

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

**Planning Commission Meeting Agenda
City of Prairie Village
7700 Mission Road
Council Chambers
Tuesday, April 7, 2026
6:00 PM**

I. Roll Call

II. Approval of Planning Commission Minutes

A. Planning Commission Minutes - February 3, 2026

III. Public Hearings

A. PC-26-3 Conditional use permit for food trailer at Meadowbrook Park
9115 Nall Avenue
Zoning: R-1A
Applicant: James Wilson, Johnson County Parks and Recreation District

IV. Non-Public Hearings

A. PC-26-2 Site plan review for fence with exception
4856 W. 90th Street
Zoning: R-1A
Applicant: Nic Hasselwander

V. Other Business

VI. Adjournment

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

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

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

**PLANNING COMMISSION MINUTES
FEBRUARY 3, 2026**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, February 3 at 6:00 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 Jeffrey Valentino.

The following individuals were present in their advisory capacity to the planning commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Keith Bredehoeft, Public Works Director; Melissa Prenger, City Engineer; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Birkel made a motion to approve the minutes of the December 2, 2025, regular planning commission meeting as presented. Mr. Valentino seconded the motion, which passed 6-0.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

NON-PUBLIC HEARINGS

None.

OTHER BUSINESS

Election of Chair, Vice-Chair and Secretary

Ms. Brown made a motion to elect the following officers:

- Mr. Wolf, Chair
- Mr. Valentino, Vice-Chair
- Mr. Geffert, Secretary

Mr. Birkel seconded the motion, which passed 4-0, with Mr. Wolf and Mr. Valentino in abstention.

Continued discussion of 2026 action plan

Ms. Lee said that the planning commission should review the comprehensive plan on at least an annual basis. Since the adoption of Village Vision 2.0, the planning commission and city council had explored several action items from the plan, mostly focusing on housing-related items.

At its December 2, 2025, meeting, the planning commission discussed several items in the action plan that related to public spaces and streetscape, which are highlighted the following specific “quality public space” implementation strategies addressing streets:

- Create context-appropriate street designs that support adjacent land uses and multimodal access from surroundings. (Also, a reverence to the conceptual street types in Public Space Policy Plan: neighborhood, neighborhood connector, parkway connector, thoroughfare, village connector, activity street)
- Continue to implement recommendations of the adopted bike-ped plan (2018)
- Create a citywide complete streets framework to ensure multi-modal access options throughout the community
- Reinforce slow travel speeds in neighborhoods through design of narrow travel lanes, on-street parking, street trees, and other necessary pedestrian facilities and amenities
- Design streets that support activity centers by encouraging safe pedestrian activity and connectivity for adjacent neighborhoods, including on-street parking, transit stops, wide sidewalks, bike facilities, and pedestrian

Mr. Bredehoeft and Ms. Prenger gave a presentation focused on items included in the public space policy plan and the Village Vision 2.0 comprehensive plan, and the strategies for achieving them. Additionally, previous projects completed by the public works department that accomplished the goals laid out in the plans were shared.

Mr. Valentino said that some “parkway connector” streets, such as Somerset Drive between State Line and Mission Road, needed aesthetic improvements and methods to reduce vehicle speed. Ms. Brown added that she felt areas with lower home values often had less pleasing streetscapes.

Mr. Kersten asked whether public works reviewed projects after they had been completed to measure results. Mr. Bredehoeft said that data was reviewed for traffic calming projects to determine what impact the measures had. Mr. Kersten also asked whether walkability and safety around schools was a major focus. Mr. Bredehoeft said that it was, and that

public works was currently working on a project to improve safety around Corinth Elementary School at 83rd Street and Mission Road.

Mr. Birkel suggested that a reduction of 75th Street from four lanes to three lanes would help reduce traffic speed and provide a better environment for bicycles. Mr. Valentino added that he would like to see a lane reduction on Mission Road as well.

Ms. Prenger noted that 75th Street reconstruction would likely take place in 2028, so public works staff could gauge the city council's interest in reducing the road to three lanes when the budget for the project was presented.

Mr. Valentino requested that staff develop a document focusing on the following issues and bring it back to the planning commission for further discussion, and potentially future consideration by the city council:

- Evaluate parkway connectors and address areas that need improvement
- Improve the pedestrian experience on 75th Street
- Address speed issues and improve sidewalks on Mission Road

Ms. Brown added that consideration be given to crosswalks on 75th Street to allow residents to safely cross.

ADJOURNMENT

With no further business to come before the commission, Mr. Wolf adjourned the meeting at 7:35 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: April 7, 2026 Planning Commission Meeting

Application: PC 26-03

Request: Conditional Use Permit - Food trailer and patio

Action: *A conditional use permit requires the Planning Commission to evaluate the facts and circumstances of a specific request, and if the facts meet the criteria necessary for approval, the Planning Commission may approve the permit.*

Property Address: 9115 Nall

Applicant / Owner: James Wilson, Johnson County Parks & Recreation District, Owner

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

Surrounding Zoning & Use:
North: R-1A Single-Family District – Single-Family Dwellings
East: R-1A Single-Family District - Regional Park
South: MXD Mixed-Use District – Single- and Two-Family Dwellings
West: R-1 Single-Family District - Single-Family Dwellings (Overland Park, KS)

