

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE
TUESDAY, FEBRUARY 4, 2020
7700 MISSION ROAD
COUNCIL CHAMBERS
6:45 P.M.**

I. ROLL CALL

II. APPROVAL OF BZA MINUTES - JULY 2, 2019

III. PUBLIC HEARINGS

None

IV. OTHER BUSINESS

Election of Officers

V. 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.**

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
MINUTES
TUESDAY, JULY 2 2019**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, July 2nd, 2019 in the Council Chambers of the Municipal Building at 7700 Mission Road. Vice-Chairman James Breneman called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, Patrick Lenahan, Nancy Wallerstein and Jeffrey Valentino.

Also present in their advisory capacity to the Board of Zoning Appeals were: Graham Smith, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, Board Secretary.

APPROVAL OF MINUTES

Patrick Lenahan moved for the approval of the minutes of the December 4, 2018 Board of Zoning Appeals meeting as presented. Jonathan Birkel seconded the motion, which passed 4-0, with James Breneman in abstention.

Patrick Lenahan moved for the approval of the minutes of the June 4, 2019 Board of Zoning Appeals meeting as presented. Nancy Wallerstein seconded the motion, which passed 4-0, with James Breneman in abstention.

PUBLIC HEARINGS

BZA2019-01 Variance from front yard setback of 30 feet and a modification of a platted building line of 35 feet, to permit a carport extending to a point 25.6 feet from the front lot line.

Graham Smith provided background of the variance request at 7737 Chadwick, which was previously presented to the BZA on June 4, 2019. The existing garage is currently set back 45 feet from the front lot line of the home. The proposed carport addition would extend approximately 20 feet from the garage, reducing the setback from 45 feet to 25.6 feet. The variance would exceed the minimum front yard setback requirement of 30 feet, and the platted building line requirement of 35 feet. Mr. Smith reminded the Board that the project had to meet all five of the criteria set in Section 19.54.030 of the Zoning Ordinance in order to grant a variance.

Milton Luce, applicant and owner of the property, shared several photos of the interior of the garage, as the Board had requested at its June 4th meeting. Mr. Luce noted that there was very little room to move around in the garage when a vehicle was parked within it, due to the protrusion of the chimney as well as steps entering the kitchen and basement.

Vice-Chairman James Breneman opened the public hearing for the application. With no one present to address the Board, the public hearing was closed at 6:52 p.m.

Mr. Breneman led the Board through discussion of the following criteria required for approval of a variance:

A. Uniqueness

That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.

In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.

Mr. Lenahan stated that he did not believe the home was unique among houses in the neighborhood or of the era during which it was built. Mr. Valentino noted that the interior stairwell in the garage was somewhat unique for homes in Prairie Village.

B. Adjacent Property

That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.

Mrs. Wallerstein said that the applicant did speak with his surrounding neighbors, and none objected to the proposed carport.

C. Hardship

That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.

Mr. Lenahan stated that hardship was not evident based on the information provided. Mr. Birkel and Mrs. Wallerstein agreed. Mr. Valentino said that he had concerns in regard to residents who wanted to age within their homes, which was difficult based on the housing stock in the area.

D. Public Interest

That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

Board members agreed that the plan met the requirements of this criteria.

E. Spirit and Intent of the Regulation

That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.

Mrs. Wallerstein asked Mr. Luce what he would use the garage for if the carport were approved. Mr. Luce stated that it would be used for storage, and remain unfinished.

Mrs. Wallerstein made a motion to approve the variance, based on the hardship the current design caused the residents. Mr. Valentino seconded. The motion failed 3-2, with Mr. Birkel, Mr. Breneman and Mr. Lenahan in opposition.

OLD BUSINESS

There was no old business to come before the Board.

ADJOURNMENT

Vice-Chairman James Breneman adjourned the meeting of the Board of Zoning Appeals at 7:01 p.m.

James Breneman
Vice-Chairman

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, FEBRUARY 4, 2020
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - JANUARY 7, 2020

III. PUBLIC HEARINGS

PC2020-101 Rezoning and Commercial Site Plan Review for proposed office;
Survey Plat for lot combination
Current Zoning: R-1A
Requested Zoning: C-0
4820 West 75th Street
Applicant: Gastinger and Walker Architects, Inc.

PC2020-103 Rezoning, Final Development Plan and Preliminary Plat of Public
Works Facility
3535 Somerset Rd.
Current Zoning: R-1A, RP-4
Requested Zoning: RP-1
Applicant: Prairie Village Public Works

IV. NON-PUBLIC HEARINGS

PC2020-102 Site Plan Review - Fence with Exception
7052 Cedar St.
Zoning: R-1B
Applicant: Ryan and Megan DeSpain

V. OTHER BUSINESS

Approval of Amendment to Planning Commission Bylaws

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
January 7, 2020

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, January 7, 2020 in the Council Chambers at 7700 Mission Road. Chair Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Greg Wolf and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Keith Bredehoeft, Public Works Director; Mitch Dringman, City Building Official; Ron Nelson, Council Liaison; and Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the December 3 regular Planning Commission meeting as presented. Mr. Wolf seconded the motion, which passed 5-0, with Mr. Birkel and Ms. Brown in abstention.

PUBLIC HEARINGS

**PC2020-101 Rezoning from R-1A to C-0; Commercial Site Plan Review for proposed office; Survey Plat for lot combination
4820 West 75th Street
Applicant: Gastinger and Walker Architects, Inc.**

Mr. Brewster stated that the application was in regard to a section of property currently owned by Prairie Baptist Church, just west of 75th and Roe Avenue. The applicant is requesting to rezone two lots from R-1A to C-O. The application also includes a site plan to build an approximately 10,000 square feet office building and a survey plat to combine the two lots into one lot. The property is immediately west of Prairie Baptist Church, and fronts on the north side of 75th Street west of the Roe Avenue intersection. One lot is vacant and the other lot has a detached single-family home proposed for removal. Two other lots with detached single family houses front on 75th Street immediately to the west. The vicinity is primarily single-family residential, with the exception of the church.

Mr. Brewster added that the site plan provided by the applicant met the requirements of a C-0 property with respect to height, setback and building massing standards. Landscape recommendations include a screen of trees on the west side of the property to better separate it from the single-family home immediately to the west. The proposed parking area would encroach onto the church property, so an easement would need to be granted by the church to allow the applicant to use the area.

The Planning Commission must consider the following criteria when reviewing a request to rezone property in association with a site plan for development:

1. The character of the neighborhood
2. The zoning and uses of property nearby
3. The suitability of the property for the uses to which it has been restricted under its existing zoning
4. The extent that a change will detrimentally affect neighboring property
5. The length of time of any vacancy of the property
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
7. City staff recommendations
8. Conformance with the Comprehensive Plan

Mr. Brewster said that staff recommended approval with the following conditions:

1. The conceptual drainage plan be carried out and finalized in a manner that either has no impact on the existing drainage issue on the property to the north, or is coordinated with the required fix of that situation. The final drainage plan is subject to final approval by Public Works.
2. Any change in the proposed parking access be coordinated with grading, drainage, and traffic circulation and approved by Public Works. Plans shall include an extension and enhancement of the site landscape plan (with additional plants) into any areas that are not connected parking.
3. The easement for the parking area be verified by the City Attorney and properly noted on (or connected with) the survey plat prior to recording. An exception is noted to the following standards - side parking setback; rear parking setback; rear building setback - which is conditioned on this site plan, and the maintenance of all required landscape areas on the property granting the easement, so that the standards are otherwise met.
4. A pedestrian connection from the public sidewalk to the entry feature (courtyard area) of the building be added.
5. Prior to a permit for the monument sign, the applicant specify to staff the location of the sign in relation to the street and property lines, verify the location meets all site distance requirements, and provide landscape plans for the base of the sign.
6. The following changes are recommended for the landscape plan:
 - a. Add 4 ornamental trees along the frontage, 2 specifically to frame a pedestrian connection to the sidewalk.
 - b. Add perimeter parking buffers on the east and north edges of the parking and address the maintenance as a condition of the easement for parking

and buffers on adjacent property. Specifically, this should include 7 shade trees (accounting for replacement of the removed trees) and 45 shrubs.

- c. Change the buffer on the west property boundary from 4 Norway Spruce to 14 Green Giant Arborvitae (6'), and extend the planting buffer to the north edge of the parking area.

7. The Planning Commission recommends approval of the rezoning conditioned on the site plan. Approval of the site plan and survey plat by the Planning Commission is subject to the City Council approval of the rezoning recommendation, or amended approval of the recommendation that does not significantly impact these plans.

Mr. Birkel asked if the sewer line that runs through the church property to the storm sewer would have its own easement in perpetuity. Mr. Bredehoeft said that an easement would need to be recorded. Mrs. Wallerstein asked if the damaged parking area at the back of the church parking lot along the storm sewer had been repaired. Mr. Bredehoeft stated that the church is responsible for repairing the damage, which has not been completed yet. He noted that the plans for the new building would not exacerbate the existing problem.

Laura Pastine and Kevin Harden were in attendance, representing Gastinger Walker Architects. Ms. Pastine shared design specifications about the office building, and noted that the potential owners of the property, Rex and Lori Sharp, were also present at the meeting. She added that the building was designed to minimize the impact to the existing homes to the west. Mr. Harden stated that the Sharps currently have an office building further west on 75th Street, and are hoping to keep their practice in Prairie Village.

Mr. Wolf asked if the applicants had any concerns with the recommendations made by staff, and whether the house that will be torn down was currently occupied. Mr. Harden said that he was in agreement with the recommendations, and that the house was currently being rented, with a lease ending in May. He added that the church had agreed to assist the tenant if construction work begins before the end of the lease period.

Mr. Birkel stated that the west side of the office building, which would be adjacent to a remaining single-family home, is 100 feet long, 30 feet tall, and has few architectural features. He recommended reversing the building design in order to be more sensitive to the residents of the home. Mr. Breneman and Mr. Valentino agreed with Mr. Birkel. Ms. Brown noted that if the building were reversed, the parking lot would then be adjacent to the home.

Mr. Brewster recommended that the rezoning be contingent on the conceptual site plan presented. He added that the Planning Commission could approve the concept and ask for certain items to be addressed and presented for approval at a later meeting. Mrs. Robichaud added that rezoning applications are typically not accepted without a site plan. The applicants stated they would be comfortable coming back with a modified site plan if

the Commission approved the rezoning and replatting. Rex Sharp said that the building would be used solely as a law office, and that there would be very little client interaction at the site.

Mrs. Wallerstein opened the public hearing at 7:55 p.m.

- Dane Lee, 5707 Sheridan Drive, Fairway, KS, stated that his mother-in-law and her husband lived in the house immediately adjacent to the proposed structure. He said that they were unhappy that they were not included in any planning or discussion for the project. He shared concerns that the new building would block sunlight due to its height and likely reduce the value of her property.
- Elizabeth Olmo Lee, 5707 Sheridan Drive, Fairway, KS, said that she was the daughter of the property owner, and expressed concern over the emotional and financial impact on her mother and stepfather.
- Mark Dover, 4830 W. 75th Street, resident of the adjacent home, shared concern with the design of the building and its impact on the residence.

With no one else present to speak, Mrs. Wallerstein closed the public hearing at 8:12 p.m.

Mr. Lenahan asked the applicants if they would be open to reconsidering the site plan based on the comments made by the adjacent property owners, and working with them to develop a mutually agreeable design. Mr. Sharp stated that he was happy to work with the property owner and the City to come up with a more sensitive design. Mr. Birkel, Mr. Breneman and Mr. Wolf all indicated they were comfortable with the rezoning, just not the building design.

Mr. Wolf asked Mr. Sharp how he wished to proceed, noting that the current site plan would likely not be approved at the meeting. Mr. Sharp stated he would prefer to continue the application to the February meeting. He will work with the architects to change the design of the building based on suggestions from the Commission.

Mr. Wolf made a motion to continue the application to the February 4, 2020 meeting to give the applicant the opportunity to redesign the building layout. Mr. Breneman seconded the motion, which passed unanimously.

NON-PUBLIC HEARINGS

**PC2019-119 Site Plan Review - Fence with Exception
5101 West 70th Street
Zoning: R-1A
Applicant: Koenig Building and Restoration**

Mr. Brewster stated that the applicant was requesting an exception to the fence standards to construct a fence in the rear yard that does not meet the required setback. The property is a corner lot on the southwest corner of 70th and Fonticello, which is the side street along the east property boundary, with the house fronting on 70th Street. Most lots in the

vicinity have a similar orientation (fronting on the east-west streets, with side yards along Fonticello Street) except the lot immediately to the east, which has a house skewed on the lot, primarily facing Fonticello Street with a fenced side yard opposite the subject fence.

In this circumstance, zoning ordinance 19.44.025.C.3 requires the fence to be setback five feet from the right-of-way line along Fonticello. The fence has already been constructed, and it aligns with the rear corner of an existing fence around the rear yard to the south. That fence is a legal non-conforming fence, as it was built prior to the current zoning requirements. This location places the new fence approximately 2 feet over the property line and in the right-of-way along Fonticello Street. A Prairie Village building inspector measured the property and flagged the property line on June 12, 2019 prior to a permit being issued. A permit was issued on June 17, 2019 indicating that the fence had to be 5 feet from the property line, rather than the 17 feet from the edge of the new home, which the original application indicated.

On July 11, 2019, the applicant contacted staff and met at the property to discuss the fence location, as well as other prior communications with Public Works staff about the fence location. Staff indicated the fence would need to meet the five-foot setback. Sometime after this meeting and prior to July 29, 2019, the fence was built at the originally proposed location contrary to the direction given by the City when the permit was issued. The fence was inspected by staff on July 29, 2019, and the applicant was contacted about the violation of the permit.

Mr. Brewster stated that the fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences. However, based on the information submitted and other considerations, staff did not feel that the exception criteria had been met, and recommended that the site plan be denied.

Scott Koenigsdorf, the applicant and builder of the home, was present to speak to the Commission. He stated that the homeowner worked directly with Elite Fence, who was responsible for getting the fence permit. He added that most of the surrounding fences in the area also did not meet the standards referenced.

Mr. Wolf asked Mr. Brewster what would happen if the Commission denied the exception. Mr. Brewster stated that staff would take action to ensure the fence is moved; if it is not, an enforcement action in municipal court would occur. Mr. Koenigsdorf said he would ensure the fence gets moved if the exception is denied.

Mr. Wolf made a motion to deny the exception to the fence standards. Mr. Breneman seconded the motion, which passed unanimously.

OTHER BUSINESS

Election of Officers

Mrs. Wallerstein nominated Greg Wolf as Planning Commission Chair and James Breneman as Vice-Chair. Mr. Valentino seconded the motion, which passed unanimously.

Mrs. Wallerstein made a motion that the Planning Commission bylaws be changed to move elections from May to January. Mr. Breneman seconded the motion, which passed unanimously.

Mrs. Wallerstein also nominated Jonathan Birkel as Chair of the Board of Zoning Appeals, and Patrick Lenahan as Vice-Chair. A Board of Zoning Appeals meeting will be held prior to the February Planning Commission meeting to elect the new officers.

Revised 2020 Meeting Dates

Mr. Lenahan moved for the approval of the 2020 meeting dates. Mr. Breneman seconded the motion, which passed unanimously.

ADJOURNMENT

Mr. Nelson stated that this was his final meeting as Council Liaison, and that Councilmember Ian Graves would take over at the February meeting.

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 9:18 p.m.

Greg Wolf
Chair

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: February 4, 2020 Planning Commission Meeting

Application: PC 2020-101 - REVISED

Request: Rezoning from R-1A to C-O and Site plan review for proposed office; and Survey Plat for lot combination.

Action: *A Rezoning requires that the planning commission evaluate facts and weigh evidence, and based on balancing the factors and criteria in the ordinance, make a recommendation to the City Council.*

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.

A Survey Plat / Lot Combination requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application.

Property Address: 4820 West 75th Street

Applicant: GastingerWalker&, Laura Pastine, for Rex Sharp c/o Sharp Law

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

Surrounding Zoning and Land Use: North: R-1A Single-Family District – Church (parking lot)
East: R-1A Single-Family District - Church
South: R-1B Single-Family District – Single-Family Dwellings
West: R-1A Single-Family District - Single-Family Dwellings

Legal Description: 21-12-25 BG 812.7' E SW CR SE1/4 NW1/4 E 75.9'X N180' .31 AC SUBJ TO ST abbreviated, and lot immediately to east similarly abbreviated.

Property Area: 11,384.42 sq. ft. (0.26 ac.) and 11,385.85 (0.26 ac)

Related Case Files: none

Attachments: Application, Site Plan, Elevations, Lot Combination Plat.



Site – Aerial



Birdseye



Street View (looking west on 75th Street)



Street View (looking east on 75th Street)

UPDATE:

The Planning Commission originally heard this application at the January 7, 2020 meeting and conducted a public hearing. The Commission voted to continue the public hearing until the February 4, 2020 meeting, so that the applicant could work with adjacent property owners and address some concerns about the massing, facade design, and/or screening that affected the relationship of the site and building to the existing home on the west property line. The applicant submitted a revised plan.

This report includes all of the original staff report recommendations from the January 7, 2020 meeting, and is supplemented with the following points to address how the revised application addresses the issue of the relationship of the west boundary.

- The extent of the two-story elevation along the west property line has been shortened from 99'10" in the original application, to 79' in the revised application.
- The west elevation includes a significant off-set in the wall plane covering approximately half of the wall on the lower level with an off-set of an additional 4 feet (approximate – not dimensioned).
- A foundation and retaining wall on the west side will allow grading and landscape to better transition between the adjacent structures. This has the effect of minimizing the larger mass to the rear portion of the building that becomes larger with the grade.
- Material changes have been refined to include differentiation of the first and second story on the west elevation, particularly closer to the front portion of the building. Windows have been changed from vertical proportions to horizontal proportions.
- The landscape plan has been updated, and in particular includes substantial screening on the entire west boundary, including along the parking area to the north end of the site. (recommended Green Giant Arborvitae)

Other corresponding changes to the plan, not directly related to the west elevation include:

- Shifting some floor area to a second story above the main mass on the east side, opening up to a smaller, rooftop balcony.
- Identifying the landscape and grading that cuts off the through drive of the parking lot on the east side. (discussed in concept prior to the January 7 meeting, and identified in recommended conditions).
- The revised plan has 33 spaces compared to 34 on the original plans that were submitted, but still meets the ordinance requirements.

Staff recommends approval of the rezoning, site plan, and survey plat for lot merger, subject to the same conditions included in the original report below, as supplemented by these revisions to the plan. The original recommendations are restated below, with notes on how the revised plans affect them.

1. The conceptual drainage plan be carried out and finalized in a manner that either has no impact on the existing drainage issue on the property to the north, or is coordinated with the required fix of that situation. The final drainage plan is subject to final approval by Public Works. *[This condition remains in effect as an item for further action prior to permits.]*
2. Any change in the proposed access (through access in the parking) be coordinated with grading, drainage, and traffic circulation and approved by Public Works. Plans shall include an extension and enhancement of the site landscape plan (with additional plants) into any areas that are not connected parking. *[The revised plan shows this change with a retaining wall separating the upper front parking from the lower rear parking. All parking arrangements remain subject to the easement conditions in number 3, below.]*
3. The easement for the parking area be verified by the City Attorney and properly noted on (or connected with) the survey plat prior to recording. An exception is noted to the following standards – side parking setback; rear parking setback; rear building setback – which is conditioned on this site plan, and the maintenance of all required landscape areas on the property granting the easement, so that the standards are otherwise met. *[This condition remains in effect as an item for further action prior to permits.]*

4. A pedestrian connection from the public sidewalk to the entry feature (courtyard area) of the building be added. *[The revised plan does not appear to have a connection, and we still recommend that the crushed limestone garden and front entry area should have a sidewalk connection to the public sidewalk along the street.]*
5. Prior to a permit for the monument sign, the applicant specify to staff the location of the sign in relation to the street and property lines, verify the location meets all site distance requirements, and provide landscape plans for the base of the sign. *[This condition remains in affect as an item for further action prior to permits.]*
6. The following changes are recommended for the landscape plan:
 - a. Add 4 ornamental trees along the frontage, 2 specifically to frame a pedestrian connection to the sidewalk.
 - b. Add perimeter parking buffers on the east and north edges of the parking and address the maintenance as a condition of the easement for parking and buffers on adjacent property. Specifically, this should include 7 shade trees (accounting for replacement of the removed trees) and 45 shrubs.
 - c. Change the buffer on the west property boundary from 4 Norway Spruce to 14 Green Giant Arborvitae (6'), and extend the planting buffer to the north edge of the parking area.*[All landscape recommendations have been met in the revised plan. In addition to the enhanced screening on the sensitive west edge, the applicant has also reduced the massing of the west elevation with a combination of reduced building mass, variation in the massing and materials, and grading.]*
7. The Planning Commission recommends approval of the rezoning conditioned on the site plan. Approval of the site plan and survey plat by the Planning Commission is subject to the City Council approval of the rezoning recommendation, or amended approval of the recommendation that does not significantly impact these plans. *[This condition remains in affect.]*

[January 7, 2020 report, prior to revised submittal follows]

BACKGROUND:

The applicant is requesting to rezone two lots equaling approximately 0.52 acres from R-1A to C-O. The application also includes a site plan to build an approximately 10,000 square feet office (4,724 square feet footprint) and a survey plat to combine the two lots into one lot. The property is immediately west of Prairie Baptist Church, and fronts on the north side of 75th Street west of the Roe Avenue intersection. One lot is vacant and the other lot has a detached single-family home proposed for removal. Two other lots with detached single family houses front on 75th Street immediately to the west. The vicinity is primarily single-family residential (with the exception of the church) and transitions to an office and institutional node further west at the 75th and Nall intersection.

The Site Plan proposes a multi-level office building that is primarily single story, with a two-story wing running north-south on the west edge of the building. It includes some rooftop accessory space on the single-story level. Access is proposed off 75th Street, and due to grades, most of the parking is proposed in both covered and surface parking on the rear portion of the lot with access to a sub-grade level of the building exposed on the rear portion of the building footprint. Parking and access in the rear is proposed on an easement granted from the church, who is the current owner of the two lots as well as the church property. The rear parking also includes access to the larger church parking area to the north. The Site Plan also proposes several "green" features, including a roof garden on the 1-story portion and a rain garden in the front courtyard with native plants. A shade structure is also proposed with the entry feature to the building, oriented towards the front courtyard.

Since the building is proposed on two existing lots, a survey plat has been submitted to merge the two lots into one lot.

Public notice of a public hearing has been published as required by the zoning ordinance [Section 19.52.015] and the applicant held a neighborhood meeting on December 29, 2019 at Prairie Baptist Church,

as required by the Citizen Participation Policy. The applicant has provided details of this meeting to supplement the application materials.

ANALYSIS – REZONING:

When reviewing a request to rezone property, the Planning Commission must consider the following criteria in association with a site plan for development of the property, commonly referred to as the “Golden” factors, which are the recommended factors incorporated into the City’s Zoning Ordinance [19.52.030]. The factors include, but are not limited to the following:

1. The character of the neighborhood;

This area is primarily single-family residential, with the exception of a large institutional use (church) immediately abutting this property to the east at the intersection of Roe Avenue and 75th Street. The church parking area wraps this property to the north and is separated from neighborhoods further north by a drainage channel. The property fronts on 75th Street, which is a significant east-west arterial corridor through the center of the city limit. A node further west on this block includes a mix of office, institutional, and multi-family uses at the intersection of Nall. The residential areas between this node have homes that have sides on 75th Street and front on side streets; however, some homes front on 75th Street on the west end of the corridor.

2. The zoning and uses of property nearby;

North: R-1A Single Family Residential – church (parking lot) with detached single-family homes further north across the drainage channel (zoned R-1B)

East: R-1A Single Family Residential - church

South: R-1B Single-Family Residential – detached single-family homes

West: R-1A Single-Family Residential – detached single-family homes

All of the property abutting this site is zoned residential with some property permitted as institutional uses. However, the extent of the corridor between Nall Avenue and Roe Avenue contains a mix of R-1B, R-3, and C-O zoning, with the multi-family, office and institutional uses occurring towards the Nall Avenue intersection.

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

The property is generally suited for single-family residential uses, as evidenced by the many existing detached houses in the area that are similarly situated. However, single-family homes that front on 75th Street tend to be less desirable than those that side to the corridor due to access challenges and traffic impacts. Regardless, the best urban design strategy is to have buildings and sites front on important corridors of in the City. The specific property includes one detached house (it is owned by the church and unclear how it has been used recently) and a vacant lot, that has been vacant for at least 10 years, but AIMS records indicate the lot previously had a detached house on it (1993).

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

This property is surrounded by single-family zoning, although most of the adjacent property (north and east) is used for a large institutional use (church). Further, the property is located on a busy corridor and low-intensity non-residential uses would not significantly impact residential uses across the street to the south. The largest impact will be on the two detached houses immediately to the west that also front on 75th Street. The C-O district is the least intense non-residential use in terms of permitted uses and development capacity, and is often used as a transition to neighborhoods in circumstances like this. However, if the zoning is changed, site design and

landscape design should address this sensitive relationship to ensure any potential negative impacts on these properties is mitigated through proper design.

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

The east lot has been vacant and unbuilt for at least 10 years, and it is uncertain how long beyond that period. The west lot contains a detached single-family home and it is not clear how that has been used recently, under church ownership.

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;

Rezoning and development of this property will permit the use of an existing vacant lot; however, it also includes the removal of an existing detached house that appears to be in good condition. The area is a transition area between single-family homes and institutional uses on a busy corridor. The proposed zoning and use is a low-intensity non-residential use that is not likely to increase significantly the traffic or access issues on 75th Street, and should not have a significant impact on abutting property with proper site design and screening.

7. City staff recommendations;

Staff's opinion is that this is a logical request based on the context, the city planning policies, the intent and standards of the C-O district, and the proposed site plan. See below for specific recommendations.

8. Conformance with the Comprehensive Plan;

Village Vision identifies this area as a Corridor Redevelopment area in the Conceptual Development Framework. The general policies stated for Corridor Redevelopment areas are:

- *Creating "windows" to the community / revealing community character.*
- *Create well-defined public spaces.*
- *Balance pedestrian and car access, and coordinate access points*
- *Infill underutilized properties with a mix of uses.*
- *Create sensitive edges to neighborhoods. There are no specific policies, plans or concepts for this portion of the 75th Street corridor.*

The 75th Street Corridor also has specific policies that elaborate on the above elements with specific design concepts. These concepts emphasize:

- *Improving the public realm with street trees and streetscape.*
- *Revising zoning to promote a mix of uses and transitional redevelopment.*
- *Emphasize walking by strengthening a well-designed system of sidewalks and paths.*
- *Construct buildings in a way that frames the public realm and improves the relationships of buildings and sites to the street.*
- *Promote uses that orient to neighborhoods (support neighborhood needs)*
- *Encourage larger-scale redevelopment into nodes along the corridor.*

An initiative to redesign 75th Street based on Village Vision was discontinued, and some other elements in Village Vision with respect to Corridor Redevelopment and the 75th Street Corridor will be reconsidered as the City finalizes Village Vision 2.0. However, the above stated elements from the plan remain valid planning policies and principles for this context, regardless of these developments since the adoption of Village Vision.

