, you’ re welcome to contact us by mail.

Thank you for your time and consideration.

Sincerely,
Scott and Connie McKenzie