Legal Description: MEADOWBROOK PARK LT 4

Property Area: 48 acres

Related Case Files: PC 2021-105 - Conditional Use Permit - Food Trailer

Attachments: Application, site plan, air stream photos

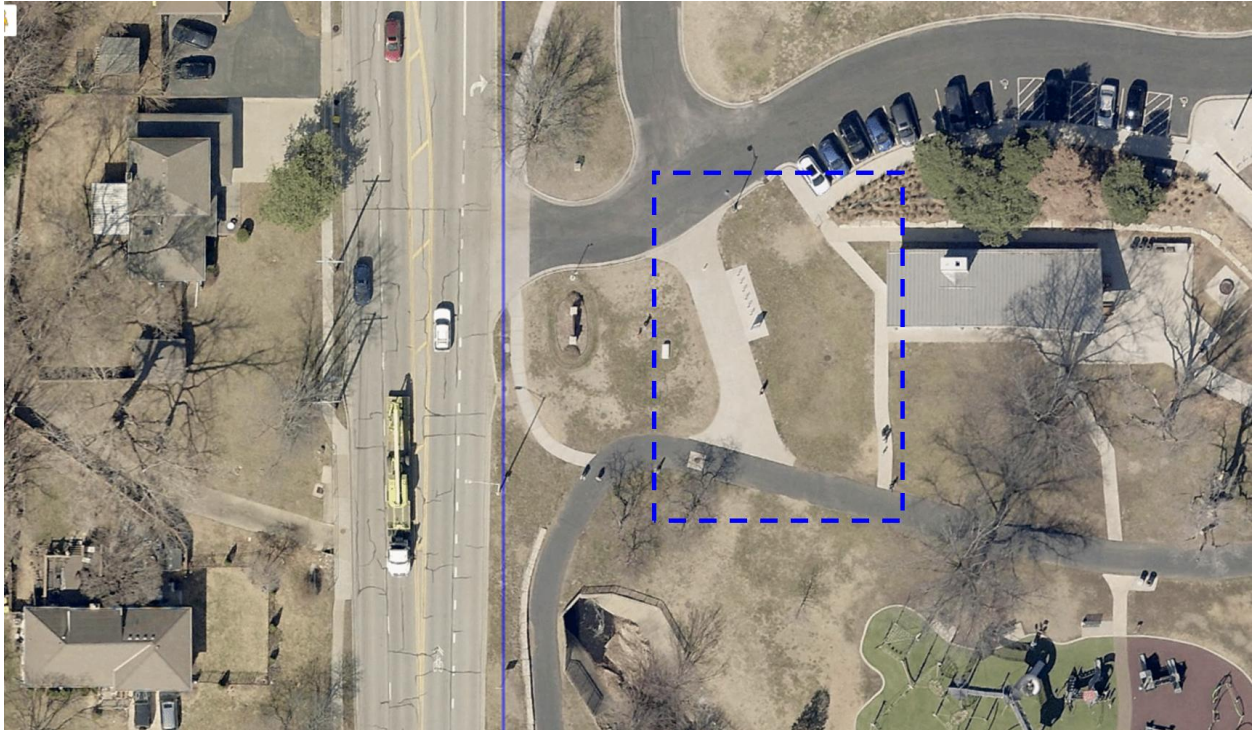
General Location – Map



General Location – Aerial



Block / Lot – Aerial



Birdseye



Street View



Looking east from Nall Avenue - the pad location for the food trailer in the background.

Background:

The applicant is requesting a conditional use permit for a site plan to locate a food trailer and patio seating in Meadowbrook Park. This is a relocation of a food trailer that was previously approved in coordination with the Meadowbrook Inn (located on the north side of the building adjacent to Meadowbrook Parkway). The proposed location is on a pad site that would replace an existing bicycle parking pad and utilize current hardscape that exists between the parking lot and the interior trail. Additionally expanded patio seating would be added between the food trailer and the playground. This area is just west of the Grand Pavillion which is another large, covered, outdoor seating area within the park. The location is also very near the parks largest parking area which services the Meadowbrook Park Clubhouse and the overall park facilities. This site also has pedestrian access through the existing sidewalk (north) and park trail (south) along Nall Avenue. The patio seating area would be placed on top of the existing paved service drive, with a slight expansion into the landscape area connecting the patio to the sidewalk on Meadowbrook Parkway. The trailer would be placed approximately 80 feet from the property boundary along Nall Avenue.

The food trailer and patio seating require a Conditional Use Permit. [Zoning Ordinance, Section [19.30.050\(a\)](#)].

The applicant held a neighborhood meeting on March 24, 2026, in accordance with the Prairie Village Citizen Participation Policy. The applicant has provided background on that meeting to supplement the application.

Zoning Requirements:

The property is zoned R-1A Single-Family Residential and is subject to the Master Plan for Meadowbrook Park, approved by the Planning Commission and City Council in 2016. Final approvals and design were approved through a series of final development plans. This property retained the R-1A zoning since it was intended to be used as a regional park, while the developed portion of Meadowbrook was rezoned to MXD based on the vision and final development plan. The food trailer and patio will be operated in conjunction with the primary use of the property as a regional park; however, the format and operations (“food trailer”) expand beyond a typical “accessory use” permitted incidental to other uses.

As with the prior application, staff’s interpretation of the Prairie Village zoning ordinance is based on several different provisions related to thresholds of outdoor commercial activity – none of which are directly applicable to this instance. Therefore, staff interprets this proposal as a “temporary use of land for commercial or industrial purposes,” which require a Conditional Use Permit [Zoning Ordinance, Section [19.30.050\(a\)](#)]. This is the most applicable enabling provision in the ordinance, despite that the applicant is not proposing a limited time frame and site investment is being made to facilitate the proposed activity for an unlimited duration. However, the nature of the site and the proposed design could easily be converted back to the current function and condition if this portion of the site were no longer used as intended, or in the event that activities associated with the application caused unanticipated impacts. Therefore, staff’s interpretation of the ordinance is that the conditional use process and criteria are most appropriate for this application.

Conditional Use Permit Criteria:

According to Section 19.30.030 of the Prairie Village Zoning Regulations, the Planning Commission shall consider the following factors to review a conditional use permit.

A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations;

The proposed site and principal use (park) complies with all applicable standards (Parks as an allowed public and civic use), and the general development standards do not impact either park development or this specific program and use within the park. The conditional use permit is proposing minimal construction activity different from that that is existing and from that which is customary to park facilities in neighborhoods. Food services would be operated out of a trailer – although not a “structure” it is being located in a manner consistent with accessory building standards that would otherwise apply where this a permanent accessory structure.

B. The proposed conditional use meets any specific standards or limitations for the particular use listed in this ordinance.

Outdoor sales and service areas are generally allowed for any permitted non-residential use under the zoning ordinance as follows:

- 1. Accessory to the permitted use – if it is customarily incidental to an otherwise allowed use it may be permitted.*
- 2. Limited sales and services through conditional use permits subject to restrictions on duration of outdoor activities.*
- 3. Outdoor merchandise and storage areas limited to 20% of principle building (C-2 zoning district only, but relevant to this application for comparison).*
- 4. Anything beyond these options requires a Special Use Permit, and is only allowed in the C-2 district.*

In utilizing the permitted park use as the principle allowed use in the R-1A district, the proposed conditional use meets either of the first three options, and should be a permitted use under the activity. Since the format of the operation (“temporary trailer”), requires a conditional use permit for other reasons, the use for outdoor sales and services may be joined with this conditional review.

C. The proposed conditional use meets all of the site plan review criteria in 19.32.030.

The proposed application meets all site plan review criteria, as indicated below.

D. The proposed conditional use at the specified location is adequately planned, designed, located, and limited to not cause any impacts on the character of the area, the public streetscape, or adjacent property, different from any other permitted use.