ANALYSIS – SITE PLAN:

The application is in association with a proposed new office building, which requires approval of a Site Plan in the proposed C-O zoning district. The following are the Site Plan review criteria: [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 plan generally meets all of the requirements of the C-O district, except that the parking is proposed partially off-site (to the rear of the lot) through an easement with the Church, and setback exceptions are noted below.

	C-O Requirement	Proposed Plan
Height	35'	32' (approx. based on average finished grade)
Setback – Front	30'	30'
Side	10' (1-story); 15' (2-story); 20' (2.5-story)	20'
Rear	35'	35' generally (exception for rear northwest portion; related to parking and easement)
Parking - Quantity	Office 1 per 300 s.f. (34 spaces)	34
Parking setback – Front	15'	30'
Other property line	8'	Exception on side and rear due to easement
Monument Sign - Size	20 s.f.	20 s.f.
Monument Sign Location	3' from property line; 12' from curb (greater)	unclear – location not dimensioned

The parking is proposed to be met by a combination of on-site and off-site parking, though the lot will be designed and have the appearance of an integrated site and building. This is proposed through an easement with the property owner to the north and east for the off-site portion of the parking. As a result, the property line on the north bi-sects the parking area and the property line on the east is along the edge of the parking lot. Although this means the parking will not meet the required setbacks for the side and rear, the configuration of this site with the easements will have the appearances as if it does meet the parking setback (buffer) standards. This is an acceptable arrangement, particularly with uses that have differing peak parking demands.

Similarly, most of the building meets the required 35' rear setback. However, the northwest corner of the building is approximately 21' from the rear property line. However, in association with the easement, it is greater than 35' from the edge of the back parking area and landscape buffer.

There is a monument sign that is proposed on the southwest portion of the site in front of the building. The size and design meet all standards; however, the location is not specifically dimensioned to indicate that it meets location standards, and there is no landscape proposed with the sign.

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.

Public works has reviewed the site plan with respect to traffic, access, and storm drainage, and as an infill site, it is anticipated that the site has existing utility capacity to serve the development.

A conceptual drainage plan has been reviewed and is acceptable to Public Works. The primary concern is the impact to an ongoing drainage issue associated with the parking area on the property to the north. It is that property owner's obligation to fix this existing situation (erosion of bank and parking at the channel to the north). Any development of this site cannot impact that situation further, or to the extent drainage from this site affects that area, it would need to fix the current situation. The conceptual drainage plan is proposing to ensure that development of this site has no impact on that situation, and final design of this concept will be further reviewed by Public Works as the project proceeds to permits.

The site proposes access directly from 75th Street, with a secondary access point through the church parking lot to the north in relation to the parking easement. Due to the low-level of expected traffic from this use, Public Works has determined that this is an acceptable arrangement. However, there is some concern of inappropriate cut-through traffic from the church's use of the property that could create an undesirable situation (both 75th Street access points being used by Church patrons during its limited peak use time). Due to the grade of this property, there are opportunities for adjustments to the proposed plan that limits or eliminates this concern.

C. Building Design.

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

The building is a predominantly 1- and 2-story building when viewed from 75th Street. It includes a 1-story main mass (11' 2 1/2" from grade) fronting on the courtyard, and a 2-story wing mass (27' 2 1/2" from grade) running north-south for the extent of the buildable area on the west side. Due to the grade, the building does extend to a 3-story massing (38') at the northwest corner. The ordinance states that building height is measured from the average finished grade abutting the building. Since over 50% of the building is at the entry grade and only the extreme most portion approaches 38', the proposed building is under the 35' height limit. Additionally, the building meets the required setbacks for a building of this scale (except as noted in Section A. above with the easement exception).

Although the building is appropriately scaled for the site and according to the standards, this plan does place the tallest portion and largest mass of the building along the transition to residential property on the west. The sliding-scale setback requirements arguably account for this as an acceptable transition; however, with this building placement and the sloping grade, additional / revised landscape treatments are recommended in Section D. below. This plan does not affect building design criteria not already addressed through the building permit.

Otherwise, the building is properly oriented to the public realm through access from a landscaped courtyard relating the project to the frontage. All elevations related to these public spaces include windows, doors and enhanced architectural details that break down the scale of the building mass and relates to the spaces surrounding the building. The plan does not show any pedestrian access

to the site, other than from the parking lot, so some connection to the entry areas from the public sidewalk should be provided.

The area around this property is primarily residential, with the only significant non-residential space being Prairie Baptist Church abutting to the east. As such, all of the adjacent construction uses traditional materials such as brick and wood siding and pitched roofs. The majority of the proposed structure is sided with metal panels (prefinished architectural metal panel, charcoal) which are not characteristic of the neighborhood. However, care has been taken to introduce wood and other “softer” simulated wood materials that help give the building a more residential feel. This is done through shade structures, window ornamentation and canopies associated with the walkways, entry feature and courtyard.

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 landscape ordinance establishes planting criteria based on 4 site elements – streetscape/frontage, foundation, parking, and buffers. These standards can then be adjusted to meet adequate performance criteria for each particular site. The proposed landscape plan compared to the base requirement is:

	Landscape Requirements	Proposed Plan
Streetscape / Frontage	1 large tree per 40' lot frontage (4 required)	none
Foundation	1 ornamental tree per 25' building frontage (4 required) 5 shrubs per 25' building frontage (17 required)	3 trees no shrubs – ornamental grasses
Parking	1 large tree per 40' parking perimeter (8 required) 1 large tree per 40 parking spaces (1 required) 5 shrubs per 25' parking perimeter (59 required)	none none 14 –concentrated at front
Buffer	performance standard (see comments on west boundary)	4 Norway Spruce

- **Streetscape / Frontage.** The ordinance, the intent of the landscape standards and the corridor redevelopment policies are all coordinated towards the goal of landscape being used to shape space with vertical elements aligned along streets. In this case, there are complications associated with overhead power lines along the lot line. The plan does include four trees setback approximately 25 feet from the property line, however these trees more specifically frame the parking entry, the courtyard and the corner of the building (thus were allocated to the Foundation planting requirement). Four ornamental trees should be added along the front lot line to substitute for the street tree requirement, two potentially to frame a recommended pedestrian connection to the sidewalk.
- **Foundation.** The ordinance requires four trees, and three are provided (two in the courtyard and one at the southwest corner; the other two frame the parking entry and are contributing to the parking perimeter requirement). Based on the intent of the standards and configuration of the site with other landscape elements, this is an acceptable number. The ordinance would also require shrubs along the build frontage. The plan includes perennial grasses, which also meet the intent of this requirement.
- **Parking.** The ordinance requires nine trees (counting the perimeter and per space requirements) and 59 shrubs). The intent of these standards is to define edges of parking near property boundaries and to screen and mitigate the parking impacts. Most of the planting is located at the gateway on the front, which is desirable. However, there is no landscape around the edges, and the plan appears to remove three existing large trees on the east boundary. This area is also subject to the exception for parking being handled by easements, including some parking, the setback and the parking buffer on adjacent property. Due to this, it is important to account for landscape on the north and east edges of the parking, replacing the removed trees at greater rate and account for easement exceptions. Seven additional shade

trees and 45 additional shrubs should be added to this area, and maintenance of these areas should be accounted for in the easement agreement between the property owners.

- **Buffer.** *The ordinance has performance criteria for buffers and in this case, the condition of transition of land uses applies (office transition to residential). This side includes the largest portion of the building mass, and although the proposed building meets all setbacks, a strong buffer should be provided here. Four Norway Spruce are proposed in the plan. While these are generally an acceptable buffer, they tend to widen at the base the larger they become and in some cases then need to be limbed from the bottom when they reach mature heights. This could ultimately limit the effectiveness of the buffer at ground levels at a time when it should otherwise become most effective. Instead, fourteen 6' green giant arborvitae should be used along the entire west side, including the surface parking area to the rear of the property.*

ANALYSIS – SURVEY PLAT / LOT COMBINATION:

The City of Prairie Village Subdivision Regulations have an abbreviated process for lot splits that do not involve any infrastructure issues of public land dedications. There is no similar process for lot combinations, but the City has interpreted this same process to apply to routine lot combinations. According to this section, the Planning Commission may approve any lot combination (or lot spit) provided all resulting lots meet the zoning district standards. The proposed lot resulting from the survey plat would meet the proposed C-O lot standards.

RECOMMENDATION:

Based on the information submitted with the application and considerations in this staff report, but without the benefit of any testimony introduced at the public hearing, planning staff recommends that the rezoning, site plan, and survey plat be approved subject to the following conditions:

1. The conceptual drainage plan be carried out and finalized in a manner that either has no impact on the existing drainage issue on the property to the north, or is coordinated with the required fix of that situation. The final drainage plan is subject to final approval by Public Works.
2. Any change in the proposed access (through access in the parking) be coordinated with grading, drainage, and traffic circulation and approved by Public Works. Plans shall include an extension and enhancement of the site landscape plan (with additional plants) into any areas that are not connected parking.
3. The easement for the parking area be verified by the City Attorney and properly noted on (or connected with) the survey plat prior to recording. An exception is noted to the following standards – side parking setback; rear parking setback; rear building setback – which is conditioned on this site plan, and the maintenance of all required landscape areas on the property granting the easement, so that the standards are otherwise met.
4. A pedestrian connection from the public sidewalk to the entry feature (courtyard area) of the building be added.
5. Prior to a permit for the monument sign, the applicant specify to staff the location of the sign in relation to the street and property lines, verify the location meets all site distance requirements, and provide landscape plans for the base of the sign.
6. The following changes are recommended for the landscape plan:
 - a. Add 4 ornamental trees along the frontage, 2 specifically to frame a pedestrian connection to the sidewalk.
 - b. Add perimeter parking buffers on the east and north edges of the parking and address the maintenance as a condition of the easement for parking and buffers on adjacent property. Specifically, this should include 7 shade trees (accounting for replacement of the removed trees) and 45 shrubs.
 - c. Change the buffer on the west property boundary from 4 Norway Spruce to 14 Green Giant Arborvitae (6'), and extend the planting buffer to the north edge of the parking area.

7. The Planning Commission recommends approval of the rezoning conditioned on the site plan. Approval of the site plan and survey plat by the Planning Commission is subject to the City Council approval of the rezoning recommendation, or amended approval of the recommendation that does not significantly impact these plans.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

App# 0021888
Awt# 010611

Planning Commission Application

For Office Use Only
Case No.: <u>PC2020-101</u>
Filing Fee: <u>150.00</u>
Deposit: <u>500.00</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: GastingerWalker& Phone Number: 816-569-0841
 Address: 817 Wyandotte, Kansas City, MO 64105 E-Mail: lpastine@gastingerwalker.com
 Owner: Rex Sharp c/o Sharp Law Phone Number: 913-901-0505
 Address: 5301 West 75th St, Prairie Villiage, Kansas Zip: 66208
 Location of Property: 4820 West 75th St, Prairie Villiage, Kansas 66208
 Legal Description: 21-12-25 BG 812.7' E SW CR SE1/4 NW1/4 E 75.9' X N
180' .31 AC SUBJ TO ST PVC-0572
 Applicant requests consideration of the following: (Describe proposal/request in detail) Commercial Site Plan, Commercial Monument Sign Review

AGREEMENT TO PAY EXPENSES

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) for Rex Sharp c/o Sharp Law.

As a result of the filing of said application, 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 CITY for all cost incurred by 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 owing whether or not APPLICANT obtains the relief requested in the application.

[Signature]
Applicant's Signature/Date

[Signature]
Owner's Signature/Date

App# 0021888
Cust# 010611

CITY OF PRAIRIE VILLAGE, KANSAS
REZONING APPLICATION FORM

For Office Use Only
Case No.: PC 2020-101
Filing Fees: 150.00
Deposit: 500.00



GastingerWalker &
Laura Pastine

Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: 7 January, 2020

APPLICANT: lpastine@gastingerwalker.com PHONE: 816-569-0841
ADDRESS: 817 Wyandotte, Kansas City, MO 64105 ZIP: 64105
OWNER: Rex Sharp c/o Sharp Law PHONE: 913-901-0505
ADDRESS: 5301 West 75th St, Prairie Villiage, Kansas ZIP: 66208
LOCATION OF PROPERTY: 4820 West 75th St, Prairie Villiage, Kansas 66208
LEGAL DESCRIPTION: 21-12-25 BG 812.7' E SW CR SE1/4 NW1/4 E 75.9' X N 180' .31 AC
SUBJ TO ST PVC-0572 AND 21-12-25 BG 888.6' E SW CR SE1/4 NW1/4 180 X 75.9' .31
ACS M/L PVC 571A BOTA 98 502 TX (FOR VACANT LOT)

Present Zoning R-1A Requested Zoning: C-0 (Light Intensity Commercial)
Present Use of Property: 1101 Single Family Residence AND Vacant Lot

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>6610 - Church / Place of Worship (parking lot)</u>	<u>R-1A</u>
South	<u>75th Street</u>	
East	<u>6610 - Church / Place of Worship</u>	<u>R-1A</u>
West	<u>1101 - Single Family Residence</u>	<u>R-1A</u>

CHARACTER OF THE NEIGHBORHOOD: 75th Street corridor mix of residential and light commercial

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
No, there are similar conditions along the 75th Street Corridor
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
Yes
If yes, explain: The new building will be a change in use from residential to light commercial.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

DEVELOPMENT PLAN SUBMITTAL:

- Development Plan
- Preliminary Sketches of Exterior Construction

LIST OF NEIGHBORING PROPERTIES:

_____ Certified list of property owners within 200 feet To be separately submitted after Application before Planning Commission meeting


TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 75th Street and Roe Boulevard
2. Classification of Street(s):
Arterial 75th Street Collector Roe Boulevard Local _____
3. Right-of-Way Width: 60' for 75th Street
4. Will turning movements caused by the proposed use create an undue traffic hazard?
No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? Yes, these 2 parcels are to be replatted
2. Properly Size Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
Electricity? _____
Gas? _____
Sewers? _____
Water? _____
5. Additional Comments: The 2 parcels are to be replatted to allow for the new building footprint, with permanent parking easement to the north

UNIQUE CHARACTERISTICS OF PRPOERTY AND ADDITIONAL COMMENTS:

SIGNATURE: 

DATE: 6 December, 2019

BY: Laura Pastine c/o GastingerWalker&

TITLE: Senior Associate

Lori Sharp, being duly sworn upon his oath, deposes and states:

1. I am the owner of (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.

2. On the 16th day of December, 2019, I did comply with notification requirements to landowners as stated in Municipal Code 1973, Section 19.42.010 (E), and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

<u>Owner Name</u>	<u>Situs Address</u>	<u>Owner Address</u>
Prairie Baptist Church	7416 Roe Avenue 4820 W. 75th Street	7416 Roe Avenue, PVKS 66208
Kaden James	4840 W. 75th Street	1000 W. 96th Terrace KCMO 64114
David and Renin Gilmore	4808 W. 76th Street	<i>same</i>
Maggie Kerkvliet	4716 W. 76th Street	<i>same</i>
Brad Kelsey and Amanda White	4717 W. 75th Street	<i>same</i>
Josh Sigler	7429 Briar Street	<i>same</i>
Paloma Olmo	4830 W. 75th Street	<i>same</i>
Deron Denton and Jeannie Irons	4812 W. 76th Street	<i>same</i>

I certify that the foregoing is true and correct.

Lori Sharp

Name
5301 West 75th Street
Prairie Village, KS 66208

Address

913-901-0505

Phone

Lori Sharp, being duly sworn upon his oath, deposes and states:

1. I am the owner of (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 16th day of December, 2019, I did comply with notification requirements to landowners as stated in Municipal Code 1973, Section 19.42.010 (E), and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

<u>Owner Name</u>	<u>Situs Address</u>	<u>Owner Address</u>
Pei-In Yang LLC	4825 W. 75th Street	3200 W 122nd St., Leawood KS 66209
JMD Holdings LLC	4709 W. 75th Street	PO Box 23732, Overland Park, KS 66283
Abby Vannordstrand	4809 W. 75th Street	<i>same</i>
Jerad and Jessica Foster	7348 Roe Circle	<i>same</i>
Gregory Corbin and Cynthia Hendrickson	7415 Briar Street	<i>same</i>
Zachary and Patricia Winkelbauer	7425 Briar Street	<i>same</i>
Gary Forristal	7427 Briar Street	<i>same</i>
Todd Richardson	4801 W. 75th Street	<i>same</i>

I certify that the foregoing is true and correct.

Lori Sharp
Name
 5301 West 75th Street
 Prairie Village, KS 66208
Address
913-901-0505
Phone

Lori Sharp, being duly sworn upon his oath, deposes and states:

1. I am the owner of (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 16th day of December, 2019, I did comply with notification requirements to landowners as stated in Municipal Code 1973, Section 19.42.010 (E), and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

<u>Owner Name</u>	<u>Situs Address</u>	<u>Owner Address</u>
Manchester Partners LLC	4817 W. 75th Street	PO Box 15144, Lenexa KS 66285
Carlos and Ada Munar	4805 W. 75th Street	<i>same</i>
James Reagan	4821 W. 75th Street	<i>same</i>

I certify that the foregoing is true and correct.

Lori Sharp
Name
5301 West 75th Street
Prairie Village, KS 66208
Address
913-901-0505
Phone

Notes

DATE	29 December 2019
PROJECT	Sharp Law GW& #2019.473
SUBJECT	Neighborhood Meeting @ Prairie Baptist
BY	Laura Pastine
PEOPLE INVOLVED	Greg Corbin – Neighbor at 7415 Briar Street Kathy Pickett – Neighbor at 7416 Roe Avenue (Prairie Baptist) Sara McClure – Neighbor at 7416 Roe Avenue (Prairie Baptist) Jay Watters – GastingerWalker& Kevin Harden – GastingerWalker& Laura Pastine – GastingerWalker&

1. The GastingerWalker& team shared with neighbors the site plan drawings on how the building, parking, and planted areas would be organized. And floor plans to highlight how the building would be organized with public and working spaces, the heights of the building areas and how they would be read from 75th Street, and materials which would be cohesive with the surrounding residential community.
2. Greg shared the two questions he had coming into the Neighborhood Meeting – how will the building look (he would not be in favor of an “ugly building”) and how will the parking be organized (he would not be in favor of all parking right on 75th Street “like a strip mall”)
 - a. He said the project is favorable for him in both the overall aesthetic of the building and how the parking is located.
3. There was a question about people crossing through the Sharp Law lot to get to 75th Street, either by church members or by the public.
 - a. GastingerWalker& mentioned Public Works has also identified this potential problem. One option moving forward is to create an upper lot (at the South end connected to 75th Street) and a lower lot (at the North end, connected to the Prairie Baptist lot).
 - b. This would allow church members to park in the North lot of Sharp Law as overflow parking without the issues of connecting to 75th Street
 - c. This would also ease grading issues as the project gets further into the design process.
4. Greg asked about how this project connects to the PV Vision Master Plan
 - a. GastingerWalker& shared the conversation we had with PV about the City’s openness to 75th Street corridor mixed use that was done thoughtfully with natural materials, integrated landscaping, and sustainable approaches.

5. Kathy asked about any trees to be retained between Prairie Baptist and the Sharp Law site. She is in favor of the existing conifers in poor condition to be removed, with the dedicated memorial tree recently planted to be transplanted to a new location.
 - a. GastingerWalker& agreed that these trees would need to be removed both for their condition and in the land disturbance process, these trees would be affected.
 - b. GastingerWalker& agreed to coordinate with Prairie Baptist where the memorial tree will be located as the site developed further.

Next Steps:

- Planning Commission meeting January 7th at 7pm

The preceding is our interpretation of the occurrences and conversations. Please contact us if any details appear to be in error or if you have questions or comments.

Docu J:\Sharp Law Office\1 Design\Written



Sharp Law **PROJECT NARRATIVE**

Rezoning and Site Plan Applications to the City of Prairie Village Planning Commission
Submittal date: 6 December 2019

Project Description:

Rex and Lori Sharp currently have an Option to Buy two single family residential lots owned by Prairie Baptist Church, located at 75th and Roe Boulevard.

These two lots are to be rezoned as C-0 (Low Intensity Commercial) and replatted as a single parcel to allow the construction of a new approx. 10,000SF law office for Sharp Law, currently located at 5301 W. 75th Street (75th and Ash Street).

Part of their purchase agreement with Prairie Baptist includes the permanent easement of a portion of land, directly north of these 2 lots, for parking.

The design team for this project had 3 meetings with key stakeholders in this process to help inform this application including the following conversations:

- Pre-application meeting with Jamie Robichaud (Deputy City Administrator), Chris Brewster (Urban Planner), and Mitch Dringman (Building Official) – 6 November, 2019
- Public Works meeting with Keith Bredehoeft (Public Works Director) and Cliff Speegle (Storm Water Project Manager) – 20 November, 2019
- Fire Department meeting with Todd Kerkhoff (Fire Marshal) – 2 December, 2019

Per the requirements for Rezoning and Site Plan applications, this submittal includes drawings containing the following content:

SUBMITTED IN THIS APPLICATION

Cover Sheet

Initial code information, project information, locator map, drawing set sheet index

Zoning Plan

Parcel information including boundaries, setbacks, buildable area

Site Plan

Layout of building footprint, parking stalls, entry drives, drive aisles, trash location, monument signage

Landscape Plan

Initial landscape plan locating areas of new pervious surfaces and planted areas (both on the site and on the building) with typical materials

Building Plans

Early schematic design layout of Basement, Entry Level, and Upper Level areas.

Exterior Elevations

Elevations of all faces of the proposed building showing areas of glazing and materials. Proposed materials are highlighted with manufacturer information and precedent imagery.

ITEMS IN PROGRESS

Currently Olsson is completing field services and beginning initial design to allow us to submit further information for:

- **Survey / Replatting documentation**
- **Stormwater Management Plan**
- **Traffic Flow Patterns**

ITEMS TO BE SUBMITTED SEPARATELY**Neighborhood Meeting**

A Neighborhood Meeting will be held on site at Prairie Baptist Church (date to be determined) between the Application submittal date and the January 7th Planning Commission meeting, with Meeting Notes also shared before the Planning Commission meeting.

Site Signage

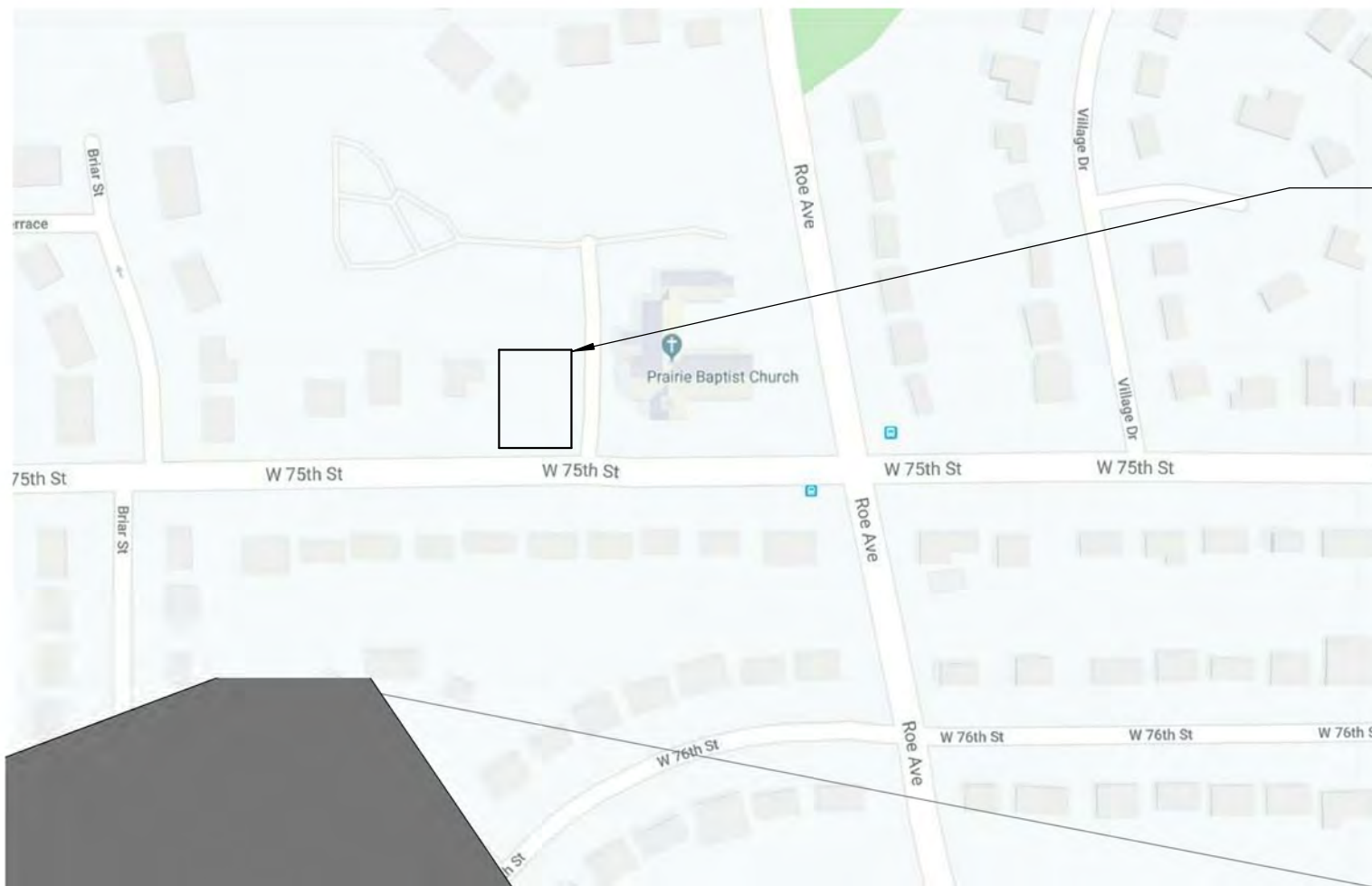
A site sign will be installed on the lots to be rezoned between the Application submittal date and the January 7th Planning Commission meeting, with Affidavit of Sign installation also shared before the Planning Commission meeting.

