

# NEW NEIGHBORHOOD DESIGN STANDARDS GO INTO EFFECT FEBRUARY 1, 2019

The City has been working on design standards for the past several months in order to address the increasing number of teardowns and rebuilds of homes and the resulting impact on our residential neighborhoods.

The City Council approved the design standards on October 1, 2018 and the new requirements will go into effect on February 1, 2019.

The new design standards include requirements for street trees, greenspace in the front yard, minimum window and door openings, breaking up large wall planes with architectural details, garage size restrictions, and impervious coverage limits.



## **Who will be impacted by these new regulations?**

These regulations will be applied whenever a new residential home is built, when 200 square feet or more is added to an existing home's building footprint, or when construction activity occurs on a residential home that alters the structure of the front elevation or roof. Any existing home that does not comply with the new regulations would be considered a legal, non-conformance and would not be required to come into compliance with the new regulations.

## **How will these new standards affect existing homes that want to do an addition?**

If the addition is under 200 square feet, these standards will not come into play. If the addition is over 200 square feet, the standards would need to be met only on the portion of the home that is being improved.

## **Will these new standards prohibit certain types of architecture in Prairie Village?**

No; all types of architecture would still be allowed in the City under these standards. The committee that worked on this was cognizant that there are many different styles of architecture throughout the City, and they looked at several different types of houses to ensure that these new standards would still allow all types of homes. Instead of regulating architectural style, these standards will instead add design requirements that break up large wall planes, limit the size of garages, and ensure greenspace is adequately preserved to create a better relationship with the streetscape and the look/feel of the neighborhood.

## **I'm currently working on plans for a teardown/rebuild or addition – will I need to meet the new requirements for plans that are currently underway?**

If the plans are submitted to the City for review by January 31, 2019, they do not need to meet the new design guidelines. Any plans that are submitted beginning February 1, 2019 or after must comply with all of the new requirements.

## **What can I do to find out more about the construction happening on my street?**

Beginning February 1, the new standards require that the owner for any teardown/rebuild project provides notice to property owners within a 200 foot radius that the plans have been filed at City Hall. This notice must also include contact information for the contractor and owner of the property. If you'd like to see the plans that have been filed, you can view them in person at the Codes Department in City Hall, located at 7700 Mission Road. Permitted construction hours are 7 a.m. – 10 p.m. on weekdays and 8 a.m. to midnight on weekends. If you notice a violation of this ordinance, please report it to the Police Department immediately at 913-642-6868.

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*For additional information regarding the new neighborhood design standards, please contact Jamie Robichaud, Assistant City Administrator, at [jrobichaud@pvkansas.com](mailto:jrobichaud@pvkansas.com) or 913-385-4601*

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