The proposed location is already a hub of activity in the park with the intersection of the clubhouse, primary parking lot, park trails, trails / sidewalks along Nall Avenue, Grand Pavilion, and playground. The food trailer location will create minimal disruptions to existing activities, will require few to no additional

improvements than necessary to serve existing activities, and will be adequately served by other necessary services - utilities, waste disposal, seating, parking, pedestrian access, etc. It appears that this location will replace an existing bicycle parking pad, and it is requested that additional bicycle parking be accounted for elsewhere in the park and near this hub of activities.

- E. In meeting these criteria, the Planning Commission may place additional conditions that it deems appropriate to ensure that the criteria are met based on the particular context, site, or plan.**

See staff recommendations below.

Site Plan Criteria:

The applicant has provided a site plan and conceptual sketches in association with the Conditional Use Application, and the site plan review criteria are as follows [Prairie Village Zoning Ordinance, [Section 19.32.030](#)].

A. Generally.

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

The proposed site plan meets these criteria, which are more fully addressed under criteria A. and B. for the conditional use permit above.

B. Site Design and Engineering.

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
- 2. The plan provides or has existing capacity for utilities to serve the proposed development.**
- 3. The plan provides adequate stormwater runoff.**
- 4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

There is no change to the primary access and circulation for the site. This application will convert a current hardscape use to a different program. The location within a current hub of activity within the park means that the site will already be adequately served my necessary facilities, and/or other engineering and site design facilities needed for this particular use are easily incorporated into the overall site as other utility, drainage and grading needs have been addressed through the larger planning and development review for the principal use and accessory structures. The applicant will be required to supplement the approved drainage plans with public works prior to construction, and any utility or service needs for the patio or the food trailer will also be reviewed in Due to

the location of the park and community center in the context of the greater plan, the site has sufficient pedestrian access, vehicle access and parking to account for the proposed accessory activity on the site. Since the location appears to be replacing existing bicycle parking, the applicant should consider replacing bicycle parking at a nearby location.

C. Building Design.

- 1. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
- 2. The selection and application of materials will promote proper maintenance and quality appearances over time.**
- 3. The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
- 4. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

There is no permanent building associated with this application. The applicant is proposing to operate commercial services out of an air stream converted to a food trailer. While this particular design is not anticipated in the overall design themes of the accessory buildings in the area (Grand Pavilion and Community Center), the air stream will be a minor accessory element on the site, and a smaller component of the overall plan. Further, the iconic nature of the air stream trailer and its integration with the formal landscape and hardscape patio being proposed make the plan compatible with the park design.

D. Landscape Design.

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

The specific location of the patio and food trailer is within an activity hub with many other uses, accessory structures, and facilities that support the use. Therefore, there is minimal landscape design needed to support this conditional use. Additionally, the applicant is proposing expanding a seating area proximate to the playground that can serve the playground and this additional activity. The existing landscape and covered seating associated with the pavilion also contribute positively to this overall plan.

Recommendation:

Staff recommends approval of the conditional use permit and site plan subject to the following conditions:

1. Prior to construction (if any) all utility, drainage and grading permits shall be approved by Public Works, and any adjustments to prior approved plans shall be made if necessary.
2. The applicant shall verify that waste receptacles serving existing facilities are sufficient; otherwise the applicant shall determine appropriate locations and be responsible for maintaining the site free of waste and debris, and otherwise in an orderly condition at all times.
3. Signs for the specific use of this area of the site shall be limited to signs that are accessory to the trailer, either located on the trailer or portable pedestrian signs on within 20 feet of the trailer – which shall be stored out of sight during non-operating hours.
4. The applicant should consider replacing the bicycle parking at an appropriate and nearby location.
5. Staff recommends a 2-year conditional use permit. Staff also recommends the ability to administratively renew this conditional use permit for 2 additional years provided:
 - a. There are no significant changes in design and operation; and
 - b. There are no complaints or other issues that negatively affect the conditional use permit approval criteria in the ordinance and this report.

Project Description

Requested Action*

Conditional Use Permit/Temp Commercial Use

Legal Description*

Meadowbrook Park - Grand Pavilion Site

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

James Wilson

Address*

9115 Nall Avenue

Owner Name*

Johnson County Park and Recreation District

Location of Property*

9115 Nall Avenue, Meadowbrook Park Grand Pavilion

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

JCPRD requests site plan approval / conditional use permit to locate a food trailer, "Miss Ruby's", and patio seating area near the Meadowbrook Park Grand Pavilion. Miss Ruby's Airstream food service trailer is proposed as a seasonal addition at Meadowbrook Park, operating from spring through early fall, with the potential for selected additional dates. The trailer would offer convenient food and beverage options for park patrons and visitors, helping enhance the overall park experience.

The trailer is a donation to JCPRD from VanTrust Real Estate and is the same trailer that was previously permitted for use along Meadowbrook Parkway.

The JCPRD Board of Park and Recreation Commissioners approved moving forward with the concept and allocated funding for the project at their February Regular Board meeting.

The food trailer is to be located on an existing 8'x30' concrete pad immediately west of the

Meadowbrook Park Grand Pavilion. Customer service counters will face westward toward Nall Avenue. The concrete pad will be extended 5' to the south to accommodate the trailer tongue and levellers. An underground electrical service will be extended from the Grand Pavilion to the food trailer pad location to power the trailer. In addition, 2 light bollards, matching the bollards south of the Meadowbrook Park Clubhouse, will be installed opposite the trailer to enhance pedestrian lighting in this location.

Offerings will include a mix of hot and cold beverages, pre-packaged grab-and-go items, and limited small-scale food service offerings for park shelter rentals and approved events. The operation would be intentionally scaled to complement existing park amenities and activities.

The Grand Pavilion will provide primary seating for customers when the pavilion is not reserved. Additional concrete paving and tables with integrated umbrellas will be provided as additional seating at the north end of the destination playground. This additional seating area will be connected to the park trail system with a new concrete sidewalk.

JCPRD will host a public meeting at Meadowbrook Park Clubhouse to present the concept and collect public comment. The meeting is scheduled for March 24, from 4-6pm.

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*

James L. Wilson

Mar 5, 2026

Date*

03/05/2026



MISS RUBY'S
BY THE BAY



JCPRD'S AIRSTREAM FOOD SERVICE TRAILER AT MEADOWBROOK PARK

NEIGHBORHOOD MEETING – MARCH 24, 2026, 4-6 PM

Meadowbrook Park Clubhouse
9101 Nall Avenue
Prairie Village, KS 66208

MEETING MINUTES

JCPRD STAFF PRESENTING

Jim Wilson, JCPRD Project Manager

Mike Disney, NE Regional Park Manager

Jeff Monger, JCPRD Concessions Manager

The neighborhood meeting was offered in an open house, come and go format, starting at 4PM.