Notice of Hearing

Notice of Hearing letters will be sent via certified mail to property owners within 200 feet of the lots to be rezoned at least 20 days before the January 7th Planning Commission meeting. Affidavit of Notice of Hearing mailings will be submitted at least 2 weeks before the January 7th Planning Commission meeting.



Sharp Law Office



Project Location
4820 West 75th Street
Prairie Village, KS 66208

Vicinity Map

SHEET INDEX:

GENERAL
CS Cover Sheet

CIVIL
C100 Grading and Utility Plan
C200 Landscape Plan
C300 Grading and Utility Plan

ARCHITECTURAL

A0 Zoning Plan
A1 Site Plan
A2 Basement Level Plan
A3 Entry Level Floor Plan
A4 Upper Level Floor Plan
A6 Exterior Elevations
A7 Exterior Elevations

PROJECT INFORMATION:

Project Name: Sharp Law Office
Project Address: 4820 West 75th Street
Prairie Village, KS 66208
Proposed Use: Commercial, Office Building
Code Jurisdiction: City of Prairie Village, KS
Scope of Work: Rezone existing residential lots into a single replatted commercial C-0 lot

Building Codes: 2012 International Building Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Fire Code
2011 National Electrical Code

Building Information

Construction Type: Type V-B (Entry and Upper Level)
Type II-B (Basement Level)
Automatic Sprinkler: Not Provided
Occupancy Type: Group B - Business

General Building Heights & Areas

Allowable Height: 40'-0"
Allowable Gross Area: 9,000 SF/Floor
Actual Area: 10,175sf Total (4,280sf at Entry Level)
Actual Height: 3-story, 38'-5" from Basement Level

Means of Egress

Occupant Load: 103 occupants
Number of Exits Required: 2 exits required, 2 exits provided from Basement Level, 3 exits provided from Entry Level
Exit Access Travel Distance: 200-feet maximum allowed
Provided: Approx 105 feet
Distance between Exits: 1/2 the maximum distance of the building
Dead Ends: Shall not exceed 20-feet
Minimum Door Width: 103 occupants x .2" = 20.6" total

Accessibility
All construction shall meet the minimum requirements of the Americans with Disabilities Act and ANSI 117.1

Parking Information

Site Area: 22,500sf
Building Footprint: 10,175sf
Parking Stalls: 1 per 300sf
34 required; 34 provided
Area of Paving: 14,333sf
Planted Roof Area: 1,538sf
Garden Area: 1,300sf

Energy Conformance Information

Roof Insulation: min. R-25 ci (above deck)
Wood-framed exterior walls: min. R-13 in wall cavity + min. R-3.8 ci outboard of sheathing OR R-20 in wall cavity
Floor Insulation: min. R-30



GastingerWalker &

Architects | Interior Designers | Construction Managers
817 Wyandotte Kansas City, Missouri 64105 816.421.8200 gastingerwalker.com

CIVIL ENGINEER & LANDSCAPE DESIGN
Olsson Associates
8141 Parallel Parkway
Kansas City, KS 66112
913.334.2600

Sharp Law Office

4820 West 75th Street
Prairie Village, Kansas 66208

Sharp Law

5301 West 75th Street
Prairie Village, Kansas 66208
913-901-0505

ISSUED FOR:

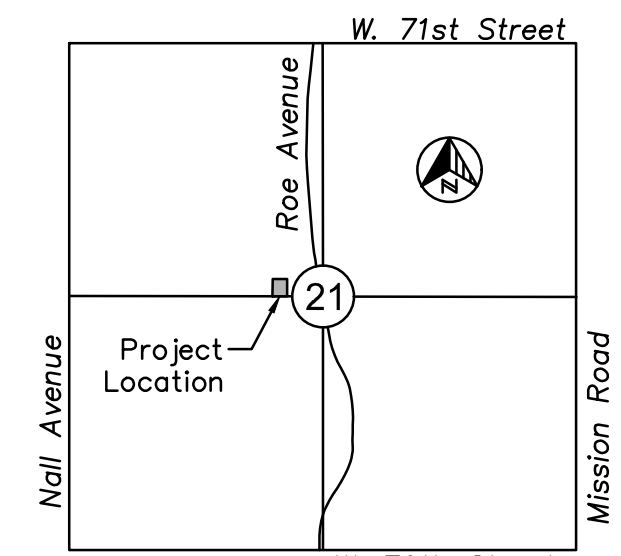
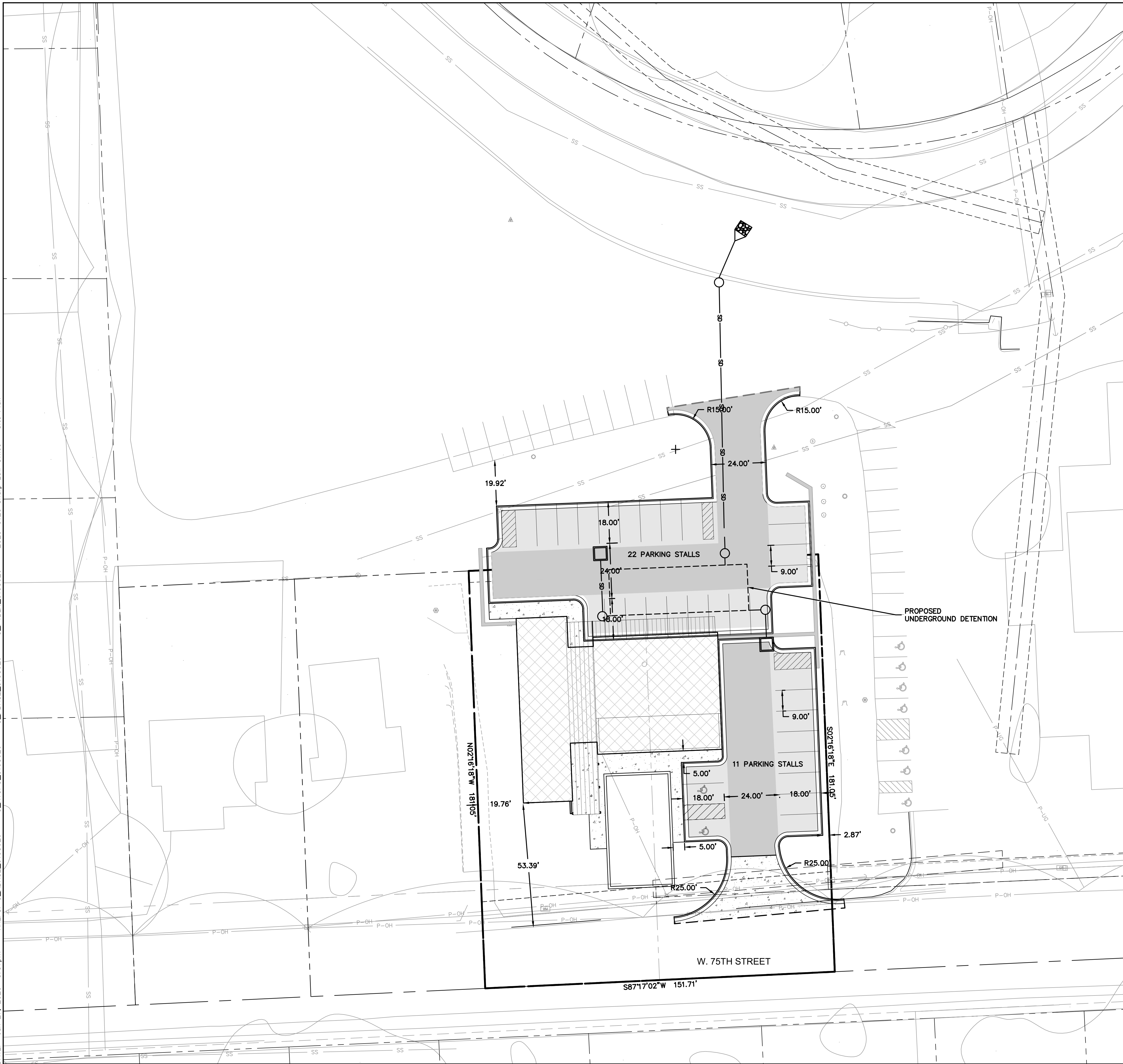
Planning Commission 06 December, 2019
Planning Commission REV 27 January, 2020

Drawn By JMW
Checked By LP

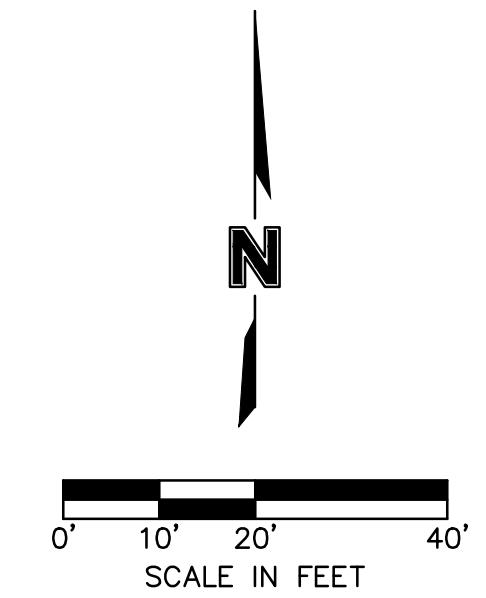
Cover Sheet

CS

DWG: F:\2019\1601-4000\019-3626\019-3626\Design\AutoCAD\Preliminary Plans\Sheets\CNCV\C_SIT01_0193626.dwg USER: sgillard
 DATE: Jun 27, 2020 3:57pm XREFS: C:\BASE_0193626 C:\TOP_0193626 C:\BASE_0193626 C:\TBLK_0193626 2020-0120 Sharp Law Office - Site Plan



Section 21-T12S-R25E
 VICINITY MAP
 Scale: 1" = 2000'



LEGEND

- PROPERTY LINE
- - - 995 EXISTING MAJOR CONTOUR
- - - 995 EXISTING MINOR CONTOUR
- 998 PROPOSED MAJOR CONTOUR
- 998 PROPOSED MINOR CONTOUR
- SS— SS EXISTING SANITARY SEWER
- SD— SD EXISTING STORM SEWER
- P-UG EXISTING ELECTRICAL LINE
- W— W EXISTING DOMESTIC WATER
- G— G PROPOSED GAS SERVICE
- SS— SS PROPOSED SANITARY SEWER
- SD— SD PROPOSED STORM SEWER
- P-UG PROPOSED ELECTRICAL LINE
- W— W PROPOSED DOMESTIC WATER
- G— G PROPOSED GAS SERVICE
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT

SITE DATA	
SITE:	+/- 0.5156 ACRES
PROPOSED USE:	OFFICE
EXISTING ZONING:	R-1A
PROPOSED ZONING:	C-0
BUILDING SF:	10,000 SF
PROVIDED PARKING:	TOTAL: 33 PARKING SPACES

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

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	1/27/2020	PER STAFF COMMENTS	

SITE PLAN
 SITE PLAN
 SHARP LAW
 REZONING PLAN

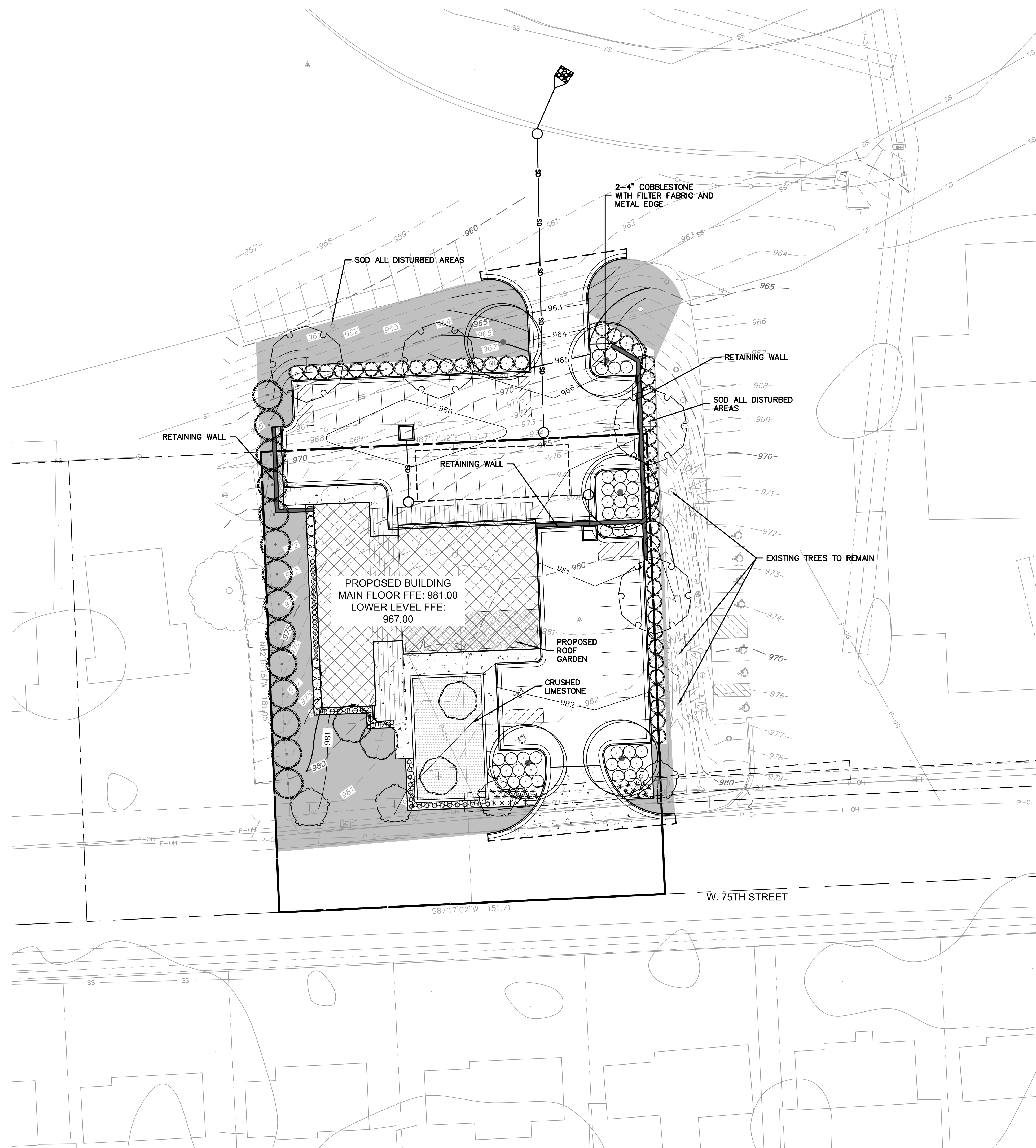
2019

PRAIRIE VILLAGE, KS

SHEET
C100

drawn by: SG
 checked by: BS
 approved by: TP
 QA/QC by: BS
 project no.: 019-3626
 drawing no.: GRD_0193626.DWG
 date: 12.30.19

DWG: F:\2019\1501-4000\019-3626\40-Design\AutoCAD\Preliminary Plans\Sheets\CNCV\C_LSC01_0193626.dwg USER: sallford
 DATE: Jun 27, 2020 4:03pm XREFS: C:\BASE_0193626 C:\TOP_0193626 C:\BASE_0193626 C:\TBLK_0193626



LEGEND

---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR

LANDSCAPE CALCULATIONS

- Street Tree Requirements**
 1 Tree/40 L.F. Street Frontage (within setback)
 W. 75th Street: 150 L.F.
 4 Trees Required
 4 Trees Provided
- Foundation Requirements**
 1 Ornamental Tree/25 L.F. Building Frontage
 5 Shrubs/25' Building Frontage
 4 Trees Required
 4 Trees Provided
 17 Shrubs Required
 22 Shrubs Provided
- Parking Requirements**
 1 Tree/40 L.F. Parking Perimeter
 8 Trees Required
 8 Trees Provided
- 1 Tree/40 Parking Spaces
 1 Tree Required
 1 Tree Provided
 5 Shrubs/25' Parking Perimeter
 59 Shrubs Required
 88 Shrubs Provided
- Buffer Requirements**
 14 Green Giant Arborvitae Along West Side

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	4	QUERCUS ROBUR 'REGAL PRINCE' REGAL PRINCE ENGLISH OAK	2" CAL.	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	4	ACER GRiseum PAPERBARK MAPLE	B & B	2" CAL
	4	PLATANUS X ACERIFOLIA 'EXCLAMATION'™ EXCLAMATION LONDON PLANE TREE	B & B	2" CAL
	5	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	2"
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER
	14	THUJA OCCIDENTALIS 'GREEN GIANT' GREEN GIANT ARBORVITAE	B&B, 6' HT.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	10	JUNIPERUS CHINENSIS 'OLD GOLD' OLD GOLD JUNIPER	5 GAL	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	12	BUXUS MICROPHYLLA VAR. JAPONICA 'GREGEM' BABY GEM BOXWOOD	3 GAL	
	46	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	
	42	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5 GAL	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	
	20	CAREX GLAUCA 'BLUE ZINGER' BLUE ZINGER SEDGE	1 GAL	
	17	PANICUM VIRGATUM 'NORTH WIND' NORTHWIND SWITCH GRASS	1 GAL	
	28	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	1 GAL	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	
	27	ALLIUM X 'MILLENIUM' MILLENIUM ORNAMENTAL ONION	1 GAL	

BY: _____

DATE: 1/27/2020

REV. NO. 1

REVISIONS DESCRIPTION

FEEDBACK COMMENTS

LANDSCAPE PLAN
SITE PLAN

SHARP LAW
REZONING PLAN

PRAIRIE VILLAGE, KS

2019

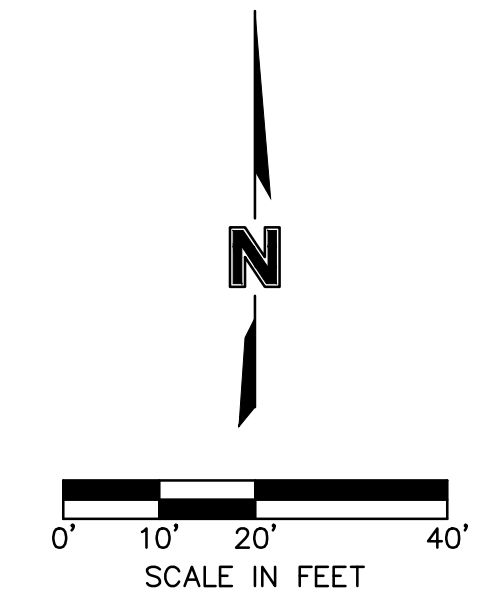
REVISIONS

drawn by: GAO
 checked by: BS
 approved by: TP
 QA/QC by: BS
 project no.: 019-3626
 drawing no.: GRD_0193626.DWG
 date: 12-30-19

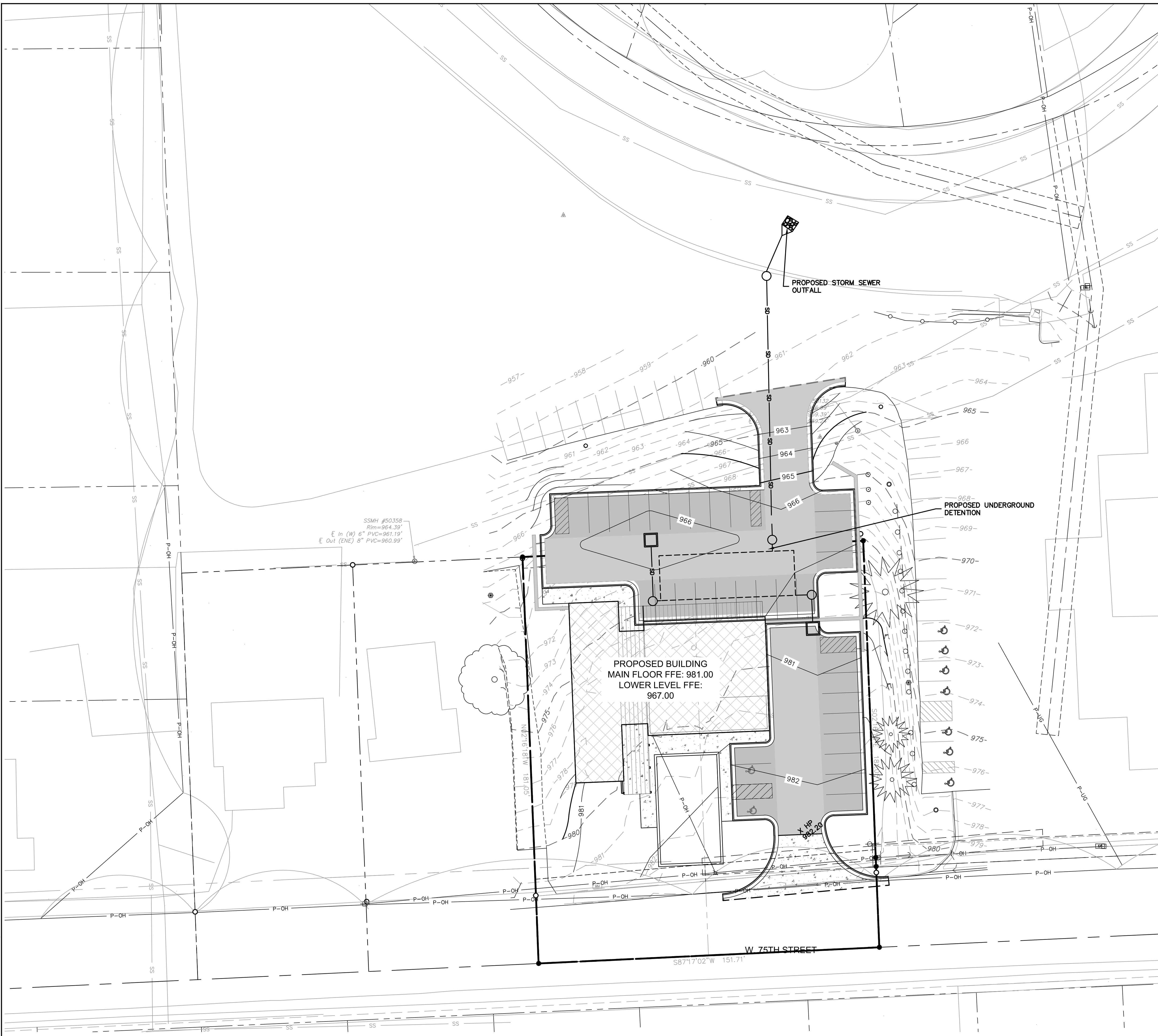
SHEET
C200

olsson

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



DWG: F:\2019\1501-4000\019-3626\40-Design\AutoCAD\Preliminary Plans\Sheets\CNC\C_GRD01_0193626.dwg USER: skiller4
 DATE: Jun 27, 2020 4:02pm XREFS: C:\BASE_0193626 C:\TOP_0193626 C:\BASE_0193626 C:\TBLK_0193626



LEGEND

---	PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER
P-UG	EXISTING ELECTRICAL LINE
W	EXISTING DOMESTIC WATER
G	PROPOSED GAS SERVICE
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
P-UG	PROPOSED ELECTRICAL LINE
W	PROPOSED DOMESTIC WATER
G	PROPOSED GAS SERVICE

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

BY

REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING AND UTILITY PLAN
SITE PLAN

SHARP LAW
REZONING PLAN

2019

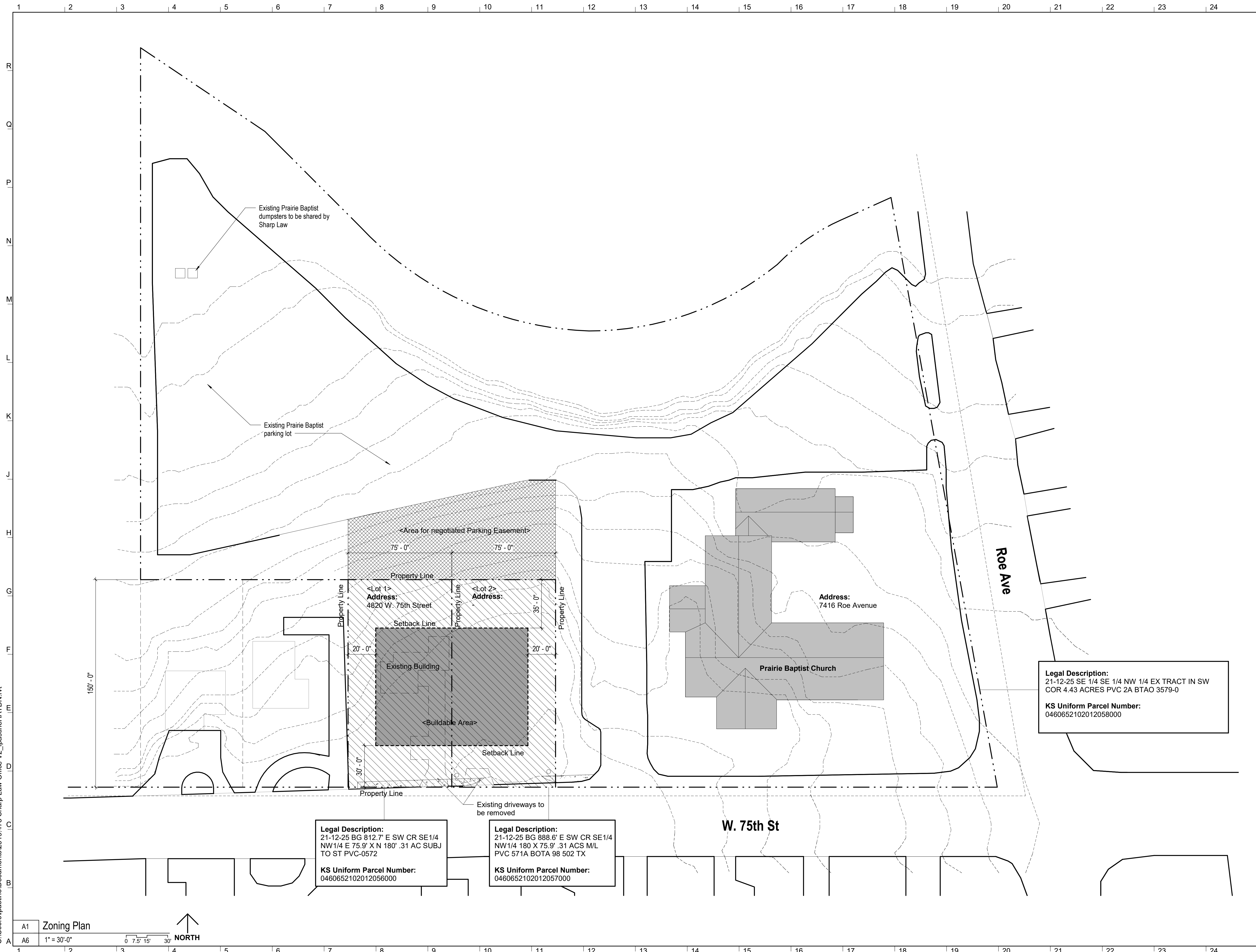
REVISIONS

PRAIRIE VILLAGE, KS

drawn by: SG
checked by: BS
approved by: TP
QA/QC by: BS
project no.: 019-3626
drawing no.: C_GRD_0193626.DWG
date: 12.30.19

SHEET
C200

SCALE IN FEET



Legal Description:
 21-12-25 BG 812.7' E SW CR SE 1/4
 NW 1/4 E 75.9' X N 180°.31 AC SUBJ
 TO ST PVC-0572
KS Uniform Parcel Number:
 0460652102012056000

Legal Description:
 21-12-25 BG 888.6' E SW CR SE 1/4
 NW 1/4 180 X 75.9'.31 ACS M/L
 PVC 571A BOTA 98 502 TX
KS Uniform Parcel Number:
 0460652102012057000

Legal Description:
 21-12-25 SE 1/4 SE 1/4 EX TRACT IN SW
 COR 4.43 ACRES PVC 2A BTAO 3579-0
KS Uniform Parcel Number:
 0460652102012058000

GastingerWalker &
 Architects | Interior Designers | Construction Managers
 817 Wyandotte Kansas City, Missouri 64105 816.421.8200 gastingerwalker.com

CIVIL ENGINEER & LANDSCAPE DESIGN
 Olsson Associates
 8141 Parallel Parkway
 Kansas City, KS 66112
 913.334.2600

Sharp Law Office

4820 West 75th Street
 Prairie Village, Kansas 66208

Sharp Law
 5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:
 Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

Drawn By: JMW
 Checked By: LP

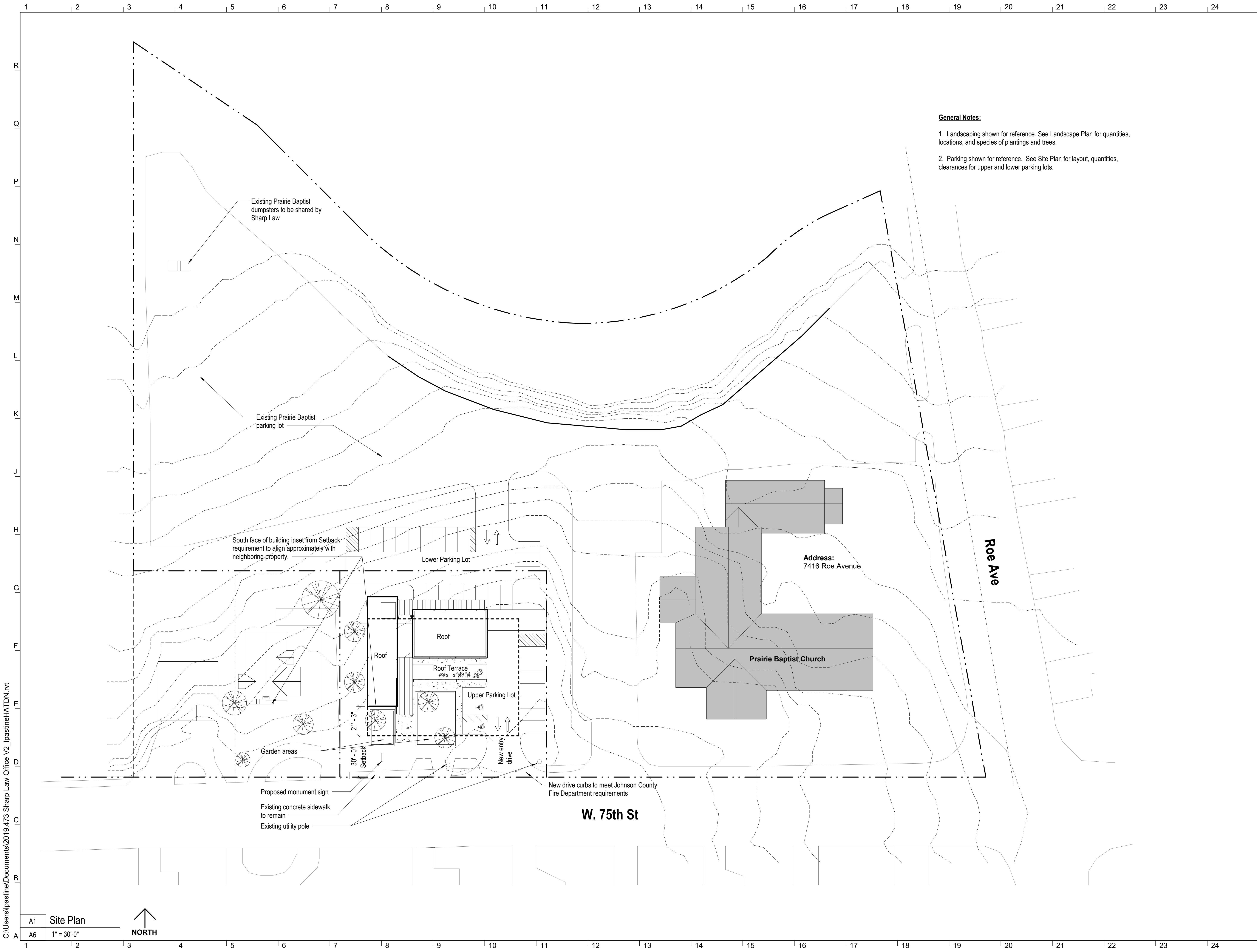
Zoning Plan

A0

Project Number: 2019.473 © Copyright 2020

C:\Users\lpastine\Documents\2019.473 Sharp Law Office V2_lpastine\HATDN.rvt

A1 Zoning Plan
 A6 1" = 30'-0"
 0 7.5 15 30 NORTH



General Notes:

1. Landscaping shown for reference. See Landscape Plan for quantities, locations, and species of plantings and trees.
2. Parking shown for reference. See Site Plan for layout, quantities, clearances for upper and lower parking lots.

CIVIL ENGINEER & LANDSCAPE DESIGN
 Olsson Associates
 8141 Parallel Parkway
 Kansas City, KS 66112
 913.334.2600

Sharp Law Office

4820 West 75th Street
 Prairie Village, Kansas 66208

Sharp Law
 5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:
 Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

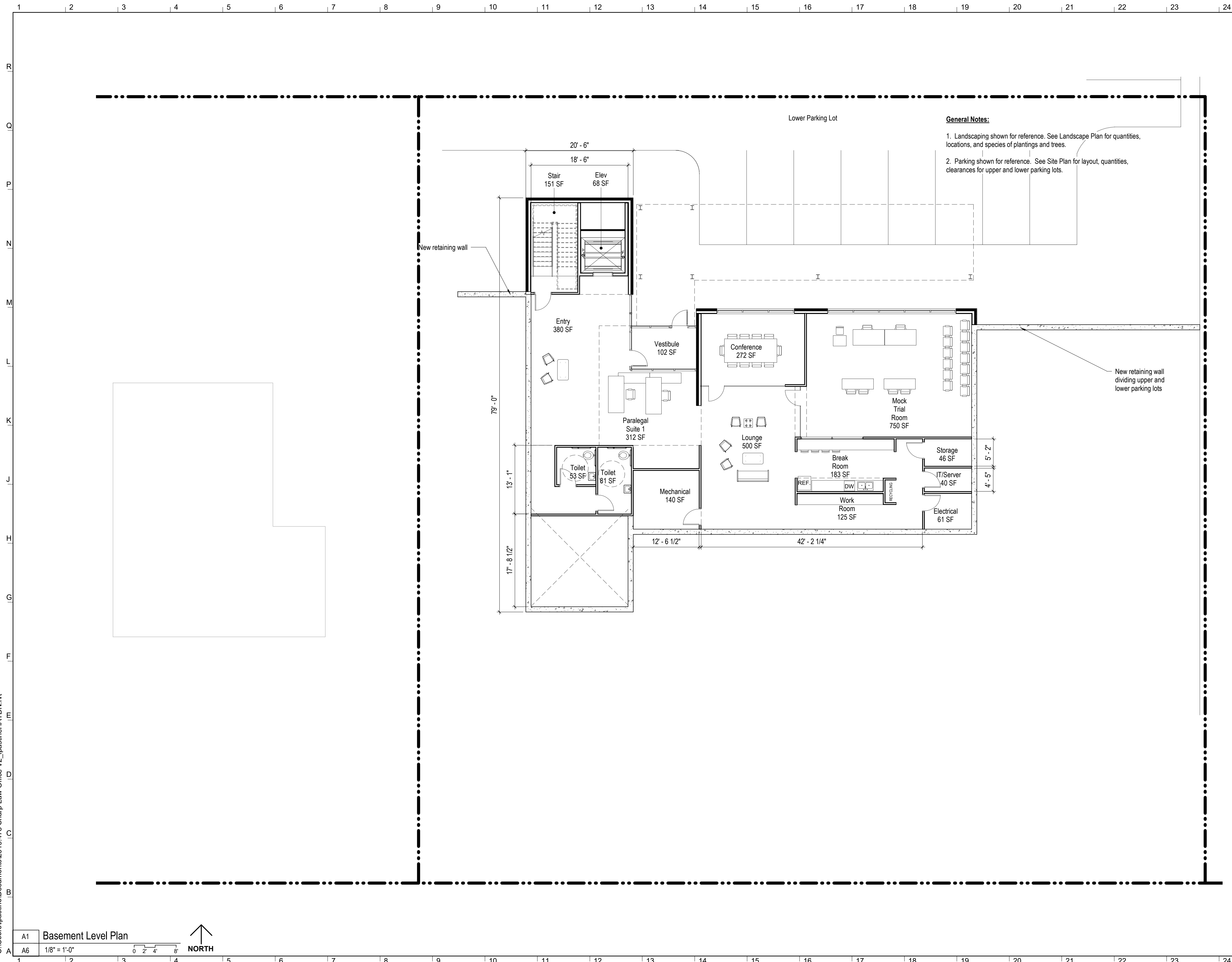
Drawn By: JMW
 Checked By: Checker

Site Plans

A1

C:\Users\lpastine\Documents\2019.473 Sharp Law Office V2_lpastine\HATDN.rvt

A1 Site Plan
 A6 1" = 30'-0"
 NORTH



CIVIL ENGINEER & LANDSCAPE DESIGN
 Olsson Associates
 8141 Parallel Parkway
 Kansas City, KS 66112
 913.334.2600

Sharp Law Office

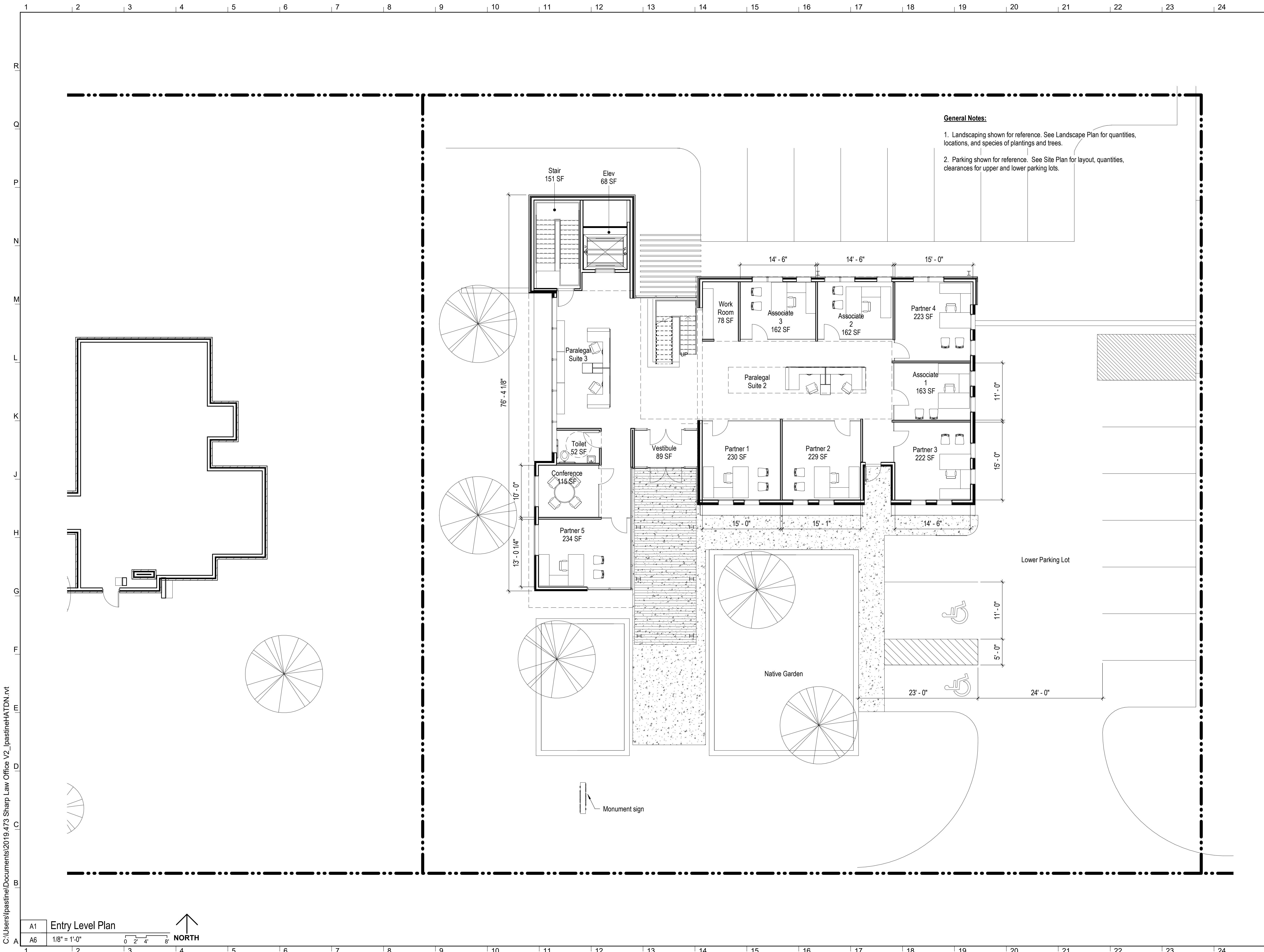
4820 West 75th Street
 Prairie Village, Kansas 66208

Sharp Law
 5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:
 Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

Drawn By: JMW
 Checked By: Checker
Basement Level Floor Plan

C:\Users\lpastine\Documents\2019.473 Sharp Law Office V2_lpastine\HATDN.rvt



General Notes:

1. Landscaping shown for reference. See Landscape Plan for quantities, locations, and species of plantings and trees.
2. Parking shown for reference. See Site Plan for layout, quantities, clearances for upper and lower parking lots.

C:\Users\lpastine\Documents\2019.473 Sharp Law Office V2_lpastine\A1TDN.rvt

A1	Entry Level Plan
A6	1/8" = 1'-0"

0 2' 4' 8' NORTH

CIVIL ENGINEER & LANDSCAPE DESIGN
 Olsson Associates
 8141 Parallel Parkway
 Kansas City, KS 66112
 913.334.2600

Sharp Law Office

4820 West 75th Street
 Prairie Village, Kansas 66208

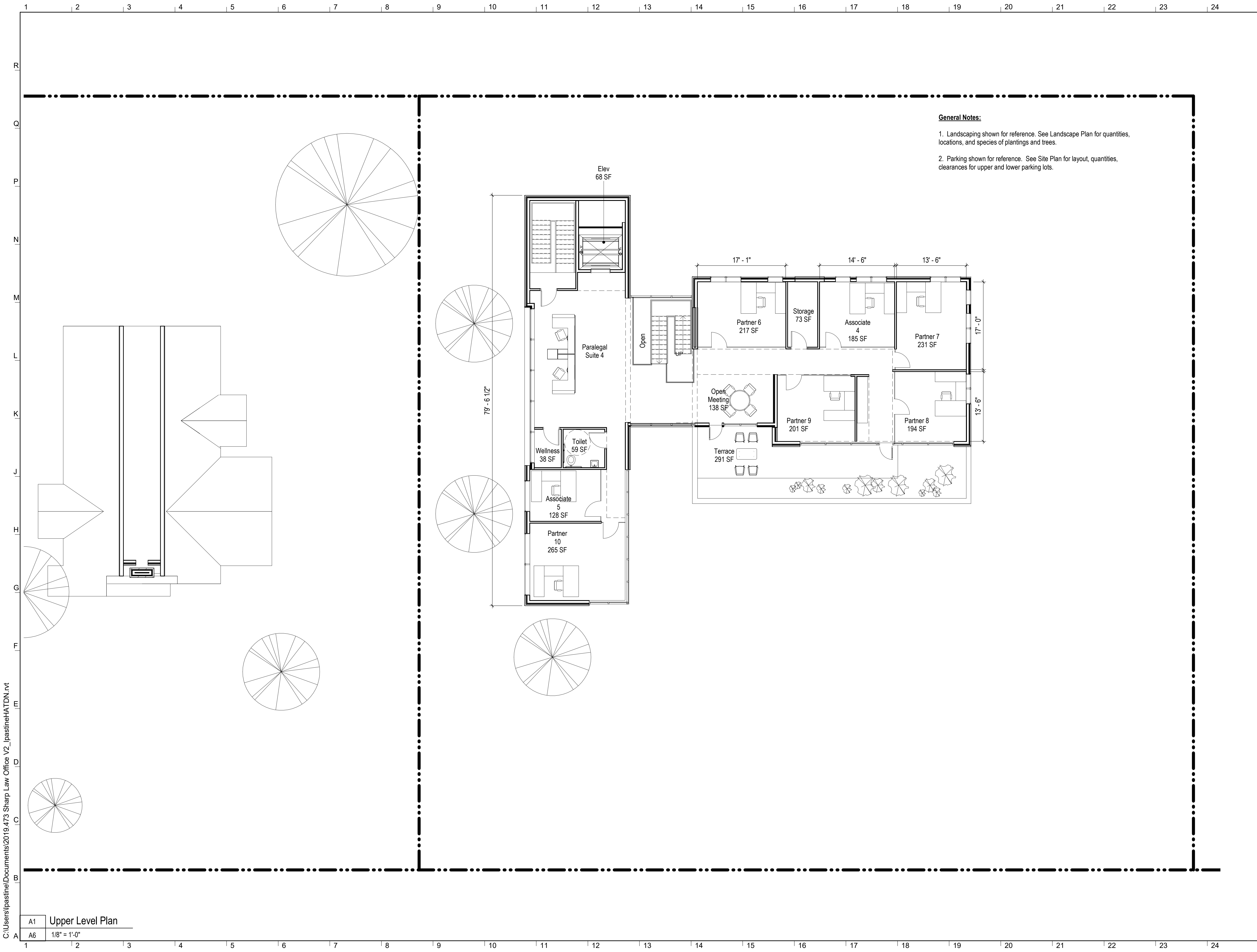
Sharp Law
 5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:
 Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

Drawn By JMW
 Checked By Checker

Entry Level Floor Plan

A3



General Notes:

1. Landscaping shown for reference. See Landscape Plan for quantities, locations, and species of plantings and trees.
2. Parking shown for reference. See Site Plan for layout, quantities, clearances for upper and lower parking lots.

Sharp Law Office

4820 West 75th Street
 Prairie Village, Kansas 66208

Sharp Law

5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:

Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

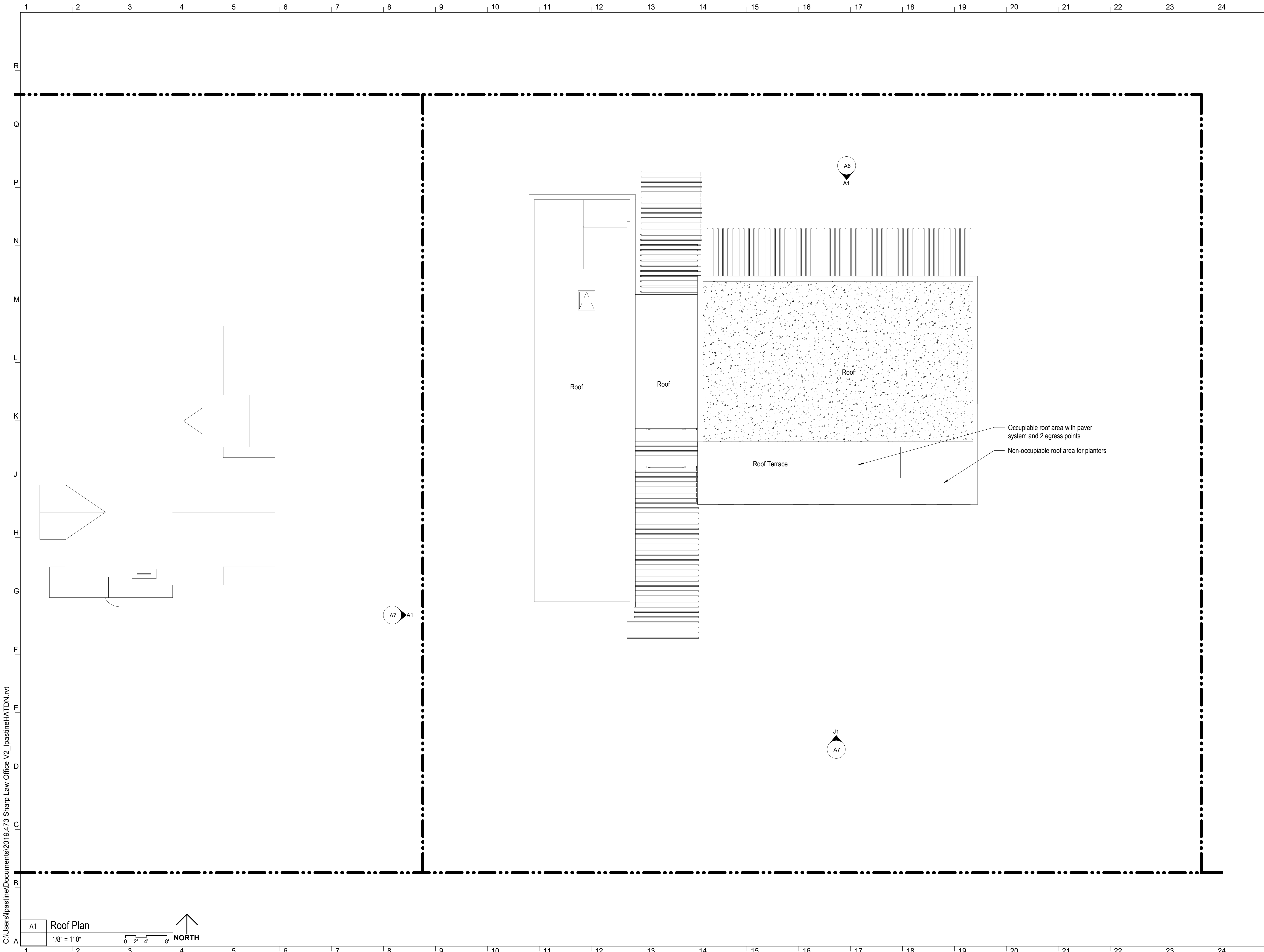
Drawn By JMW
 Checked By Checker

Upper Level Floor Plan

A4

C:\Users\lpastine\Documents\2019.473 Sharp Law Office V2_lpastine\HATDN.rvt

A1	Upper Level Plan
A6	1/8" = 1'-0"



CIVIL ENGINEER & LANDSCAPE DESIGN
 Olsson Associates
 8141 Parallel Parkway
 Kansas City, KS 66112
 913.334.2600

Sharp Law Office

4820 West 75th Street
 Prairie Village, Kansas 66208

Sharp Law
 5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:

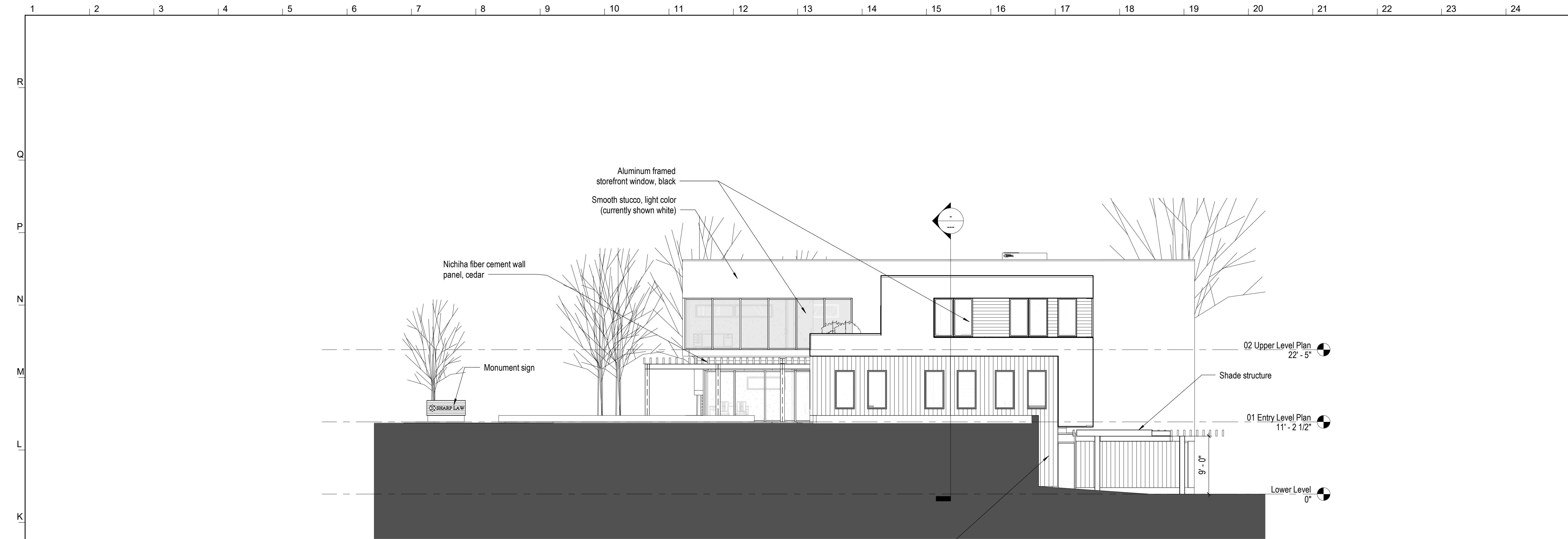
Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