Prior to the event, meeting notification signage was placed at the driveway entrances to JCPRD's Meadowbrook Park parking lots on March 13. This included 2 signs at the Clubhouse Parking lot, 1 sign at the shelter 1 parking lot, and 1 sign at the shelter 4 parking lot. Additional signs were placed at the Meadowbrook Park Clubhouse entry and at the proposed site for the food service trailer. A calendar entry for the meeting was posted on the JCPRD.com website.



JCPRD staff provided 3 display boards illustrating the food trailer location, a photo board of the Airstream Trailer, and narrative describing the food service operation.



In addition to the 3 JCPRD staff members presenting, sixteen members of the public participated in discussions about the food service trailer. Five of the attendees provided Prairie Village addresses, seven attendees listed Overland Park addresses and four attendees listed addresses from other cities in Johnson County. [See RECORD OF ATTENDANCE SHEET]

A comment form was provided with a short survey as part of the staff interaction.

The overall consensus was positive support for the food service trailer with 15/16 respondents indicating “Strongly Agree” on Question 1 – Food and Beverage offerings at Meadowbrook Park will enhance the park visitor experience.

Survey respondents provided unanimous positive support for Question 2 – In your opinion, is the proposed location, west of the Grand Pavilion, compatible with the neighborhood and park amenities?

Survey respondents also provided unanimous positive support for Question 3 – Do you support JCPRD’s request for a City of Prairie Village Conditional Use Permit to locate and operate a food service trailer at Meadowbrook Park?

Other comments on the write-in part of the form included:

“Mindful Options – healthy, low sugar options & also dairy free”

“It sounds like a great idea to have snacks and drinks to enjoy while at the Park! The one thing I like is that it’s not a building being added, it’s just a nice parked van.”

“This will be a nice addition to enjoying the park”

“Sounds lovely!”

“I think it’s a good idea. Families at the playground or using the picnic tables would love it, as would walkers”

“low price point”

Copies of these documents are included for reference.

The open house concluded at 6:04 PM.



JOHNSON COUNTY
Park & Recreation
District

JCPRD'S AIRSTREAM FOOD SERVICE
TRAILER AT MEADOWBROOK PARK

NEIGHBORHOOD MEETING – MARCH 24, 2026, 4-6 PM

Meadowbrook Park Clubhouse
 9101 Nall Avenue
 Prairie Village, KS 66208

RECORD OF ATTENDANCE

First Name, Last Name	Address
Jim Wilson	7900 Renner Rd Shawnee, Mission KS
Jeff Manger	20200 Johnson Drive Shawnee, KS
Michael Disney	9510 W. 95th St P.V. KS
Aranda Collisch	5918 Bluebucket St KS 66203
Nancy West	9429 W 103rd St, Overland Park, KS 66212
Brandon Foster	5500 West 98th Pl, Overland Park, KS 66207
David Worthington	8409 W 89th St, OP KS 66212
Nancy Weigand	8409 W 89 St OP KS 66212
Jill Platon	7820 Canterbury P.V. KS 66208
Dylan Obermuller	8419 W 55th St, Mission KS 66202
Caron Bartlett	7760 Nall Ave. PV KS 66208
Julie Skunna	5301 W. 96 St. OP KS 66207
Katie Robinson	5931 Reeds Rd Mission KS 66202
Andrey Baum	10310 W 73rd St, Shawnee, KS 66203
Kathy Onnen	4508 W 93rd St PV KS 66207
MATTHEW PATTERSON	6912 W. 78th St. OVERLAND PARK, KS 66204
Cathryn Chapman	9119 Riggs Ln. Apt B OP, 66212
Valerie Copland	8815 Birch Lane PV KS 66207
Sam Cuppen	8815 Birch Lane PV KS 66207

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: April 7, 2026 Planning Commission Meeting

Application: PC 26-02

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

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

Property Address: 4856 W. 90th Street

Applicant / Owner: Nicholas and Lindsay Hasselwander, Owner

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

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

Legal Description: WEST RIDING 2ND PLAT PT LT 18 BG SE CR NLY 4' WLY & PRL TO S/L LT 18 To PT ON SW/L SE on SW/L TO NW CR LT 19 ELY ALG S/L LT 18 TO BG & ALL LT 19 BLK 8 PVC 716A 8 19

Property Area: 14,708.64 sq. ft. (0.34 ac.)