Drawn By _____ Author
 Checked By _____ Checker

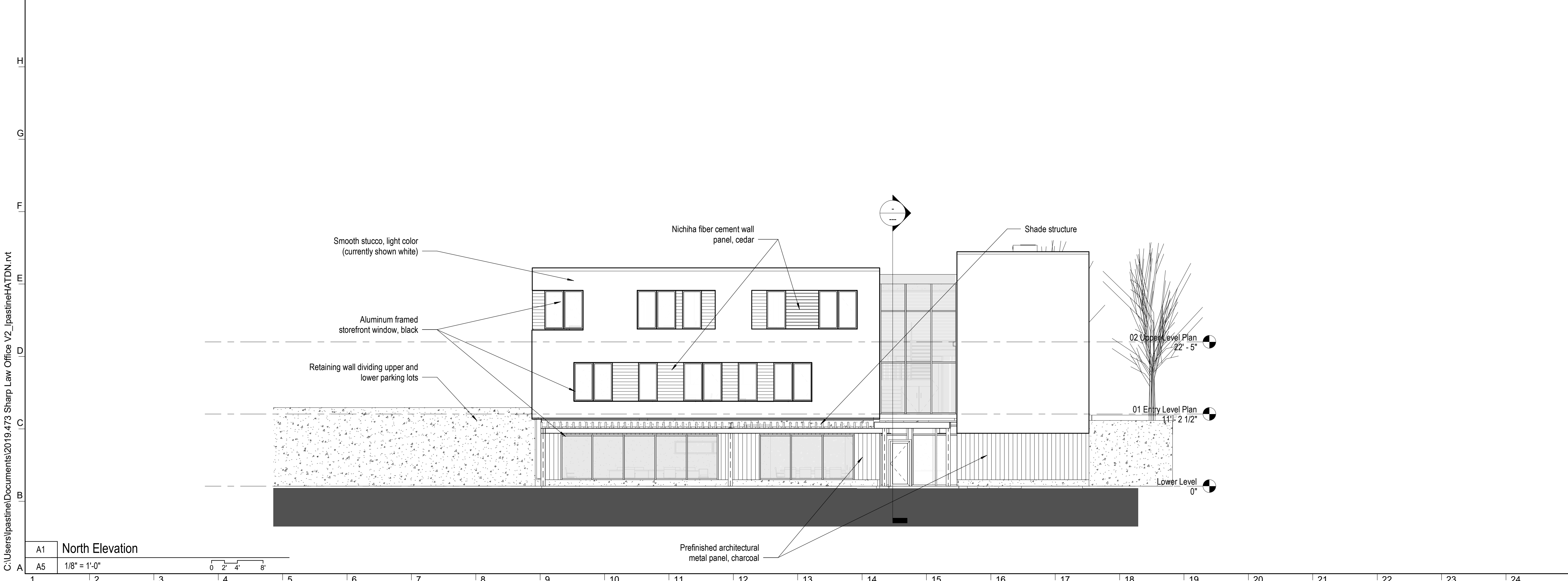
Roof Plan

A5

C:\Users\lpastine\Documents\2019.473 Sharp Law Office V2_lpastine\HATDN.rvt



J1 East Elevation
 1/8" = 1'-0"
 0 2' 4' 8'



A1 North Elevation
 A5 1/8" = 1'-0"
 0 2' 4' 8'

CIVIL ENGINEER & LANDSCAPE DESIGN
 Olsson Associates
 8141 Parallel Parkway
 Kansas City, KS 66112
 913.334.2600

Sharp Law Office

4820 West 75th Street
 Prairie Village, Kansas 66208

Sharp Law
 5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:

Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

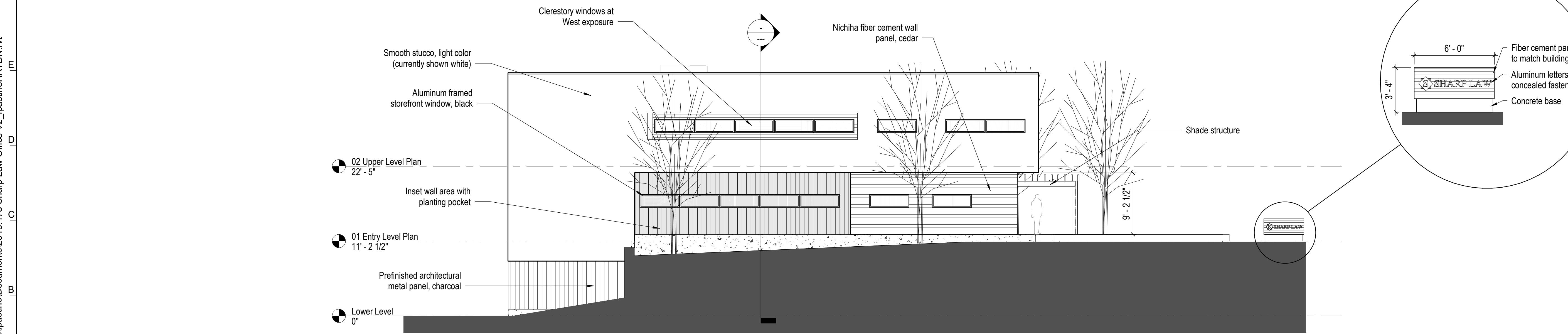
Drawn By _____ Author
 Checked By _____ Checker

Exterior Elevations

A6



J1 South Elevation
 A5 1/8" = 1'-0" 0 2' 4' 8'



A1 West Elevation
 A5 1/8" = 1'-0" 0 2' 4' 8'

CIVIL ENGINEER & LANDSCAPE DESIGN
 Olson Associates
 8141 Parallel Parkway
 Kansas City, KS 66112
 913.334.2600

Sharp Law Office

4820 West 75th Street
 Prairie Village, Kansas 66208

Sharp Law
 5301 West 75th Street
 Prairie Village, Kansas 66208
 913-901-0505

ISSUED FOR:
 Planning Commission 06 December, 2019
 Planning Commission REV 27 January, 2020

Drawn By _____ Author
 Checked By _____ Checker

Exterior Elevations

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: February 4, 2020 Planning Commission Meeting

Application: PC 2020-102

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 standards have specific criteria to evaluate for granting exceptions.*

Property Address: 7052 Cedar

Applicant: Ryan & Megan Despain

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

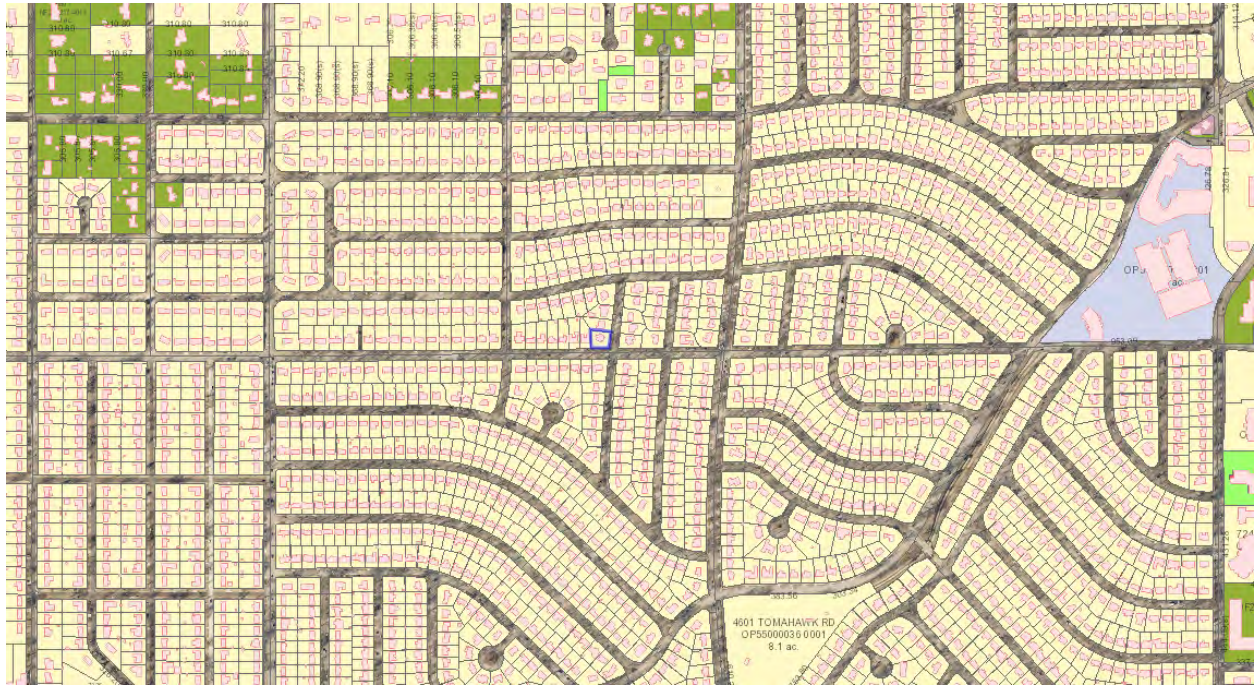
Surrounding Zoning and Land Use: North: R-1B Single-Family District – Single-Family Dwellings
East: R-1B Single-Family District - Single-Family Dwellings
South: R-1B Single-Family District – Single-Family Dwellings
West: R-1B Single-Family District - Single-Family Dwellings

Legal Description: PRAIRIE VILLAGE LOT 4 BLK 53 PVC-1940

Property Area: 10,267.70 sq. ft. (0.24 ac.)

Related Case Files: none

Attachments: Application, Plot Plan (w/o fence), Photos



General Location – Map



General Location – Aerial



Site – Aerial



Birdseye



Street View (looking north on Cedar Street, subject property on left, prior to construction)



Street View (looking west on 71st Street, subject property on right, prior to construction)

BACKGROUND:

The applicant is requesting an exception to the fence standards to construct a fence in the side yard that does not meet the required setback on 71st Street. The property is a corner lot on the northwest corner of 71st and Cedar Streets, and 71st is the side street along the south property boundary. The west property boundary is the rear lot line of the subject lot and the side lot line of the adjacent house to the west, making this configuration a “reverse corner” for purposes of the fence standards. Houses on two of the other corners (northeast and southeast) have the same reverse corner configuration, fronting on Cedar Street. The house on the remaining corner (southwest) has a standard corner facing 71st Street, with its rear-yard street side fence along Cedar Street. In this circumstance, the zoning ordinance requires the fence to be setback from 71st Street either 15 feet, or one-half the front yard of the adjacent house to the west, whichever is greater. [19.44.025.C.3] The fence has already been constructed, and is 12.5 feet from the 71st Street right-of-way at its closest point near the southeast corner of the house, where 18 feet would be required. At the west end, closer to the side lot line of the adjacent house the fence is at or slightly deeper than the required 18-foot setback from 71st Street.

ANALYSIS:

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

C. Location.

3. Fences located on the side street of a corner lot shall not be less than five (5) feet from the right-of-way line except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of fifteen (15) feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback. [19.44.025.C.3]

This section intends to preserve the relationship of buildings, lots and yards to the streetscape, recognizing the different situations that typically arise on corner lots.

The factors that affect this particular situation are the following:

- The lot has a reverse corner orientation, with a street side yard on 71st Street, which abuts the front yard of the house to the west.
- The home immediately to the west has a front yard on 71st Street, and according to Johnson County AIMS mapping the building setback from the front lot line on 71st Street approximately 35 feet
- The regulations applicable to this application would require the fence to be setback 15 feet from the 71st Street right-of-way at least 15 feet, or one-half the depth of the adjacent house front yard, whichever is greater. In this case, one-half of the 35-foot front setback, or 17.5 feet, is the required setback for the fence.
- The location of the fence was noted on the permit and building officials flagged the property for the proper location of the fence in relation to 71st street. However, the fence was built at the current location, which is 5 feet past the required setback at the deepest point, but as the fence continues closer to the house to the west, the distance past the required setback is less due to the skew of the house and fence on the lot. It complies with the setback at the far west property line.
- The proposed fence generally meets all other fence requirements in Section 19.44.025, except for the location.

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it “results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.” [19.44.025.G.1.]

The applicant held a neighborhood meeting on January 20, 2020, as required by the Prairie Village Citizen Participation Policy, and has provided background on that meeting to supplement the application.

CRITERIA:

The following are the Site Plan review criteria: [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 nature of this application is that it does not meet applicable standards, and is requesting an exception subject to specific criteria discussed below. Otherwise, this site is capable of meeting all requirements for residential property; although the orientation as a corner lot presents a different rear yard-fencing configuration in relation to the street than would typically occur.

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.

This site is currently served by utilities and this plan does not affect any utility, access or runoff issues not already addressed through the building permit. No changes to the grade, building footprint or impervious surface are proposed or impacted by consideration of this application, and therefore stormwater runoff will not be affected.

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.

This plan does not affect building design criteria not already addressed through the building permit.

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 intent of the proposed location standards for fences is to improve and preserve the relationship of sites and buildings to the neighborhood street frontages. In this case, there is no sidewalk along 71st and the fence is at least 12.5 feet from the right-of-way at all locations. The fence is highly transparent with a black, simulated wrought iron design, and does not present any significant obstructions of visibility along the street or the frontage areas for adjacent properties.

The fence standards also have the following specific criteria for the Planning Commission to approve exceptions [Section 19.44.G.1.]:

- **Project that is more compatible,**
- **Provides better screening,**
- **Provides better storm drainage management, or**
- **Provides a more appropriate utilization of the site.**

The subject property is a new house that was recently built. It has a rear yard that is the required minimum depth of 25' from the common side lot line of the house to the west. The subject house is approximately 36 feet from the side lot line on 71st Street at its closest corner on the east/front of the house. Due to the skew of the house and lot, the side setback from the street is greater the closer it gets to the house to the west. The house to the west is approximately 35 feet from the front lot line on 71st street (according to AIMS mapping estimates). This would mean the fence for the subject lot could be up to 17.5 feet from the 71st Street lot line, according to Section 19.44.025.C.3. The fence was constructed parallel to the house rather than to the street, and is 12.5 feet from 71st street at the extension from the front of the house, but is 17.5 feet or greater from 71st Street at the common rear/side lot line with the house to the west.

RECOMMENDATION:

Based on the information submitted with the application and considerations in this staff report, planning staff recommends that the site plan be denied.

App# 0022066
Cwt# 014465



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only	
Case No.:	PC2020-102
Filing Fee:	\$100.00
Deposit:	
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: RYAN & MEGAN DESPAIN Phone Number: (816) 518-8533

Address: 7052 CEDAR ST E-Mail ryan.cdespain@gmail.com

Owner: RYAN & MEGAN DESPAIN Phone Number: (816) 518-8533

Address: 7052 CEDAR ST, PRAIRIE VILLAGE, KS 66208 Zip: 66208

Location of Property: 7052 CEDAR ST, PRAIRIE VILLAGE, KS 66208

Legal Description: PRAIRIE VILLAGE LOT 4 BLK 53 PVC-1940

Applicant requests consideration of the following: (Describe proposal/request in detail) Applying for a variance for our existing fence that is
on our property.

AGREEMENT TO PAY EXPENSES

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) for _____.

As a result of the filing of said application, 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 CITY for all cost incurred by 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 owing whether or not APPLICANT obtains the relief requested in the application.

[Signature] 1-2-20
Applicant's Signature/Date

[Signature] 1-2-20
Owner's Signature/Date



The City of Prairie Village Inspection Report

Project Address 7052 Cedar St Permit # 19-1077

Contractor/Owner Fields Construction

- | | | |
|--|---|--|
| <input type="checkbox"/> Footing/Foundation/Site | <input type="checkbox"/> Above Ceiling Rough | <input type="checkbox"/> Waterheater |
| <input type="checkbox"/> Piers | <input type="checkbox"/> Gas | <input type="checkbox"/> Furnace <input type="checkbox"/> AC |
| <input type="checkbox"/> Slab | <input type="checkbox"/> Electrical Service ____ Amps | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Building Rough-in | (KCPL 471-5275) | <input checked="" type="checkbox"/> Fence |
| <input type="checkbox"/> Plumbing Rough-in | <input type="checkbox"/> Midphase | <input type="checkbox"/> Other |
| <input type="checkbox"/> Electrical Rough-in | <input type="checkbox"/> Insulation | <input type="checkbox"/> Firewall |
| <input type="checkbox"/> Mechanical Rough-in | <input type="checkbox"/> Field Check / Investigation | <input type="checkbox"/> Pool/Spa |
| | | <input type="checkbox"/> Final |

REMARKS The fence must be approximately 18' off the property line. The right of way is 27.5' from the center line of 71st St. The set back from the right of way or property line is 18'. On the west side of the property it appears that the fence is meeting the setback requirement. On the east side of the fence it appears that the fence is close to five feet into the required setback. The fence will either need to be relocated per the location allowed on the permit, or an application can be made to seek site plan approval from the planning commission, which is the only means to have an exception from the zoning regulations.

APPROVED NOT APPROVED - Call for re-inspection after corrections are made.

Inspector David McAuliffe Date 12-6-19 Time 3:30





January 7, 2020

<Name>

<Address>

<City,>> <ST_> <Zip>

RE: 7052 Cedar Street – Fence Setback

Dear Neighbor,

As you may know, we recently built a new home at 7052 Cedar Street this past year. Our home rests on the NW corner of 71st Street and Cedar Street. We installed a fence on the lot with a separate fence permit from the City of Prairie Village. After the fence installation, the City was reviewing the fence and found that it does not conform to the setback from the right of way along the South side of our lot.

According to the inspection report, the west end of the fence in question meets the city's setback requirements. The issue at hand is the east corner of the fence. According to the inspection report it "appears that the fence is close to five feet into the required setback."

To comply with the right of way ordinance, the SE corner of our existing fence would need to be moved 5' 7" closer to the house (north). We have been instructed to file an application with the City of Prairie Village Planning Commission to request permission to keep the fence as it's currently installed.

The application requires us to provide an opportunity for our neighbors (all property owners within 200 feet of our property) to be notified of a meeting to discuss the fence if they choose to attend. The meeting will be held on Monday, January 20th at 6:00pm at the address in question. Afterwards, a written summary report will be submitted to the Secretary of the Prairie Village Planning Commission identifying the persons in attendance and any concerns expressed.

Thank you for your time and consideration as to whether our fence issue is of personal concern.

Sincerely,

Ryan and Megan DeSpain

7052 Cedar St. Public Meeting Notes

We held a voluntary public meeting at our residence (7052 Cedar St.) on Monday, January 20, 2020 at 6:00pm. Prior to the meeting on January 7th, we mailed out letters to the 28 neighbors who are located within 200 feet of our property. The letters included a letter explaining our PC2020-102 Site Plan Application, pictures of the existing fence on the property, and a site plan. The letter also invited everyone to express any concerns/objections in-person during the public meeting mentioned earlier.

Two neighbors showed up at the meeting. A sign-in sheet is also included.

After explaining the situation to our neighbors, both agreed that our fence was neither an aesthetic issue nor a line of sight issue for them. From an aesthetics perspective, they both agreed that the fence (as currently installed) looked appropriate and was a nice upgrade to the property.

Additionally, no one thought the fence presented a danger in regard to seeing East/West of 71st St. when facing South on Cedar St. preparing to turn onto 71st St. It was brought up that the cars parked along 71st St. presented a much greater line-of-sight issue than the fence in question.

The meeting at our residence lasted approximately one hour and both neighbors in attendance provided a vote of approval for the fence to remain as is.

If there are any additional materials, documents, or photos needed from me, please let me know and we will provide anything else that is required.

Thank you,

Ryan DeSpain

PLOT PLAN

LOT 4, BLOCK 53
PRAIRIE VILLAGE (BLKS 51-56)
PRAIRIE VILLAGE, KANSAS

7052 CEDAR STREET
SW ¼, SEC. 16-12-25

LOT AREA: 10,267 SF
HOUSE FOOTPRINT AREA: 2,297 SF

ZONING: R-1B

JOB NUMBER: 32952

DATE: 7/18/2018

PREPARED FOR: CHRIS GEORGE HOMES

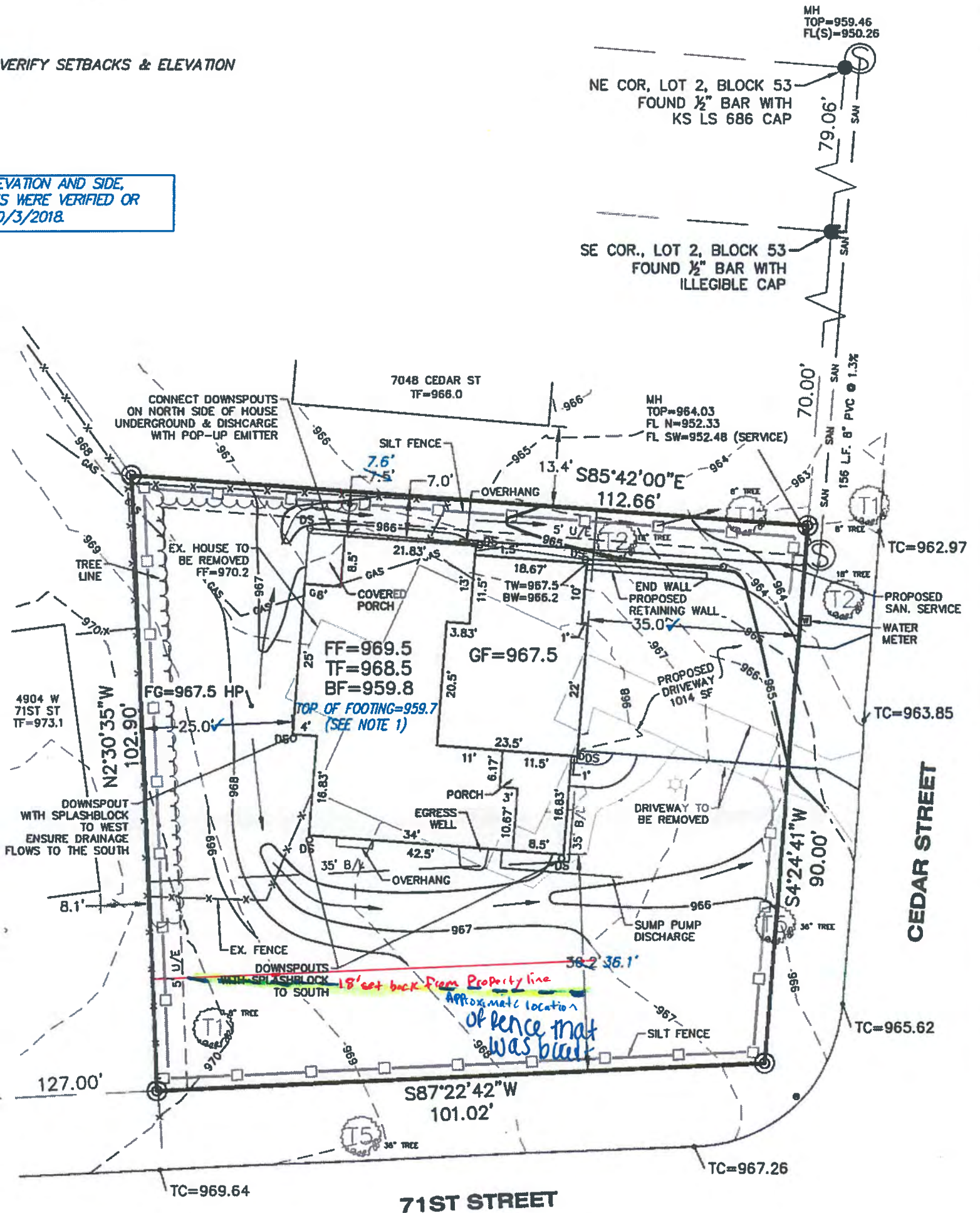
REVISED: 8/2/2018

REVISED: 9/10/2018

UPDATED: 8/24/2018 - VERIFY SETBACKS & ELEVATION

NOTE: TOP OF FOOTING ELEVATION AND SIDE, FRONT AND REAR SETBACKS WERE VERIFIED OR ADJUSTED AS NOTED ON 10/3/2018.

Elevation & SETBACKS verified



LEGEND

- BAR FOUND AS DESCRIBED
- ⊙ SET ½" X 24" REBAR WITH PLASTIC KS CLS 93 CAP



SCALE: 1"=20'

ALL DIMENSIONS TO BE VERIFIED BY BUILDER AND ALL GRADES AS SHOWN SHALL BE VERIFIED BY BUILDER TO INSURE PROPER DRAINAGE AND ADEQUATE FALL TO SEWER.

NO TITLE INFORMATION WAS FURNISHED ON THIS SURVEY.

NOTES:

1. THE TOP OF FOOTING WAS MEASURED ON 10/3/2018. THE BASEMENT FLOOR, TOP OF FOUNDATION, AND FINISH FLOOR ELEVATIONS WILL LIKELY BE 0.2' HIGHER THAN PLAN WHEN THEY ARE CONSTRUCTED.

Notice: The content of this document has been reviewed for Building Line set back, Basement floor and top of wall elevation content only overall drainage and erosion control issues shall be compliant with the City of Prairie Village Public Works Department approved drainage plan.

Approved 10-5-18



CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS

122 N. WATER STREET
OLATHE, KANSAS 66061
PHONE: (913) 764-1076
FAX: (913) 764-8635

14 W. PEORIA
PAOLA, KANSAS 66071
PHONE: (913) 557-1076
FAX: (913) 557-6904

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: February 4, 2020 Planning Commission Meeting

Application: PC 2020-103

Request: Rezoning from SUP, R-1A, R-3, and RP-4 to R-1A-P, and Site plan review for proposed public works facility; and Replat for lot combination.

Action: *A Rezoning requires that the planning commission evaluate facts and weigh evidence, and based on balancing the factors and criteria in the ordinance, make a recommendation to the City Council.*

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.

A Replat / Lot Combination requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application.

Property Address: 3535 Somerset

Applicant: City of Prairie Village, Public Works

Current Zoning and Land Use: R-1A Single-Family District, RP-4 Planned Condominium, R-3 Garden Apartment, and SUP, all currently used for the Public Works facility

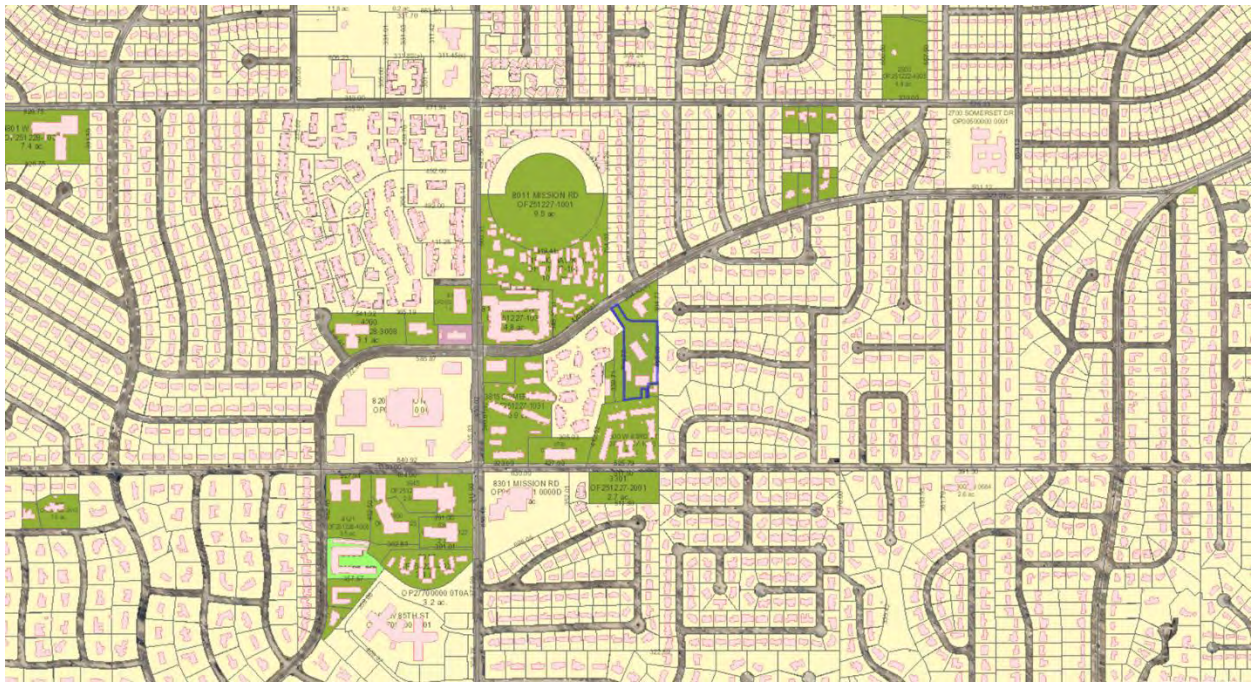
Surrounding Zoning and Land Use: North: R-1A Single-Family District & SUP – Single-Family Dwellings and Montessori School
East: R-1 (Leawood) Single-Family District – Single-Family Dwellings
South: R-3 Garden Apartment District – Apartments
West: R-P4 Planned Condominium District - Condominiums

Legal Description: [meets and bounds]

Property Area: 134,698.17 s.f. (3.09 acres)

Related Case Files: none

Attachments: Application, Site Plan, Elevations, Lot Combination Plat.



General Location – Map



General Location – Aerial



Site – Aerial



Birdseye



Street View (looking south at entrance on Somerset, Public Works facility in background)

BACKGROUND:

The Citis requesting to rezone several lots from three different zoning districts to a single zoning district under a planned development controls. The site is currently used for the Public Works facility. During the process of constructing a new facility, it was discovered that the facility sits on several different parcels that have never been platted. Due to historical circumstances and likely as remnants of the development and projects around these parcels, each has different zoning designations. In an effort to clean these issues up, and to coordinate property records, it was determined that the property should be rezoned and platted in conjunction with the site plan for the new facility. While the City itself is not technically required to go through this process like private property owners are, staff felt it was important to follow the standard process. This will create one lot for the public works facility, and unify the property under a single zoning category. Due to the unique configuration of this property and lots, and the unique circumstances of a municipal facility, the RP-1A designation was selected. This permits the least intensive use of the property should it no longer be used as a municipal facility, at some point in the distant future, and all residential zoning districts include municipal facilities as an allowed use to provide essential services. The P designation will account for the unique setback and building configuration, and also serve to limit the use and site design to those functions that serve the general public through the public works facility

Public notice of a public hearing has been published as required by the zoning ordinance [Section 19.52.015] and the applicant held a neighborhood meeting on January 24, 2020 as required by the Citizen Participation Policy. The applicant has provided details of this meeting to supplement the application materials.

ANALYSIS – REZONING:

When reviewing a request to rezone property, the Planning Commission must consider the following criteria in association with a site plan for development of the property, commonly referred to as the “Golden” factors, which are the recommended factors incorporated into the City’s Zoning Ordinance [19.52.030]. The factors include, but are not limited to the following:

1. The character of the neighborhood;

This a mix of condominium, single-family, institutional and other multi-family uses. The road configuration and development pattern establish this area as a transitional land use area between the commercial areas further to the west on Mission Road, single-family neighborhoods to the east, and a range of multi-family and institutional uses in between. This application is also to facilitate the continuation of the current use of the property under a single zoning category, and the least intensive (single-family) zoning district has been chosen in the event that the property ceases being used as a municipal facility in the future.

2. The zoning and uses of property nearby;

North: R-1A Single Family Residential and SUP– Montessori school with detached single-family homes further north across the Somerset

East: R-1 (Leawood) Single Family Residential – detached single family dwellings

South: R-3 Garden Apartments – apartments

West: RP-4 Planned Condominium – condominiums, both immediately to the west and to the west on the north side of Somerset.

All of the property abutting this site is zoned residential with some property permitted as institutional uses. This area transitions to a commercial center along and west of Mission Road.

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

Municipal uses that serve an essential public purpose are allowed in all zoning districts in the City. This application currently entails property in three different zoning districts, all of which would allow the current use. The proposed action is to unify this site under a single zoning district for the purposes of record keeping, or in the event that it would cease being used as a municipal function. The current use of the property is not changing.

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

There are some sensitive boundaries to this property with residential on most sides. However, this is an existing use, and the property is generally screened from these properties. While the proposed application will not necessarily increase the intensity of this use, and will improve the aesthetics of the site with a new building, opportunities for improved screening and landscape for the neighbors are included in this plan.

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

The lot(s) are currently used as the Prairie Village Public Works facility, and this applications is to continue that use with upgraded facilities and better screening.

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;

Rezoning of this property is to facilitate the continuation of a current use, to clean up property records, to unify the property and site under a single zoning category, to limit the application to municipal uses that serve the broader public interest, and to select the least intensive zoning district in the event the property is no longer used for municipal services in the future.

7. City staff recommendations;

Staff recommends approval of the rezoning, in association with the proposed site plan corresponding with the RP-1A designation.

8. Conformance with the Comprehensive Plan;

Village Vision identifies this area as a Neighborhood Conservation area in the Conceptual Development Framework. The general policies stated for Neighborhood Conservation areas are:

- *Promote housing renovation and rehabilitation*
- *Explore alternative housing options*
- *Improve Parks and Recreation and Natural Resources.*
- *Well-maintained infrastructure*

These goals and strategies are geared towards housing investments and not directly applicable to this use and this site. However, institutional and municipal uses are a necessary part of neighborhoods and allowed in all residential neighborhoods. While this application does not directly further the above general policies of the plan, as a permitted use in all zoning districts, it should not undermine these policies. This is an investment in an existing use on an existing site, and the submitted development plan will ensure the proposed zoning will not undermine these policies.

ANALYSIS – SITE PLAN:

The application is in association with a proposed new office building, which requires approval of a Site Plan in the proposed C-O zoning district. The following are the Site Plan review criteria: [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 plan generally meets all of the requirements of the R-1A district, except that the parking is proposed partially off-site (to the rear of the lot) through an easement with the Church, and setback exceptions are noted below.

	R-1A Requirement	Proposed Plan
Height	35'	32' (approx. highest point, overall between 24' and 32')
Setback – Front	30'	Unique configuration of the lot – between 30.39' and 90.98 feet from the closest lot lines at the front of the building.
Setback - Side	7' minimum; 20% of lot width both sides; and at least 14' between adjacent buildings	Unique configuration of the lot – between 65.07' and 96.2' from the closest lot lines at the side of the building
Setback - Rear	25'	Not dimensioned, but all principal buildings are set back far greater than 25' from the rear of the property

The R-1A district also has standards with regard to impervious surfaces, building coverage, and accessory buildings that are primarily geared to residential uses but do apply to allowed institutional and non-residential uses. However, due to the nature of this site and this particular use, the standards are not applicable and the proposed development plan should control. The plan includes

1 principal building, and two secondary buildings (existing Bus Barn and Building G), and several other smaller accessory structures associated with covered parking, fuel functions or other public work services. These structures are essential to the public service functions performed on this site, and due to the context of the site, are screened from impacts on adjacent property by landscape, the drainage ditches and buffers, or other structural screens on the site.

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 increase of traffic or other use of this site that will impact access and circulation on Somerset Road. There are over 97 parking spaces (plus additional vehicle storage areas) which exceeds the ordinance standards for a facility of this size, and there is adequate capacity for all staff and visitor parking, and circulation of equipment that is necessary to access and be stored on the site. The large number of parking spaces are needed, as this site is where the City's fleet is stored.

This site is bounded on three sides by a drainage ditch. Public Works will manage runoff through appropriate grading strategies and landscape designs for the site.

C. Building Design.

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

The building is a predominantly 1- and 2-story building with the office portions having a single-story profile, and the service and utility functions having a 2-story profile. The public "face" of the building is the single-story office entrance, though it is removed from Somerset and not visible from the streetscape due to the unique configuration of this lot. It includes a fluted CMU veneer, and a combination of Prefinished wood-look panel and corrugated metal panels for accents. The service areas have a more industrial aesthetic and use metal panels with accents of fluted CMU veneer and translucent panels for accents.

The overall profile of the building uses a low-pitched roof with a single plane, and it will be used for solar panels to help with energy efficiency and sustainability benchmarks

The area around this property is primarily residential, with the only significant non-residential space being Montessori School to the north near the site entrance. The context of the site and the configuration of the lot mean that the building and site do not have a significant relationship to the public streetscape. The presence of the drainage ditch on the south and east borders, and orientation of adjacent residential lots on the perimeter, create a pattern where buffering and screening this site is the appropriate strategy to ensure compatibility. Most boundaries entail a back-to-back relationship of adjacent buildings with this site. A combination of fences and other

screening structures, landscape, and the distance provided by the drainage area or perimeter streets create sufficient separation. The most sensitive edge is the west side, where the majority of the new landscape is concentrated. This also includes the improved frontage of the new building orienting to this area.

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 landscape ordinance establishes planting criteria based on 4 site elements – streetscape/frontage, foundation, parking, and buffers. These standards can then be adjusted to meet adequate performance criteria for each particular site. The proposed landscape plan compared to the base requirement is:

	Landscape Requirements	Proposed Plan
Streetscape / Frontage	1 large tree per 40' lot frontage (n/a)	none
Foundation	1 ornamental tree per 25' building frontage (3 required) 5 shrubs per 25' building frontage (15 required)	3 trees – associated with parking near entry 37 shrubs
Parking	1 large tree per 40' parking perimeter (3 required) 1 large tree per 40 parking spaces (3 required) 5 shrubs per 25' parking perimeter (45 required)	3 trees– associated with parking near entry 45 small / evergreen trees 55– shrubs concentrated at front
Buffer	performance standard (n/a – see comments)	

- **Streetscape / Frontage.** There is minimal street frontage on this site. Opportunities to plant large trees and improve the “gateway” presence and improve the relationship of this site to the streetscape are limited, and planting locations may be on adjacent property or related to the large drainage channel east of the entrance
- **Foundation.** This standard is to improve the relationship of buildings to the streetscape, particularly in situations when the building is setback a distance from the street, and street trees are not sufficient to cover this area. However, in this case, the foundation and building frontage area has no relationship to the street or any public spaces. To improve the aesthetic appeal of the building for visitors and employees, and to improve the ecological performance of landscape on the site, most of the landscape has been concentrated at the office entrance and around the parking area.
- **Parking.** The parking landscape standards are applied only to the front parking areas, and the proposed plan exceeds these standards. The remainder of parking and circulation are scattered within other functional portions of the site, which are difficult to apply parking standards to as the standards are geared to defined parking lots. Construction work is not proposed in these areas, and they are currently provided adequate landscape by the surrounding buffers, which will remain.
- **Buffer.** The ordinance has performance criteria for buffers and in this case, the condition of transition of land uses applies (municipal function to residential). The northwest side is where the majority of new construction is, and this is the most sensitive border due to the short buffer distance and the proximity to existing residential structures. Most of the landscape for the parking and foundation/frontage is concentrated here and will also serve as a buffer. Other sensitive edges on this site are primarily bounded by the drainage ditches and greater buffer separation from adjacent uses by off-site conditions (the ditch, adjacent parking or roads, or the backing of residential uses to the site). Existing vegetation and fence screening will be maintained in these areas.

ANALYSIS – RE-Plat / LOT COMBINATION:

The City of Prairie Village Subdivision Regulations have an abbreviated process for lot splits that do not involve any infrastructure issues of public land dedications. There is no similar process for lot combinations, but the City has interpreted this same process to apply to routine lot combinations. According to this section,

the Planning Commission may approve any lot combination (or lot spit) provided all resulting lots meet the zoning district standards. The proposed lot resulting from the replat would meet the proposed R-1A lot standards, with the exception of street frontage. However, the lot does exceed the width requirements for lots in R-1A further into the buildable portion of the lot, and the deficiency of the street frontage is an existing condition due to previous development patterns that have occurred over time and are beyond the City's control.

RECOMMENDATION:

Based on the information submitted with the application and considerations in this staff report, planning staff recommends that the rezoning, site plan, and replat be approved subject to the following conditions:

1. The appropriate pre- and post-construction drainage strategies be implemented by Public Works in recognition that this site may currently and/or through this plan exceed the default building coverage and impervious surface coverage standards in the zoning ordinance.
2. The Planning Commission recommends approval of the rezoning conditioned on the site plan. Approval of the site plan and the re-plat by the Planning Commission is subject to the City Council approval of the rezoning recommendation, or amended approval of the recommendation that does not significantly impact these plans.

**CITY OF PRAIRIE VILLAGE, KANSAS
REZONING APPLICATION FORM**

For Office Use Only

Case No.: PC2020-103
 Filing Fees: WAIVED
 Deposit: WAIVED



Date Advertised: _____
 Date Notices Sent: _____
 Public Hearing Date: _____

APPLICANT: Prairie Village Public Works PHONE: 913-385-6455
 ADDRESS: 3535 Somerset ZIP: 66208
 OWNER: City of Prairie Village PHONE: 913-381-6464
 ADDRESS: 7700 Mission Road ZIP: 66208
 LOCATION OF PROPERTY: 3535 Somerset
 LEGAL DESCRIPTION: See attached legal description

Present Zoning SUP, R-1A, RP-4 Requested Zoning: SUP RP-1
 Present Use of Property: Public Works

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	<u>Montessori School</u>	<u>SUP</u>
South	<u>Multi-Family Residential</u>	<u>R-3</u>
East	<u>Single Family Residential</u>	<u>R-1</u>
West	<u>Multi-Family Residential</u>	<u>RP-4</u>

CHARACTER OF THE NEIGHBORHOOD: _____

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
No, facility use to remain the same as existing
 If yes, explain: _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes, new facility will improve service and efficiency of Public Works to maintain a strong Prairie Village
2. Consistent with Future Land Use Map? Yes

DEVELOPMENT PLAN SUBMITTAL:

- Development Plan
- Preliminary Sketches of Exterior Construction

LIST OF NEIGHBORING PROPERTIES:

City to provide Certified list of property owners within 200 feet

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Somerset Drive
2. Classification of Street(s):
Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 79.67'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
No, traffic patterns and counts to remain the same

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? _____
2. Properly Size Street Right-of-Way? _____
3. Drainage Easements? _____
4. Utility Easements:
Electricity? _____
Gas? _____
Sewers? _____
Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTICS OF PRPOERTY AND ADDITIONAL COMMENTS:

Property is being replatted to consolidate three lots to one.

SIGNATURE: Keith Bredhoeft

DATE: 1/6/20

BY: Keith Bredhoeft

TITLE: Public Works Director

Application No. PC2020-103

AFFIDAVIT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

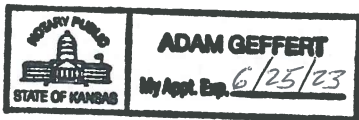
Melissa Prenger, being duly sworn upon his oath, disposes and states:

That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Municipal Code 2003, Section 19.42.010 (G, H, I), applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.



(Owner/Attorney for/Agent of)

Subscribed and sworn to before me this 6th day of JANUARY, 2020





Notary Public or Planning Commission

Secretary

From: Melissa Prenger <mprenger@pvkansas.com>
Sent: Wednesday, January 29, 2020 9:52 AM
To: Jamie Robichaud <jrobichaud@pvkansas.com>
Cc: Keith Bredehoeft <kbredehoeft@pvkansas.com>; James Carney <jcarney@pvkansas.com>
Subject: PUBLIC WORKS FACILITY public meeting report.pdf

Jamie,

Per the attached report, we are currently exploring some options for the covered parking on the west side for the resident that has expressed concerns. Generally, the neighbors are very supportive of the project.

Since the meeting I have had two contacts with residents who had questions:

The first was a resident currently in Florida who was just now getting their mail. I forwarded to them an electronic copy of the invitation to the public meeting, the handout in that invitation and the landscape plan (a version of which was an exhibit at the meeting). She had a zoning question (which you helped to clarify for me).

The second was a resident from the meeting that had spoken to the neighbor in Florida. She wanted the updated landscape plan and had a question about the about the number of parking stalls. The resident indicated that she thought all of the stalls were for "people" and they had not seen many people over here. I explained in an email that those stalls are for employee parking, equipment parking, fleet parking (the white PW trucks) and visitor parking. We have additional employees and their city vehicles moving down from City Hall and we are assigning most of the equipment to stalls.

Please let me know if you need any other information or if you would like me to add the above information into the report.

M Prenger, PE
Prairie Village Public Works
3535 Somerset
913.385.4655 | mprenger@pvkansas.com

PUBLIC WORKS FACILITY PROJECT / REZONING

PUBLIC MEETING REPORT

JANUARY 24, 2020

Attachments:

- A) Map showing neighboring properties invited to public meeting
- B) Announcement mailed to neighboring property owners
- C) Signs at Public Works to direct attendees to meeting
- D) Sign in sheet
- E) Comment sheet
- F) Exhibits from meeting
- G) Thank you note mailed to neighboring property owners

There were 7 attendees at the public meeting for the new Public Works Facility project. Three members of the project team were there to answer questions relating to the rezoning and construction activities. A power point was available as questions came up and a video was on display showing the new facility on the lot. Comment sheets were available; however none were filled out by the attendees.

Questions asked:

Why are you rezoning? The City is taking the opportunity to rezone/replat the property while we are working on the new facility project. Currently we have three separate properties and want to represent the property properly in County records and on AIMS mapping.

Will you be using the solar panels as shown on the photo/video? Yes. Solar is part of our plan. *All residents that asked this question were very supportive of the use of the solar panels in the project.

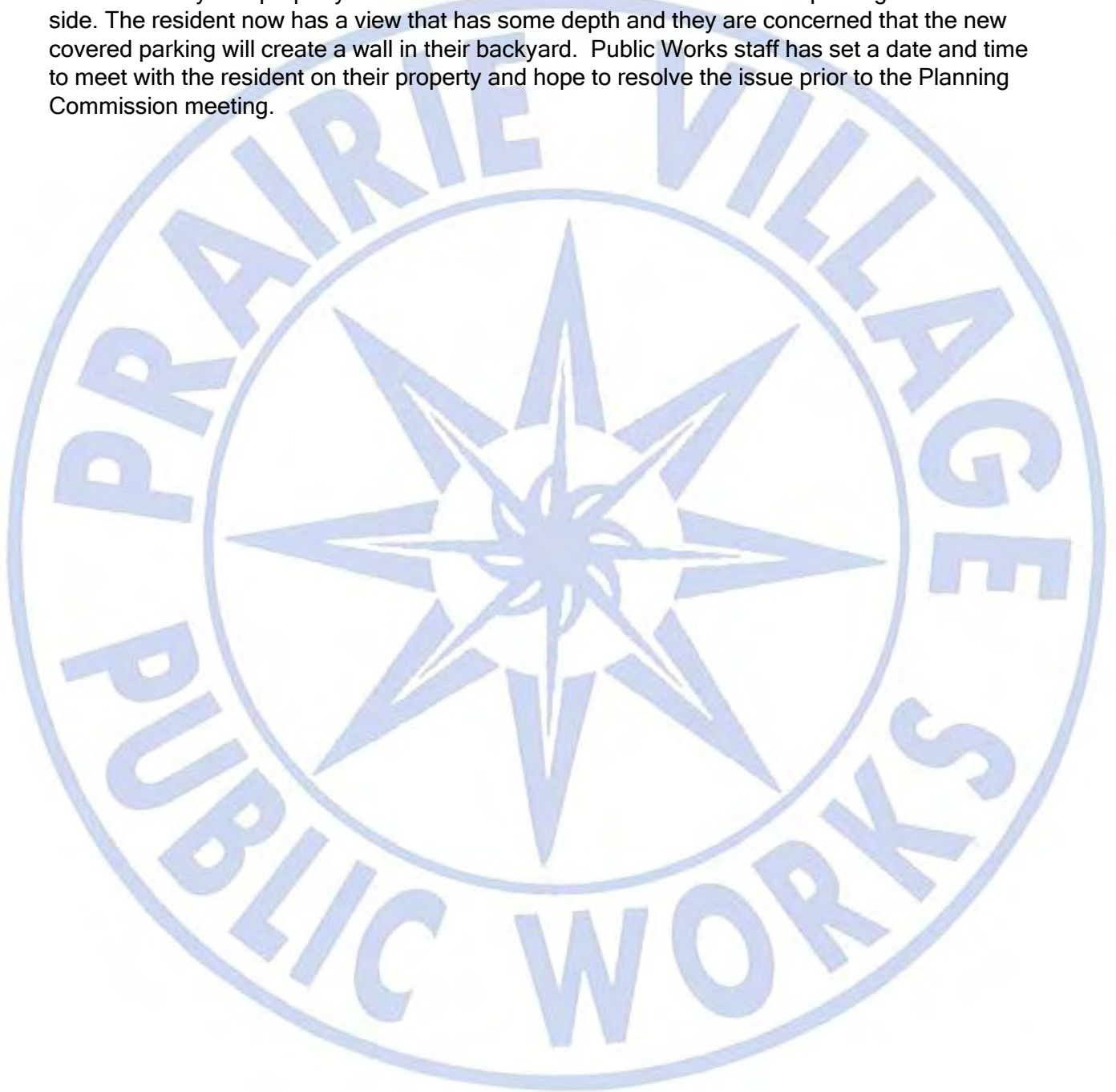
Will the large evergreen at the front of the lot remain in place (it shades a patio)? Yes. The site plan shows that tree remaining.

The neighbor to the east noted that a few years ago crews from KCPL cleared trees around power lines and maintenance crews cleared out volunteer trees behind fence. He asked us to consider planting trees again in the area behind eastern fence. This will be discussed as part of our normal operations and can be implemented as long as any plantings selected do not encroach upon the power lines.

Will you be removing any trees? Yes, there are 3 trees on the property to the west of A Building that will be removed. These are deciduous trees and don't provide screening year round. The landscape plan does show a line of new screening trees to be planted in the general vicinity of the parking lot. *The resident asking this question has direct view of these trees and is pleased that new screening trees will be planted.

Will you be putting in the rain garden? Right now the rain garden and its plants/variety are one of the ideas for education and LEED implementation. *The resident was very supportive of the rain garden.

There was only one property owner with a concern over the new covered parking on the west side. The resident now has a view that has some depth and they are concerned that the new covered parking will create a wall in their backyard. Public Works staff has set a date and time to meet with the resident on their property and hope to resolve the issue prior to the Planning Commission meeting.





NOTICE OF PUBLIC MEETING
FOR
NEW PUBLIC WORKS FACILITY

JANUARY 22, 2020
5:00 PM TO 7:00 PM
3535 SOMERSET DRIVE
Rear Building

Dear Resident,

You are receiving this invitation as a property owner within 200 feet of the project limits for the New Public Works Facility at 3535 Somerset Drive.

This project will be presented at Planning Commission on February 3, 2020 and will have a public hearing on that date as well.

The new facility will incorporate our shop, crew, and office space into one building in addition to incorporating the Building Inspection staff from City Hall.

This project will eliminate 2 structures on site that were determined to be beyond the major maintenance they needed as they have structural issues or have outlived their functionality. These structures serve an important purpose and are needed to house staff, shop space and materials.

The new site layout will include pedestrian access to the facility from Somerset, a new traffic pattern which removes our day to day operations from close proximity to residential settings and screening in the appropriate location for our neighbors.

We are excited to invite you to this public meeting to view the building and site layout. Please join us on January 22, 2020.