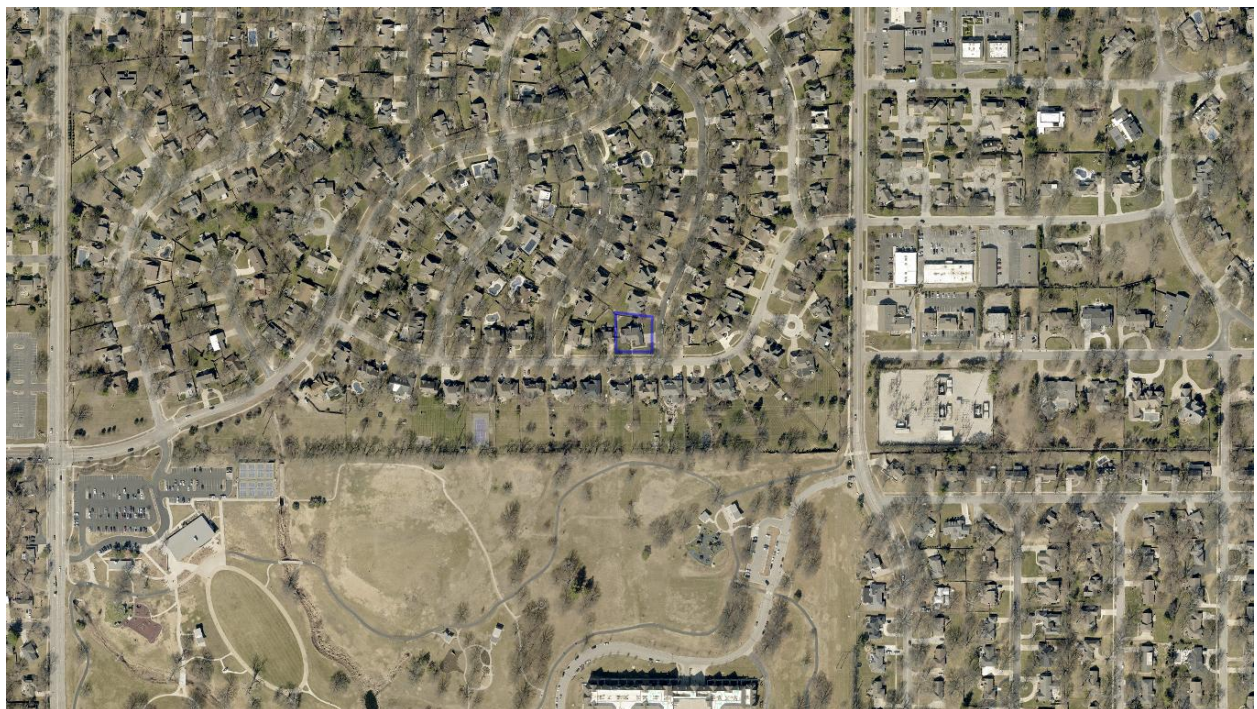
Related Case Files: none

Attachments: Application, lot plan, fence photos

General Location – Map



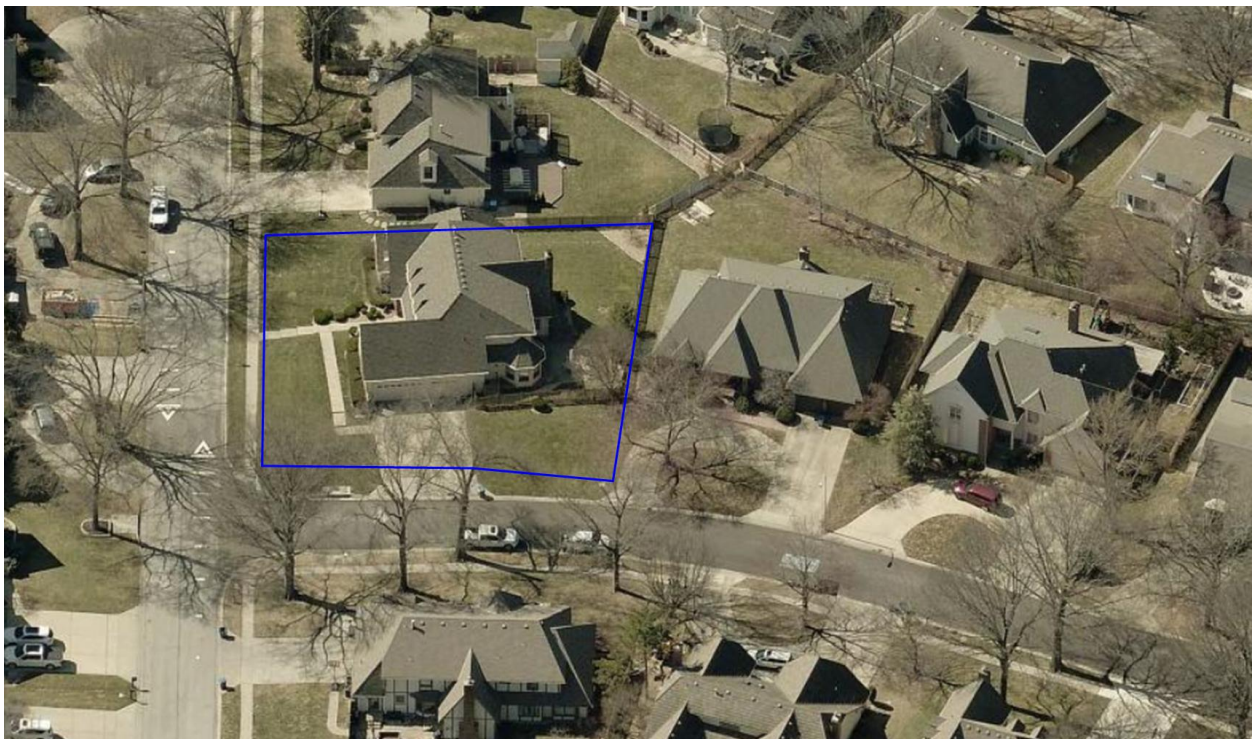
General Location – Aerial



Block / Lot – Aerial



Birdseye



Streetscape Perspective



Perspective view of Linden Lane streetscape - proposed fenced area in the center left.

BACKGROUND:

The applicant is applying for an exception to construct a street side yard fence that does not meet the side fence standards. The property is a corner lot on the northwest corner of W. 90th Street and Linden Lane. The home orients to West 90th Street and has a side garage entrance accessed from Linden Street. There is a conventional side-to-side lot relationship with the house to the west, which is situated as an “end-grain” lot between two corner lots, due to the skew of the block. There is a side-to-rear yard relationship with the house to the north. Although the subject lot has a rear yard, it is smaller due to the placement of this house - it has larger setbacks on the front (West 90th Street) and east side (Linden Lane) due to 35-foot platted build lines. The lot is slightly skewed due to the block shape and the house is situated in a slightly skewed manner on the lot, resulting in some irregularity to the yard dimensions.

The proposed fence is an extension of an existing fence that encloses the rear yard, and the proposal would expand this area into the larger side yard area along Linden Lane. The zoning ordinance requires that street side yard fences, when abutting an adjacent property that fronts the side street, be set back at least 15 feet or ½ the adjacent yards front setback, whichever is greater. [[19.44.025\(c\)\(2\)](#)] The house to the north fronts Linden Lane and is approximately 34-feet, 11-inches from the front lot line on Linden Lane according to Johnson County AIMS data. This would require the side yard fence on the subject property to be set back 17-feet, 5-inches on this side lot line.

The proposal is to build a 5-foot semi-solid (4” boards / 2” spacing), vertical wood fence approximately 14 feet from the property line at the southeast corner of the fenced area along Linden Lane. Due to the skew of the lot, home, and proposed fenced area, the distance from the property line on Linden Lane gradually increases to where it is compliant with the setback at about the midpoint of the fenced area and is further than the required setback by about 3 feet at the location closest to the north property boundary.

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 March 23, 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:

(c). Location

- (1) Fences located in the front yard are limited to decorative fences no closer than ten feet from the street right-of-way line. [[Section 19.44.025\(c\)\(1\)](#)].
- (2) Fences located on the side street of a corner lot shall be on private property and at least 18 inches from any public sidewalk, whichever is greater, except

that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of 15 feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback. [\[Section 19.44.025\(c\)\(1\)\]](#).