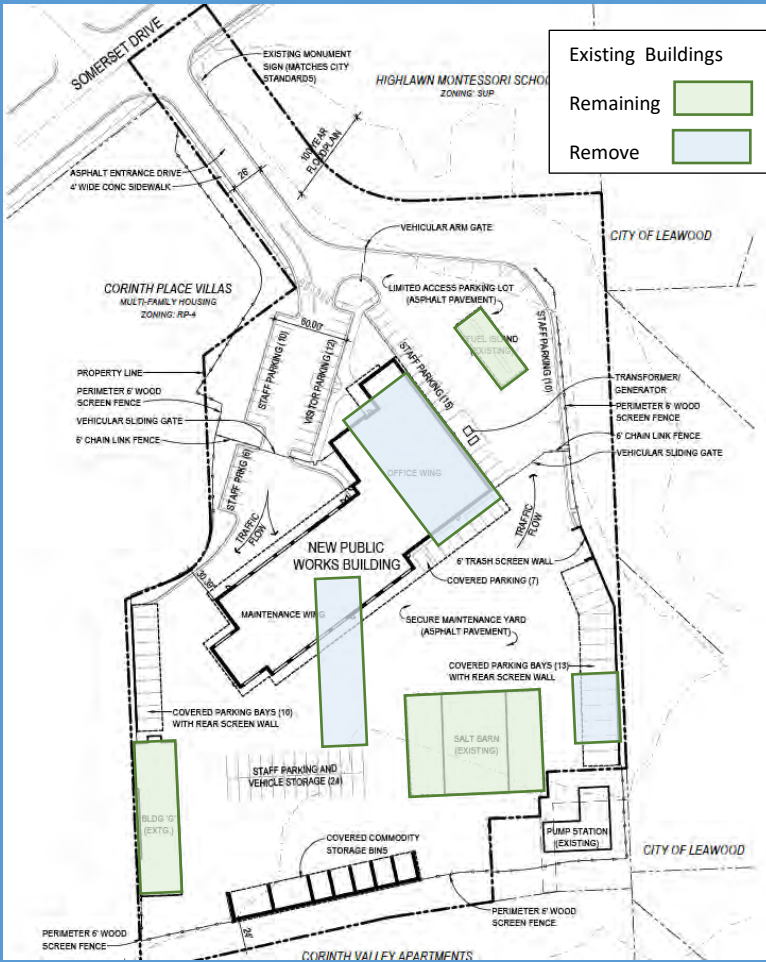
Melissa Pronger, PE
Senior Project Manager

Prairie Village

Public Works Department

New Facility Site Plan and Elevation

Public Meeting: Jan 22, 2020 5-7 pm



Site Plan



Front Elevation



Message board at entrance of
Public Works for attendees to
denote parking location



Message board at entrance of
B Building for meeting location

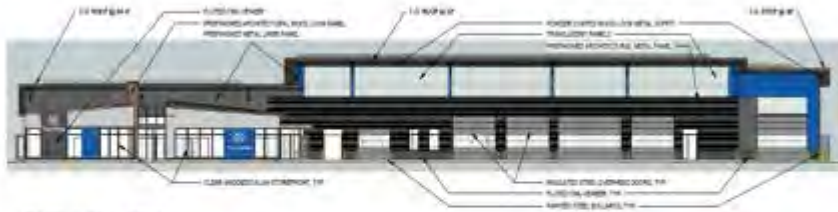


Public Works Building Public Meeting
B Building | 5 - 7 pm
January 22, 2020
Sign-in Sheet

Name	Phone Number	E-Mail
GREG Wilson		
Anne Bowman		
SHARON STRATTON		
Becky Richmond		
Mikes ZAKOURA		
JOHN STEWART		
* ED SWIST		

GENERAL NOTES:

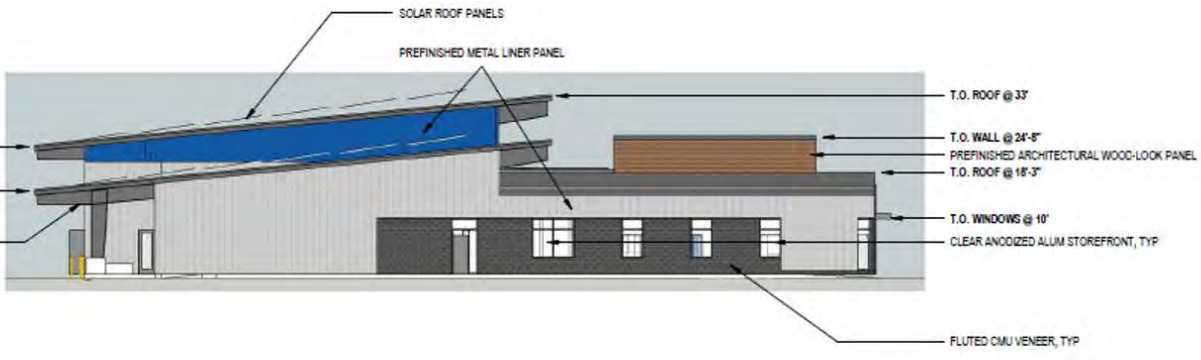
Review the details of the building to determine if the notes are applicable to the project. There will be a separate set of notes for the building. The notes are provided for information only and are not intended to be a contract document. The notes are provided for information only and are not intended to be a contract document. The notes are provided for information only and are not intended to be a contract document.



Northwest Elevation



Landscape Concepts



Northeast Elevation

SCALE: 1/8\"/>



**Prairie Village Public Works
New Facility Project**

Thank you to all the residents that attended the public information meeting for the new Public Works Facility at 3535 Somerset.

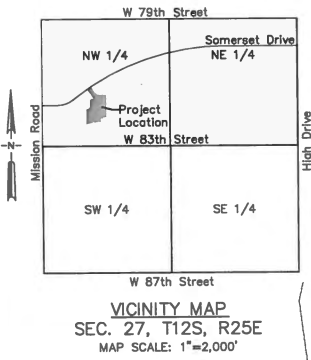
CORRECTION:

Please note this project will be presented at Planning Commission on February 4, 2020.

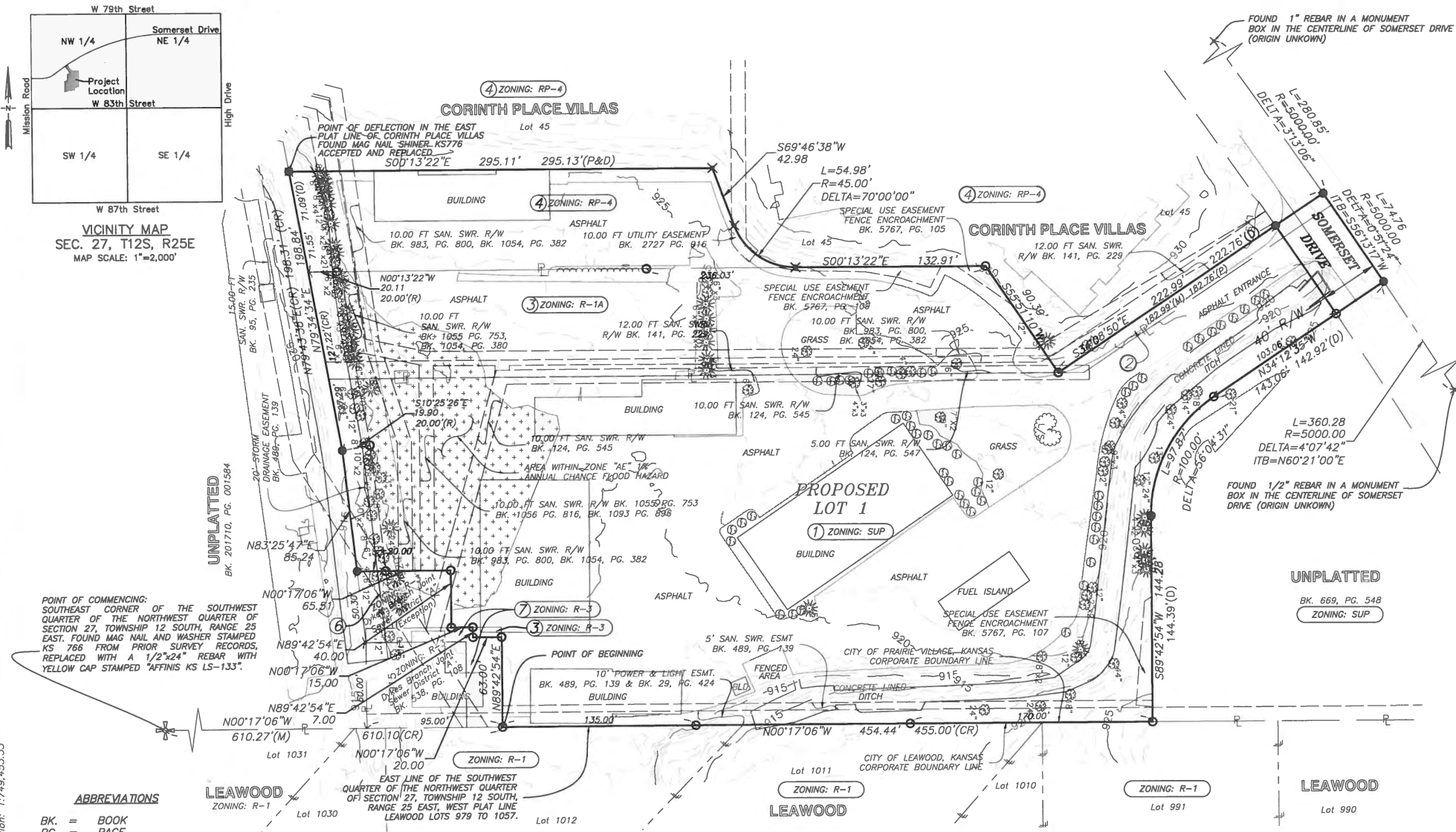


Melissa Prenger, PE
Sr. Project Manager
mprenger@pvkansas.com | 913-385-4655

PRELIMINARY PLAT OF
PRAIRIE VILLAGE PUBLIC WORKS COMPLEX
 PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 25 EAST
 CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS



VICINITY MAP
 SEC. 27, T12S, R25E
 MAP SCALE: 1"=2,000'



DESCRIPTION:

All that part of the Northeast Quarter of Section 27, Township 12 South, Range 25 East, in the City of Prairie Village, Johnson County, Kansas, described as follows:
 Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 12 South, Range 25 East; thence North 00°17'06" West along the East line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 610.27 feet to the Point of Beginning; thence North 00°17'06" West, continuing along the East line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 454.44 feet; thence South 89°42'54" West, perpendicular to the last described course, a distance of 144.28 feet; thence in a northwesterly direction on a curve turning to the right with a radius of 100.00 feet, having a central angle of 56°04'31" and an arc length of 97.87 feet; thence North 34°12'35" West a distance of 143.06 feet to a point on the centerline of Somerset Drive as now established; thence in a southwesterly direction, along the centerline of said Somerset Drive, on a non-tangent curve to the left with a radius of 5000.00 feet, having an initial tangent bearing of South 56°11'17" West, a central angle of 00°51'24" and an arc length of 74.76 feet; thence South 34°08'50" East, departing the centerline of said Somerset Drive, and along the East plat line and its northerly extension thereof, of CORINTH PLACE VILLAS, a subdivision of record in the City of Prairie Village, Johnson County, Kansas, a distance of 222.99 feet to a point of deflection in said East plat line; thence in a southerly direction continuing along the East plat line of said CORINTH PLACE VILLAS the following Five (5) described courses: One (1); South 55°51'10" West a distance of 90.39 feet; Two (2); thence South 00°13'22" East a distance of 132.91 feet; Three (3); in a southwesterly direction on a curve to the right with a radius of 45.00 feet, having a central angle of 70°00'00" and an arc length of 54.98 feet; Four (4); South 89°46'38" West a distance of 42.98 feet; Five (5); thence South 00°13'22" East a distance of 295.11 feet; thence North 79°34'34" East, departing the East plat line of said CORINTH PLACE VILLAS, a distance of 198.84 feet; thence North 83°25'47" East a distance of 85.24 feet; thence North 00°17'06" West a distance of 65.51 feet; thence North 89°42'54" East, perpendicular to the last described course, a distance of 40.00 feet; thence North 00°17'06" West, perpendicular to the last described course, a distance of 15.00 feet; thence North 89°42'54" East, perpendicular to the last described course, a distance of 7.00 feet; thence North 00°17'06" West, perpendicular to the last described course, a distance of 20.00 feet; thence North 89°42'54" East, along a line that is perpendicular to the East line of the Southwest Quarter of the Northwest Quarter of said Section 27, a distance of 63.00 feet to the Point of Beginning. Containing 4.599 acres, more or less.

ABBREVIATIONS

- BK. = BOOK
- PG. = PAGE
- L = ARC LENGTH
- R = RADIUS
- ITB = INITIAL TANGENT BEARING
- B/L = BUILDING SETBACK
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- SAN. = SANITARY
- SWR. = SEWER
- (D) = DEEDED DIMENSION
- (M) = MEASURED DISTANCE
- (CR) = BEARING OR DISTANCE CALCULATED FROM RECORD DATA ON DEEDS OR PLATS.
- (P) = PREVIOUSLY PLATTED BEARING OR DISTANCE.
- (R) = PRIOR SURVEY RECORD BY LS38

AREA TABLE:		
Lot 1	2,991 SQUARE FEET	4.530 ACRES
Road Right-of-Way	19,7346 SQUARE FEET	0.069 ACRES
Total Plat Area	200,337 SQUARE FEET	4.599 ACRES

PROPERTY CORNER MONUMENT LEGEND

- SET A 1/2"x24" REBAR WITH YELLOW CAP STAMPED "AFFINIS KS LS-133".
- ✕ FOUND AND ACCEPTED A 1/2" REBAR WITH CAP LS776 (UNLESS OTHERWISE NOTED)
- FOUND AND ACCEPTED A 3-1/4" ALUMINUM DISK STAMPED LS38, IN CONCRETE
- ⊕ FOUND AND ACCEPTED A SECTION CORNER MONUMENT AS NOTED

LINE LEGEND

- A PREVIOUSLY PLATTED LOT LINE
- A PROPERTY LINE CREATED BY DEED
- EXISTING ROADWAY RIGHT-OF-WAY LINE
- EXISTING ROADWAY CENTER LINE
- EXISTING EASEMENT LINE
- PLAT LIMIT AND LOTS CREATED BY THIS PLAT

ZONING CODES:

- SUP Special Use Permit
- R-1 Single Family Residential
- R-1A Single Family Residential
- R-3 Garden Apartment District
- RP-4 Planned Townhouse

RECORDED DEEDS OF THE PROPERTY BEING PLATTED:

1. Kansas Warranty Deed to the City of Prairie Village, Kansas. Recorded September 12, 1961 in Book 489 at Page 139.
2. Kansas Warranty Deed to the City of Prairie Village, Kansas. Recorded November 21, 1963 in Book 537 at Page 23.
3. Kansas Warranty Deed to the City of Prairie Village, Kansas. Recorded July 17, 1973 in Book 920 at Page 641.
4. Gift of Real Property and Warranty Deed to the City of Prairie Village, Kansas. Recorded September 16, 1986 in Book 2423 at Page 828.
5. Special Warranty Deed to the City of Prairie Village, Kansas. Recorded January 21, 2009 in Book 200901 at Page 004278.
6. (Exception) Kansas Warranty Deed to Dykes Branch Joint Sewer District "A". Recorded July 17, 1973 in Book 920 at Page 643.
7. (Exception) Kansas Warranty Deed to Dykes Branch Joint Sewer District "A". Recorded June 8, 1966 in Book 597 at Page 547.

GENERAL SURVEY NOTES:

1. The easement information shown hereon has been taken from a Commitment for Title Insurance, issued by First American Title, Commitment Number 1530023, on September 22, 2019, Revised on December 16, 2019.
2. The property shown hereon is subject to the rights of Dykes Branch Joint Sewer District "A" to have vehicular access through said property to its pumping station located at the Southeast corner of and adjoining the South and East portion of the property. The terms of this reservation is further defined in reservation item "One" in Kansas Warranty Deed to the City of Prairie Village, Kansas. Recorded September 12, 1961 in Book 489 at Page 139.
3. All angles, bearings, and distances shown on this survey should be considered as measured unless indicated otherwise.
4. According to the U.S. Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No: 20091C0039G, effective 08/03/2009, the majority of this property lies within Zone "X", areas determined to be outside the 0.2% annual chance flood hazard area, as shown thereon. There is an area that lies within Zone "AE" 1% Annual Chance Flood Hazard along the southerly portion of the property.

SURVEYOR:
 Affinis Corp
 8900 Indian Creek Parkway, Ste 450
 Overland Park, KS 66210
 ATTN: Aubrey Meyer
 (913) 239-1100
 ameyer@affinis.us

OWNER:
 City of Prairie Village, Kansas
 3535 Somerset Dr
 Prairie Village, KS
 Attn: Melissa Prenger, PE
 (913) 385-4655

Surveyor's Certification:

I, J. Aubrey Meyer, hereby certify that this survey is based on an actual ground survey performed by me and persons under my direct supervision on December 31, 2019. The survey represented on this drawing was executed in accordance with the current Kansas Minimum Standards for Property Boundary Surveys, and the results of said survey are correctly represented on this plat.
 J. Aubrey Meyer, Kansas Licensed Land Surveyor No. 1579

8900 Indian Creek Parkway, Suite 450
 Overland Park, Kansas 66210
 Phone: 913-239-1100
 Fax: 913-239-1111
 www.affinis.us

ENGINEERS • SURVEYORS

Building long-lasting relationships

Error of Closure: 0.0030' North: -0.00072' East: 0.00286' Perimeter: 2,218.35' Precision: 1:749,453.33

Prairie Village New Public Works Facility

3535 Somerset Drive
Prairie Village, KS 66208

January 3, 2020
Rezoning & Site Plan Submittal

Owner: City of Prairie Village
7700 Mission Road

GENERAL

Z100 Title Sheet

CIVIL

Z201 Sanitary Relocation Plan
Z202 Stormwater Quality Plan

LANDSCAPE

Z300 Site Layout Plan
Z301 Site Planting Plan

ARCHITECTURAL

Z401 Northwest Elevation
Z402 Northeast Elevation
Z403 Southeast Elevation
Z404 Southwest Elevation



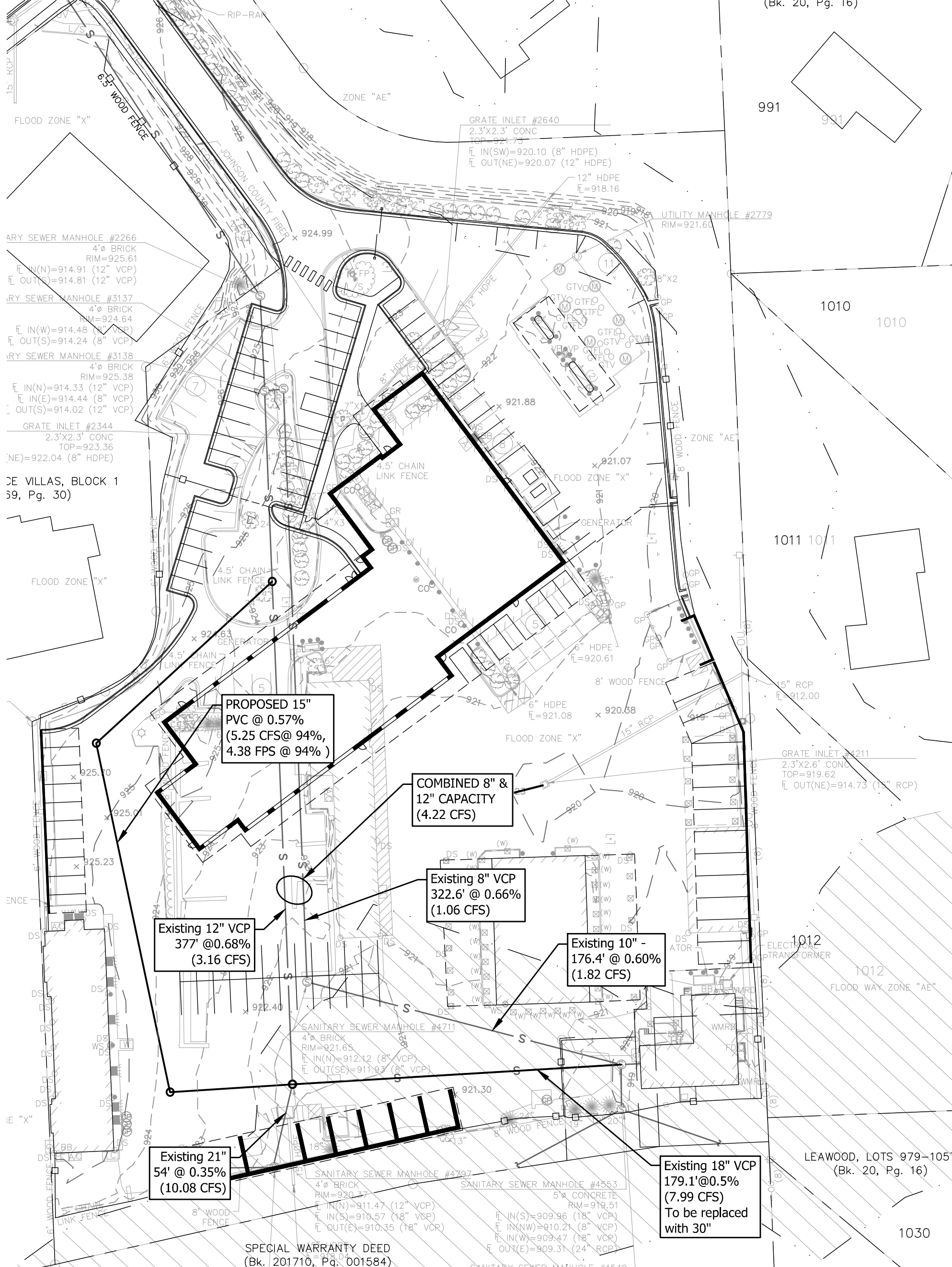
BUILDING ENTRY PERSPECTIVE



Architecture + Landscape Architecture + Engineering + Interiors
2812 W. 53rd Street Fairway, KS 66205-1706
913 433.2110
Lincoln, NE Kansas City, MO www.clarkenersen.com

Prairie Village New Public Works Facility
Prairie Village, KS
TCEP No.: 185-003-19

Title Sheet
Z100
1/3/2020



DE VILLAS, BLOCK 1
39, Pg. 30)

1011 1011

1012 1012
FLOOD WAY ZONE "AE"

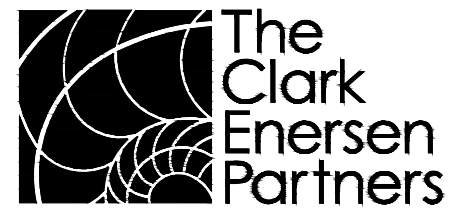
LEAWOOD, LOTS 979-1057
(Bk. 20, Pg. 16)

1030



SANITARY RELOCATION PLAN

SCALE: 1"=50'-0"



Architecture + Landscape Architecture + Engineering + Interiors
2812 W. 53rd Street Fairway, KS 66205-1706
913 433.2110
Lincoln, NE Kansas City, MO www.clarkenersen.com

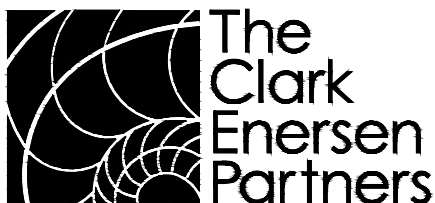
Prairie Village New Public Works Facility
Prairie Village, KS
TCEP No.: 185-003-19

SANITARY
RELOCATION
Z201
1/3/2020



STORMWATER QUALITY PLAN

SCALE: 1"=50'-0"

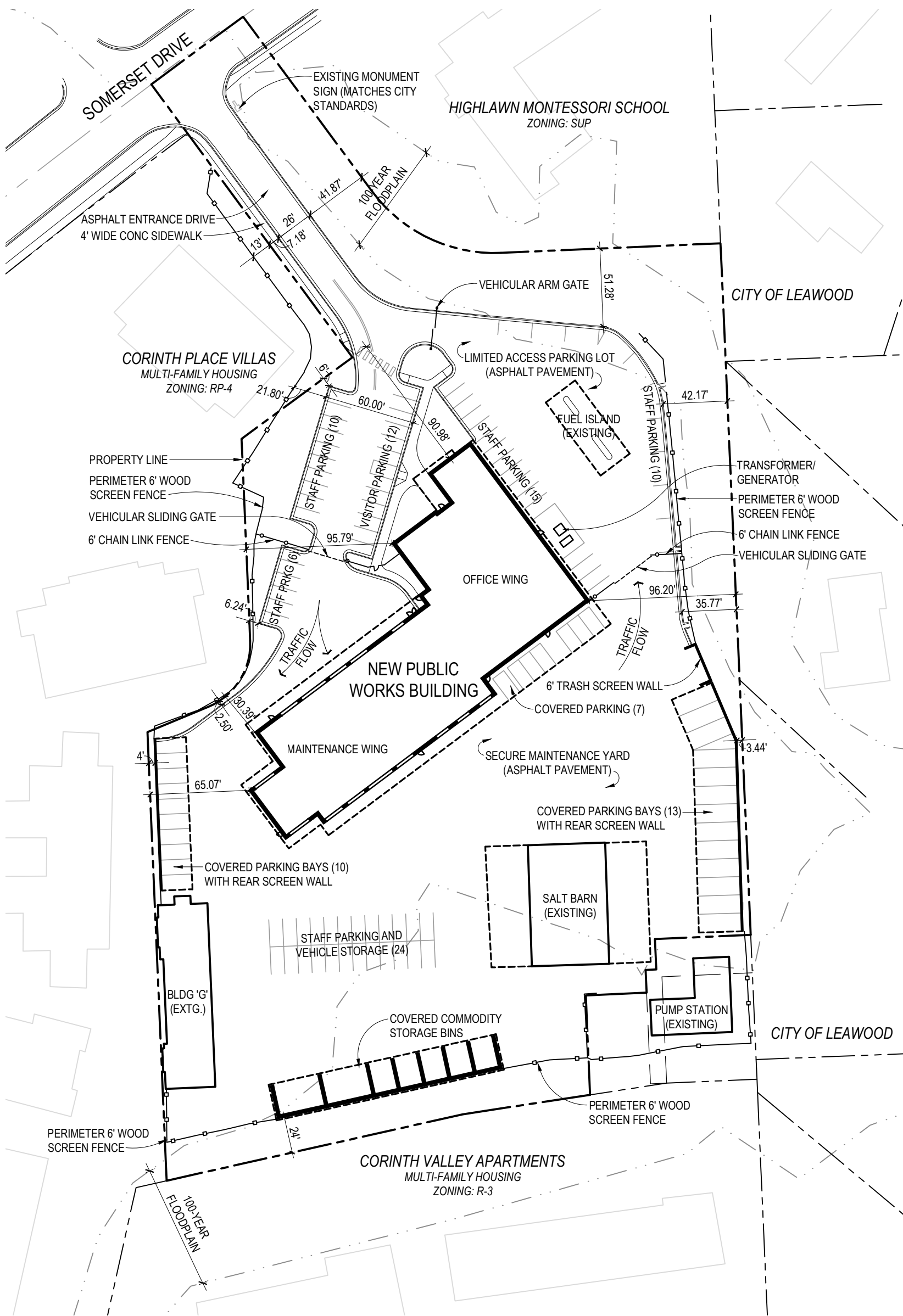


The Clark Enersen Partners

Architecture + Landscape Architecture + Engineering + Interiors
 2812 W. 53rd Street Fairway, KS 66205-1706
 913 433.2110
 Lincoln, NE Kansas City, MO www.clarkenersen.com

Prairie Village New Public Works Facility
 Prairie Village, KS
 TCEP No.: 185-003-19

STORMWATER QUALITY
 Z202
 1/3/2020

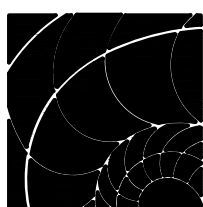


SITE LAYOUT PLAN

SCALE: 1"=60'-0"

GENERAL NOTES:

1. VEHICULAR PAVEMENT TO BE ASPHALT, EXCEPT AT GARAGE APRONS AND TRASH AREAS.
2. SITE TO INCLUDE A TOTAL OF 12 VISITOR PARKING STALLS, INCLUDING 2 ADA STALLS.
3. PERIMETER FENCING TO BE 6' TALL WOOD SCREEN FENCING TO MATCH EXISTING