The proposal is for an exception to authorize fence to be located 13 feet 11 inches from Linden Lane rather than the required 17.45 feet (an exception of 3.5 feet), and allow this for a linear distance of about 20 feet.

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

The following factors that affect this situation:

- The block, lots, and home placement on this lot are slightly skewed, resulting in irregular setbacks and yard configurations.
- Although this house has a “reverse corner” orientation and has a rear yard meeting the required rear setbacks, due to the size of the lot and platted build lines it does share some attributes of an “intersection” orientation, [see [19.45.020\(e\)](#)] where the larger yards are in the front and side and the interior lot lines have a side-to-side relationship on adjacent corners.
- The proposed exception is relatively small compared to the lot sizes - 3.5 feet at the largest point, and becoming increasingly compliant with the required setback to the mid-point of the fence (approximately 20 linear feet).
- The fenced area is skewed, and the proposed fence exceeds the required setbacks and the points nearest to the impacted house on the north.
- The proposed fence is 5 feet high, and has a semi-solid design, which can reduce some of the “barrier” effects that could result from a 6-foot high privacy fence. The lot is a unique circumstance due to (a) a corner situation on an atypical lot configuration; (b) close adjacent of the house to the east (rear) and south (side) property lines, resulting in the proposed fenced area being the largest yard.

CRITERIA:

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

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

This fence/wall exception impacts three of these criteria (all but the stormwater criteria for which there is no impact). The proposed fence/ location will allow better utilization of the site based on the corner location, orientation of the house, and preserve views of the streetscape.

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

RECOMMENDATION:

Staff recommends approval of this site plan with the exception to the fence setbacks based on the above factors affecting the lot and based on the location, extent, and fence design plans in the submitted application.

Project Description

Requested Action*

Residential Site Plan Review/Exception Request

Legal Description*

Looking to extend fence line 6ft past the currently allowed threshold. The current backyard is very small and is on the north side of the property, so it stays very shaded and wet after rains/snow melt, so kids, dogs, etc get VERY muddy. We are planning to turf that part of the yard to help with drainage, muddiness, etc. However, the dog still needs a place to go potty, but after turfing, there will be nowhere for her to go. The current fence line leaves no yard, the existing property line that we could extend to would help, but very little. If we could simply go out another 6ft it would dramatically expand the usable areas for kids to play and pets to do their thing, and would still leave plenty of room between the fence and the city property line. Thank you.

Applicant Information

What are you applying for?

Planning Commission

Applicant Name*

Nic Hasselwander

Address*

4856 w 90th st

Owner Name*

Nic Hasselwander

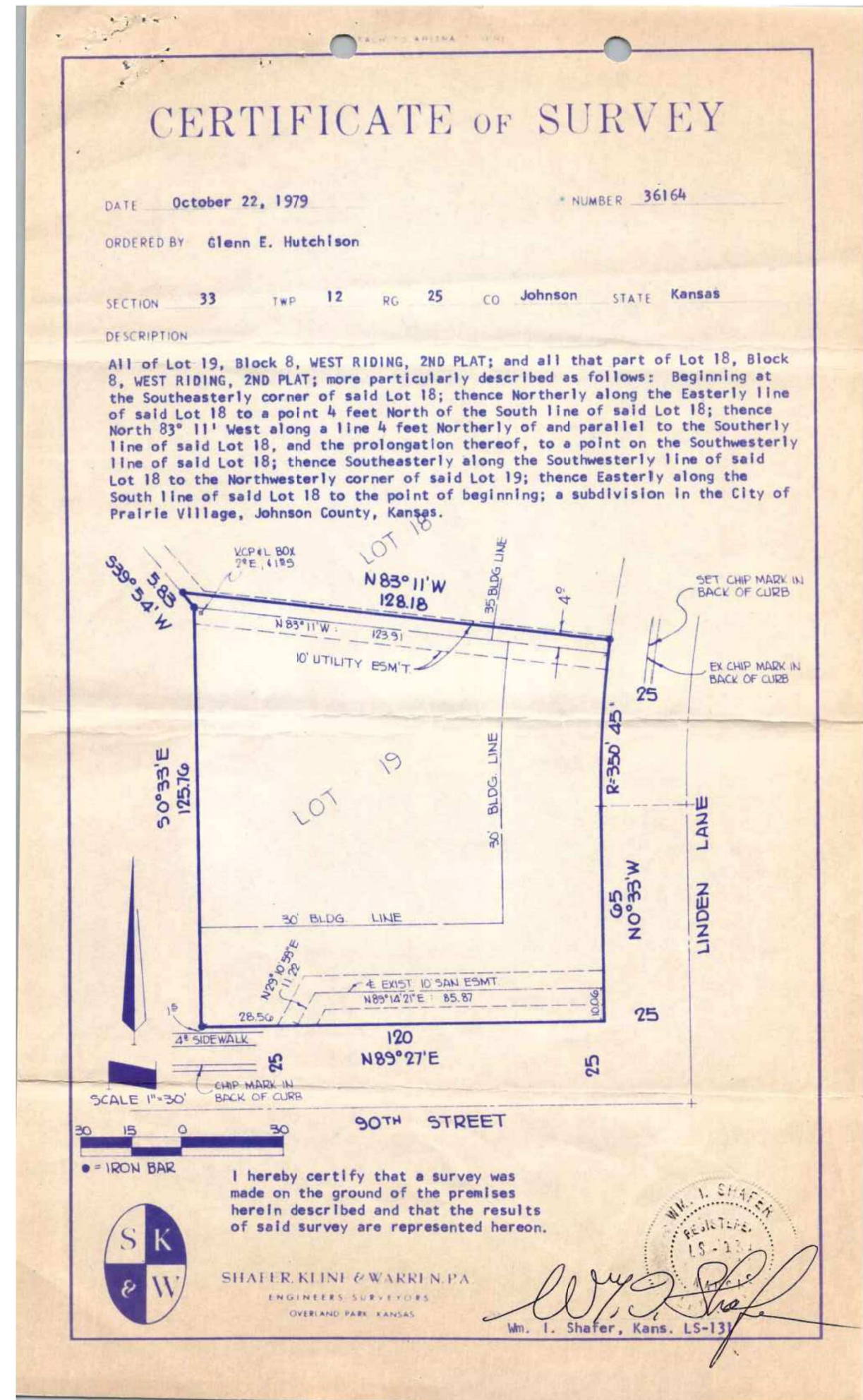
Location of Property*

4856 w 90th st

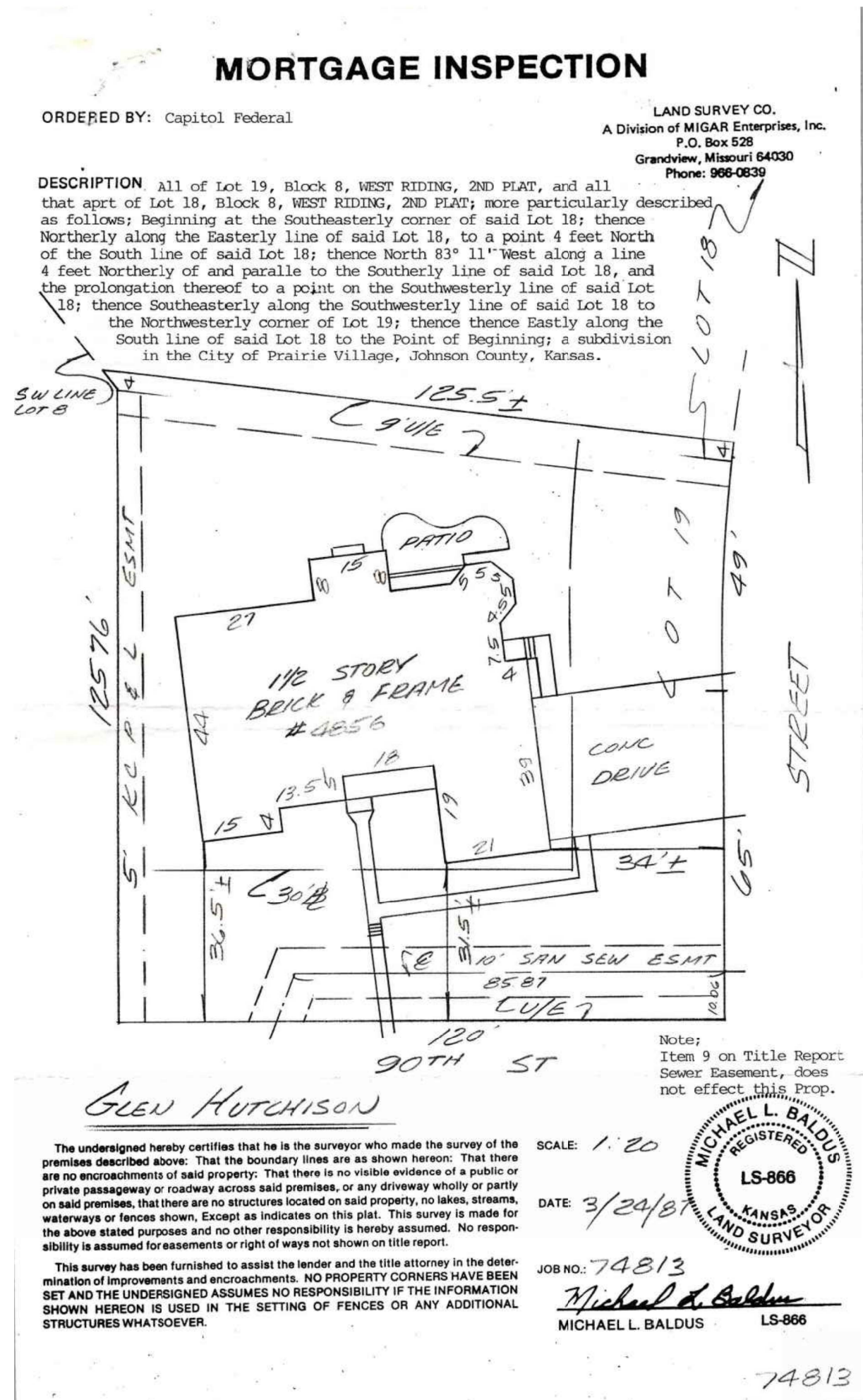
Applicant requests consideration of the following: (Describe proposal/request in detail)*

Please see previous explanation about moving the fence line.

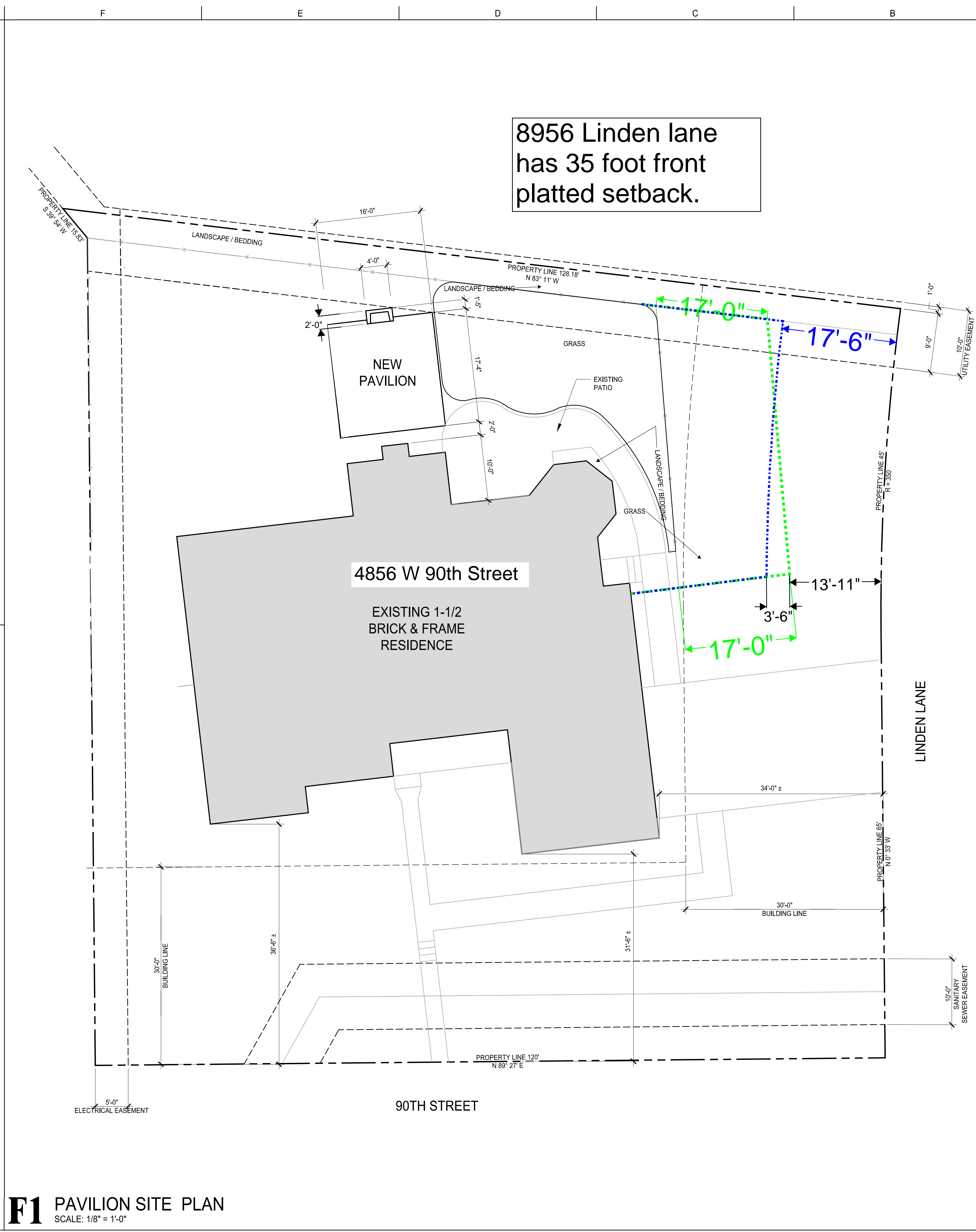
THREE INCHES = ONE FOOT
 ONE AND ONE HALF INCHES = ONE FOOT
 ONE INCH = ONE FOOT
 THREE QUARTERS INCH = ONE FOOT
 ONE HALF INCH = ONE FOOT
 ONE QUARTER INCH = ONE FOOT
 ONE EIGHTH INCH = ONE FOOT



H5 OWNERS BOUNDARY SURVEY
 FOR REFERENCE ONLY



H1 OWNERS BOUNDARY SURVEY
 FOR REFERENCE ONLY

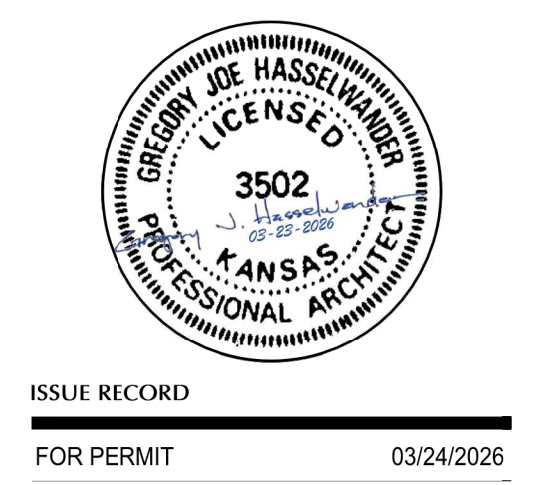


F1 PAVILION SITE PLAN
 SCALE: 1/8" = 1'-0"

Green line represents the proposed placement of the new fence. 51 square feet approximately in need of variance. Blue line indicates where the fence could be paced and comply with the zoning code 19.44.025 Fences and walls.

HASSELWANDER PAVILION ADDITION

3101 S 51ST ST
 KANSAS CITY, KS 66106



ISSUE RECORD
 FOR PERMIT 03/24/2026

Revision Record

PAVILION SITE PLAN & SURVEY PLANS







4856 W 90th St.

Prairie Village, KS 66207 March 18th, 2026

Hello neighbors,

We wanted to let you know that we're starting a small backyard project to get a new fence built and turf some of the yard. We're on the corner of 90th and Linden Ln, between Roe and Nall. Our plan is to have the fence on the east side of our house facing Linden Ln. The reason for this letter is that we were told the position of the fence is not in conformance with current Prairie Village zoning regulations and the turf may be slightly in excess of the PV impervious surfaces rules. We are requesting a 6ft variance from the city on one corner of the fence to allow for a little more room for the kids to play in a protected area and a variance for impervious surfaces which will actually improve the drainage of our lot and protect our foundation for the future.

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

But in case you do want to chat about it, we're planning to have a meeting in our driveway at 4856 w 90th. on Monday March 23, 2026 at 4:00pm that you're invited to attend and express any concerns. And by "meeting" we mean we'll be having a couple drinks, snacks (and some dog treats) out in our driveway which you're free to partake in. We'll then submit a summary of the "meeting" to the Prairie Village Planning Commission which will identify who showed up and what concerns (if any) were brought forward. Again, zero requirement for you to attend.

The fence in question will be a 5th-foot high, cedar wood fence that will mimic the look of existing fence and many of the fences you see in the neighborhood. There is no sidewalk for it to impede and it will not block the view that is currently available from the stop sign at Linden Ln. turning onto 90th Street. The reason for the fence is that our current backyard is very limited. Being on a corner lot the largest part of our yard is the side yard bordering Linden Ln. We have two children and with our current situation there is no yard for the kids to play in and we'd like to offer them that safe space where they're not constantly covered in mud or unable to use the space at all. So please help us.

If you plan to attend, shoot me (Nic) a text at 913-244-2465 or just swing by and say hi. Can't wait to meet you!

Your neighbors,

Nic and Lindsay Hasselwander

Items Discussed: 4856 W 90th St - Fence/Turf Meeting

8956 Linden Ln – Wanted to discuss their feelings about the fence coming out to the PV allowed distance without a variance request. Discussed how to landscape the fence to make it look more appealing. Steve did not attend the meeting, but we discussed when I was dropping off the flyers.

4860 W 90th – Wanted to discuss why turf is not considered permeable since it clearly lets water drain through. I told him I don't know but the turf company has a permeability study saying it lets water drain similar to grass.

4853 W 90th, 4857 W 90th, and 4841 W 90th – just wanted to see what we were doing. They had no issues, thought it would be great to have more space for the kids to play and just wanted to catch up with us.

Attendees:

8955 CEDAR LN
8952 LINDEN LN
8959 LINDEN LN
8937 CEDAR LN
8949 CEDAR LN
4853 W 90TH ST
8931 CEDAR LN
4836 W 90TH ST
4860 W 90TH ST
8948 LINDEN LN
4869 W 90TH ST
4865 W 90TH ST
4857 W 90TH ST
4849 W 90TH ST
8956 LINDEN LN
8953 LINDEN LN
8965 LINDEN LN
4845 W 90TH ST
4861 W 90TH ST

CHARLES DONNELLY Charles Donnelly

Brandon Taylor - Brandon Taylor

Leon Patton Leon Patton

4841 W 90th Susan + DC Webster