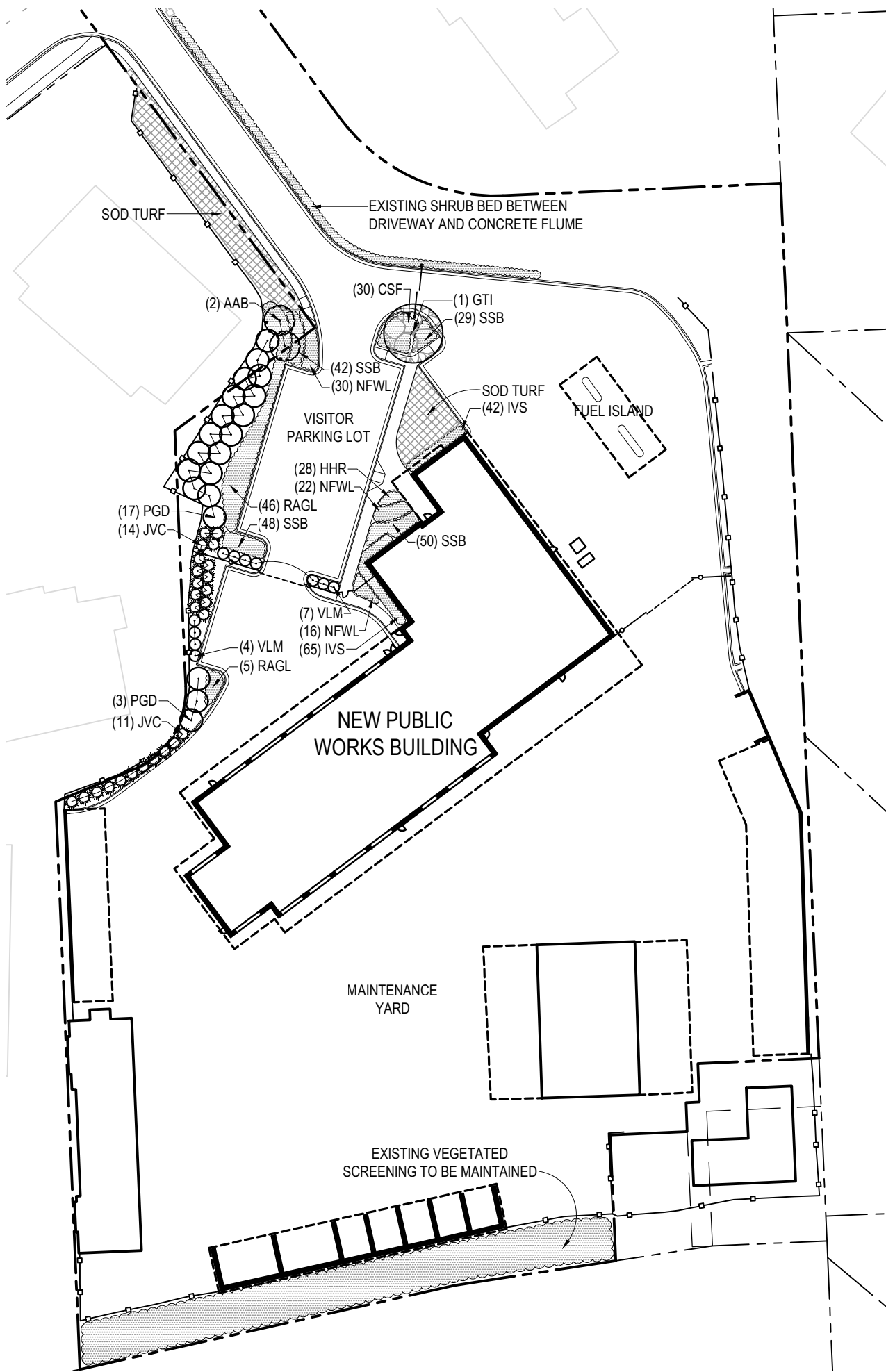


The Clark Enersen Partners

Architecture + Landscape Architecture + Engineering + Interiors
 2812 W. 53rd Street Fairway, KS 66205-1706
 913 433.2110
 Lincoln, NE Kansas City, MO www.clarkenersen.com

Prairie Village New Public Works Facility
 Prairie Village, KS
 TCEP No.: 185-003-19

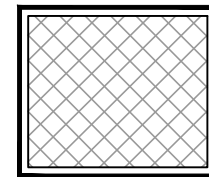
Site Layout Plan
 Z300
 1/20/2020



PLANTING PLAN NOTES:

1. FINE GRADE AND SOD ANY AREA DAMAGED BY CONSTRUCTION OPERATIONS NOT OTHERWISE INDICATED ON PLAN, TYP
2. PROVIDE 6" TOPSOIL FOR TURF AREAS, 24" FOR PLANTING BEDS. EXISTING SITE TOPSOIL, OR PULVERIZED TOPSOIL SHALL BE USED. REF SPEC.
3. PLAN PREPARED BY:
SEAN A. RAY, REGISTERED LANDSCAPE ARCHITECT (KS LICENSE #813)

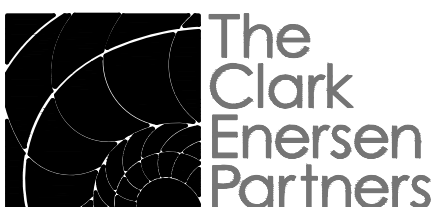
SOD TYPE 'A':
TURF BLEND TO MATCH PRAIRIE VILLAGE STANDARDS



SITE PLANTING PLAN

SCALE: 1"=60'-0"

PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
TREES				
AAB	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL / B&B / 8' HT MIN / SINGLE-STEMMED	20' HEIGHT, 15' SPREAD
GTI	GLEDITSIA TRIACANTHOS 'IMPCOLE'	IMPERIAL HONEYLOCUST	2 1/2" CAL / B&B / 12' HT MIN	35' HEIGHT, 35' SPREAD
JVC	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERT JUNIPER	B&B / 6' HT MIN	15' HEIGHT, 8' SPREAD
PGD	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	B&B / 6' HT MIN	20' HEIGHT, 12' SPREAD
SHRUBS				
CSF	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#2 CONT/ 18" HT MIN W/ 3 CANES	3' HEIGHT, 3' SPREAD
IVS	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	#2 CONT/ 12" HT MIN W/ 3 CANES	2' HEIGHT, 2' SPREAD
RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#2 CONT/ 12" HT MIN W/ 3 CANES	2' HEIGHT, 6' SPREAD
VLM	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	#5 CONT/ 30" HT MIN W/ 5 CANES	8' HEIGHT, 6' SPREAD
PERENNIALS/ GRASSES				
HHR	HEMEROCALLIS x 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1 CONTAINER, 18" SPACING	15" HEIGHT, 18" SPREAD
NFWL	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO. 1 CONTAINER, 36" SPACING	24" HEIGHT, 36" SPREAD
SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	NO. 1 CONTAINER, 24" SPACING	30" HEIGHT, 24" SPREAD



The Clark Enersen Partners

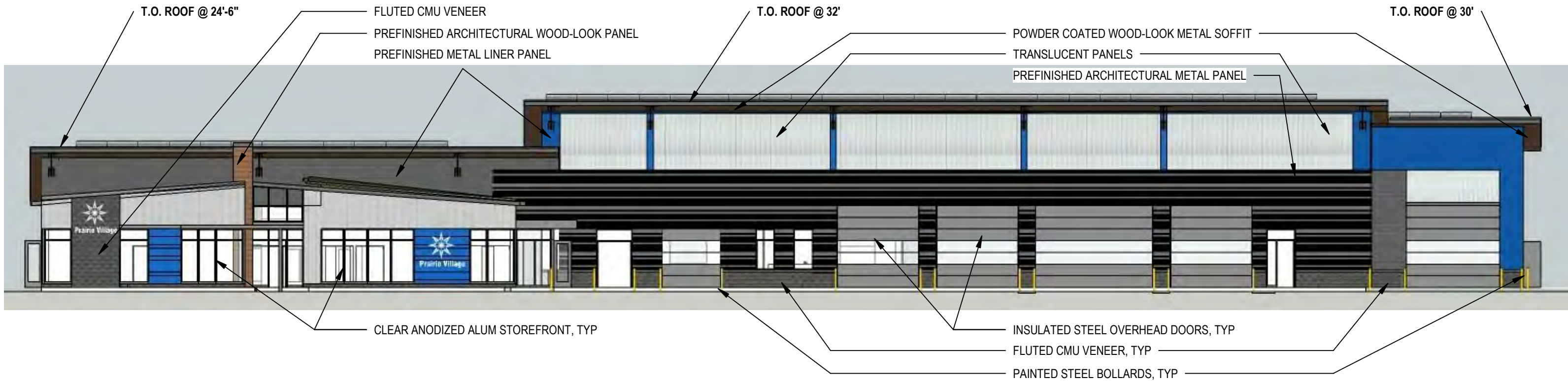
Architecture + Landscape Architecture + Engineering + Interiors
2812 W. 53rd Street Fairway, KS 66205-1706
913 433.2110
Lincoln, NE Kansas City, MO www.clarkenersen.com

Prairie Village New Public Works Facility
Prairie Village, KS
TCEP No.: 185-003-19

Site Planting Plan
Z301
1/20/2020

ELECTRICAL NARRATIVE:

General site lighting will be provided by pole mounted, LED fixtures. Fixtures will be selected with a precise light output cutoff utilizing directional LED technology to minimize intrusion of light spillage onto neighboring property as well as vertically toward the sky. Building mounted LED site fixtures will be utilized at some locations near egress/entrance doors to the building. These building mounted light fixtures will be selected with only a direct component of light. No up-light option will be provided. This limits light trespass into the sky as well as limits/eliminates reflectance of the light to the property boundary. Any flagpole lighting will be dimmable, aimable, LED type fixtures. These fixtures will be provided with the necessary lighting cutoff properties or shielding in order to meet light trespass requirements. Proper selection of fixture lumen output and mounting height of all fixtures will be implemented as a strategy to eliminate light trespass. Lighting calculations will be performed using AGI32 in order to guarantee city requirements are met for foot candle levels on the property boundary.



Northwest Elevation

SCALE: 1/16" = 1'-0"



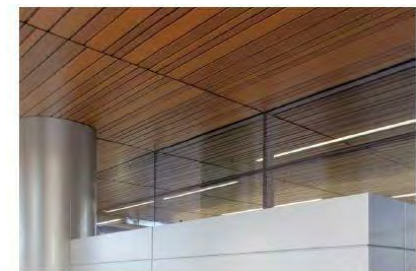
FLUTED CMU VENEER



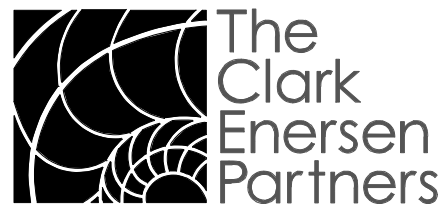
PREFINISHED CORRUGATED ARCHITECTURAL METAL PANELS



PREFINISHED METAL LINER PANELS



POWDER-COAT WOOD-LOOK METAL SOFFIT

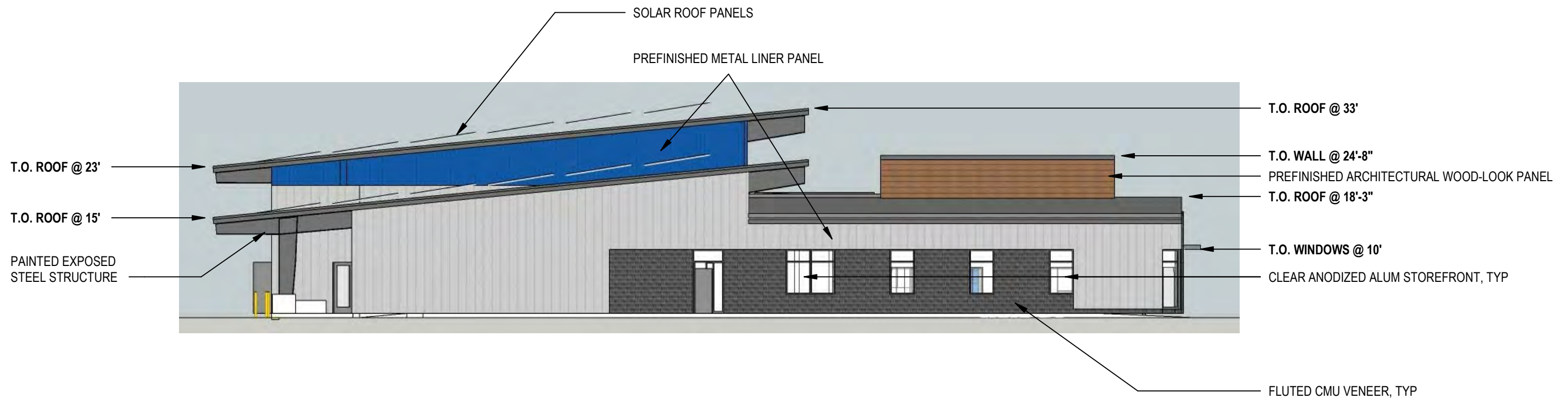


**The
Clark
Enersen
Partners**

Architecture + Landscape Architecture + Engineering + Interiors
2812 W. 53rd Street Fairway, KS 66205-1706
913 433.2110
Lincoln, NE Kansas City, MO www.clarkenersen.com

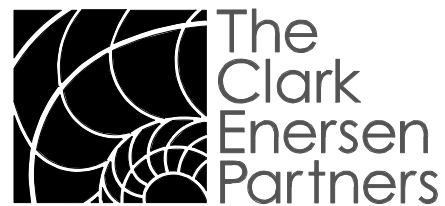
Prairie Village New Public Works Facility
Prairie Village, KS
TCEP No.: 185-003-19

Northwest Elevation
Z401
1/3/2020



Northeast Elevation

SCALE: 1/16" = 1'-0"



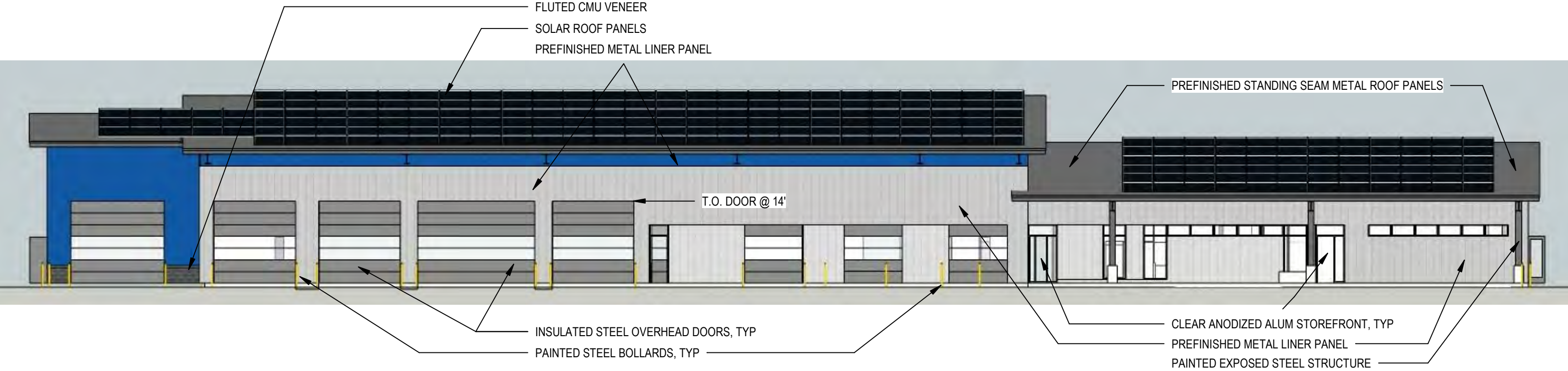
**The
Clark
Enersen
Partners**

Architecture + Landscape Architecture + Engineering + Interiors
 2812 W. 53rd Street Fairway, KS 66205-1706
 913 433.2110
 Lincoln, NE Kansas City, MO www.clarkenersen.com

Prairie Village New Public Works Facility
 Prairie Village, KS
 TCEP No.: 185-003-19

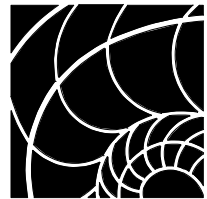
Northeast Elevation
 Z402
 1/3/2020

NOTE: THE SOLAR ROOF PANELS WILL COMPLY WITH THE CURRENT CITY ORDINANCE STANDARDS FOR STANDOFF PROJECTION.



Southeast Elevation

SCALE: 1/16" = 1'-0"



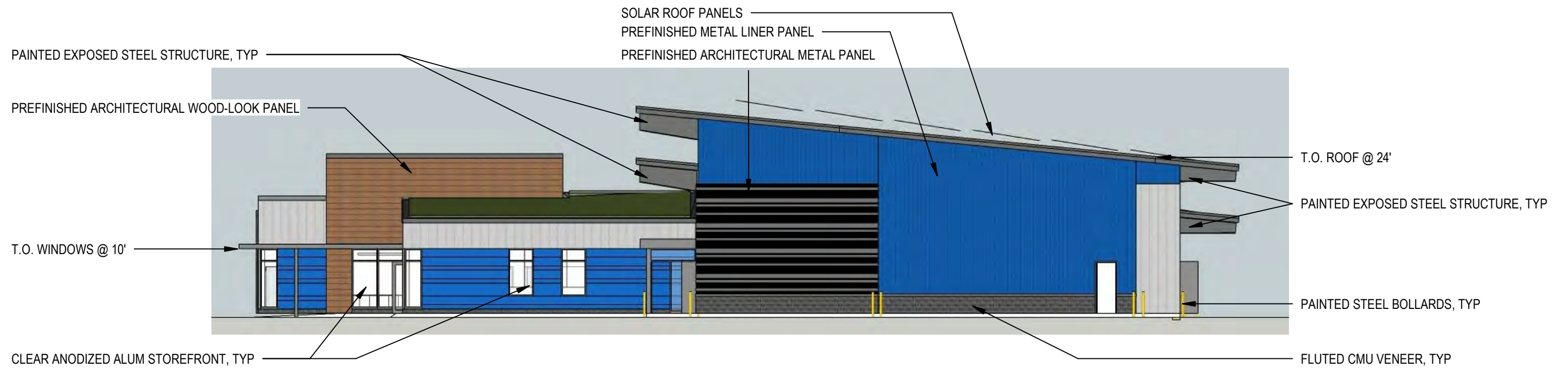
The
Clark
Enersen
Partners

Architecture + Landscape Architecture + Engineering + Interiors
2812 W. 53rd Street Fairway, KS 66205-1706
913 433.2110
Lincoln, NE Kansas City, MO www.clarkenersen.com

Prairie Village New Public Works Facility
Prairie Village, KS
TCEP No.: 185-003-19

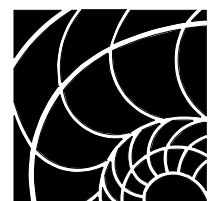
Southeast Elevation
Z403
1/20/2020

NOTE: THE SOLAR ROOF PANELS WILL COMPLY WITH THE CURRENT CITY ORDINANCE STANDARDS FOR STANDOFF PROJECTION.



Southwest Elevation

SCALE: 1/16" = 1'-0"



The
Clark
Enersen
Partners

Architecture + Landscape Architecture + Engineering + Interiors
2812 W. 53rd Street Fairway, KS 66205-1706
913 433.2110
Lincoln, NE Kansas City, MO www.clarkenersen.com

Prairie Village New Public Works Facility
Prairie Village, KS
TCEP No.: 185-003-19

Southwest Elevation
Z404
1/20/2020

BY-LAWS OF THE PRAIRIE VILLAGE PLANNING COMMISSION

Adopted February 4, 2020

ARTICLE ONE

Creation

1. **Name.** There is hereby established by the City Code of Prairie Village, a City Planning Commission to be named "The Prairie Village Planning Commission. (Hereinafter referred to as "Planning Commission" or "Commission.")
2. **Membership.** The Planning Commission shall consist of seven (7) members. The members shall be appointed by the Mayor with the consent of the Council to serve on the Planning Commission without compensation for their services. Members of the Planning Commission shall serve for a three (3) year term, which shall expire on March 1 three (3) years later. The appointment of the members shall be staggered so that not more than three (3) Commissioners' membership terms expire at the same time. Vacancies on the Commission shall be filled by appointment of the unexpired term.

ARTICLE TWO

Purpose

1. **By-Laws.** The purpose of these By-Laws are to establish rules for the internal organization and procedures of operation of the Planning Commission.
2. **Commission.** The function, powers, and duties of the Planning Commission are as authorized by State Law, and by the existing municipal codes establishing the Planning Commission. The Planning Commission adopts its own rules and policies for procedure, consistent with its powers granted in municipal and state law.

ARTICLE THREE

Organization

1. **Officers.** The officers of the Commission shall be a Chairman, Vice-Chairman, and Secretary. The Chairman, Vice-Chairman and Secretary shall be elected by the Planning Commission at its regular meeting in January of each year. The term of office shall be one (1) year. The officers may be re-elected by a majority vote of the membership of the Planning Commission.
2. **Chairman.** The chairman shall preside at all meetings of the Planning Commission. At his or her discretion, a Chairman may call special meetings and may also relinquish the Chair to the Vice-Chairman or other specific member. The Chairman may not make or second motions, but he or she may vote on any and all motions to come before the Commission. The Chairman shall appoint all committees of the Planning Commission. The Chairman shall perform all of the duties assigned to the

office by law and by the City Governing Body. If the Chairmanship becomes vacant for any reason, the Vice-Chairman shall succeed to the Chairmanship for the remainder of the term.

3. **Vice-Chairman.** The Vice-Chairman shall act as Chairman in the absence of the Chairman or disability of the Chairman, and, while so serving, shall have all the authority held by the Chairman. In the event the office of the Chairman becomes vacant, the Vice-Chairman shall succeed to that office for the unexpired term and the Planning Commission shall elect a new Vice-Chairman for the unexpired term.
4. **Secretary.** The Commission shall elect a recording secretary, who shall be provided by the City of Prairie Village and who need not be an appointed member of the Planning Commission.
 - a. The secretary shall attend all meetings of the Planning Commission and shall send notices of all regular and special meetings to all members of the Commission. In addition, the Secretary shall have, under the Chairman, responsibility for books, papers, and records of the Planning Commission and attend to all correspondence of the Planning Commission.
 - b. The secretary is responsible for keeping an accurate record of all regular and special meetings and transcribing them for Planning Commission approval. All motions shall be recorded an accurate record made of all reasons for motions or votes by the members of the Commission shall be made. All meeting minutes shall become a permanent record and part of the official records of the City of Prairie Village.
5. **Attendance.** In the event that the Chairman, Vice-Chairman, or Secretary of the commission shall be absent or unable for any reason to attend to the duties of their offices, the members of the Commission may, at any regular meeting or any special meeting called for that purpose, appoint a Chairman pro tem or a Secretary pro tem, as the case may be, who shall attend to all the duties of such officer until such officer shall return or be able to attend to his or her duties. A commission member shall be removed by the Mayor without Council consent as a result of:
 - a. Absence from three (3) consecutive meetings; or
 - b. Absence from five (5) meetings during the calendar year.

ARTICLE FOUR **Meetings**

1. **Regular Meetings.** Regular meetings of the Planning Commission, unless otherwise provided, shall be at Prairie Village Municipal Building at 7:00 p.m. on the first Tuesday of every month. All meetings shall be open to the public. Meetings shall adjourn no

later than 11:00 p.m., unless extended upon motion of a majority of the Planning Commission members present. Items remaining on the agenda at the end of a meeting may be continued by the Planning Commission until the next regular meeting unless otherwise provided by law. The Chairman or Vice-Chairman may authorize the Secretary or designee to poll the members of the Commission for the purpose of cancelling a meeting.

2. **Special Meetings.** Special meetings of the Planning Commission can be called by the Mayor, city staff, or by a majority of the Planning Commission members. The Planning Commission shall provide at least three (3) days' notice to each member prior to any special meeting unless the notice requirement is waived by all members.
3. **Quorum.** A majority of the membership of the Planning Commission (4 members) shall be necessary to constitute a quorum for the transaction of business and the taking of official action.
4. **Agenda.** The agenda for all regular meetings shall be available on the City's website by the end of the business day on the Friday prior to the meeting. The order of items on the agenda shall be at the discretion of Deputy City Administrator or his or her designee, with due consideration being given to early consideration of items likely to attract large attendance at the meeting. The Chairman may, for reasons stated to all in attendance, vary from the order of the agenda. An item may be added to the agenda only by affirmative vote of a majority of the members. An agenda item consisting of a proposed amendment to the zoning regulations may be removed from the agenda only by a motion to recommend approval or denial. Other items not pertaining to ordinance approval may be removed by a majority of the members and reasons therefor stated in the record.

ARTICLE FIVE

Conduct of Meetings

1. **Parliamentary Procedure.** Except as otherwise provided, meetings of the Planning Commission shall be conducted in accordance with the procedures proclaimed by Robert's Rules of Order.
2. **Order of Business.**
 - a. The agenda shall be organized in the following order: Roll Call, Approval of Minutes, Public Hearings, Non-Public Hearings, Other Business, and Adjournment.
 - b. The Commission may consider items not on the Agenda if a majority of the Commission members vote approval to do so.
 - c. An agenda item consisting of a proposed amendment to the zoning regulations may be removed from the agenda only by a motion to recommend or deny.
 - d. Items not pertaining to ordinance approval may be removed by a majority of the members, but reasons for removal must be stated in the record.

- e. The Chairman shall call each agenda item and ask staff to provide a report or presentation on the agenda item prior to opening it up to the applicant (if applicable) and questions/debate by the Planning Commission.
3. **Staff Reports.** Staff reports on all agenda items shall be included in the Planning Commission packet posted to the City website and be available the Friday prior to the Planning Commission meeting. All staff reports and recommendations should be sent directly to applicants (if applicable) prior to the Planning Commission meeting.
4. **Continuances by Staff, Commission Member, or Applicant.** Any item may be continued upon request or recommendation by staff or a Commission member except as provided by law. The Commission may continue items requiring a public hearing to a date certain. Other items allowed by law may be tabled and recalled at the request of the staff or Commission. A continued item which fails to be recalled after six (6) months shall be considered withdrawn.

An applicant may continue his or her own proposal to a date certain by notifying the Secretary not less than two business days prior to the date of the hearing (or 10 days if a public hearing notice was required to be published). Where notification by mail of adjacent property owners has taken place as required by law, the applicant shall further notify the same property owners, by registered mail, return receipt requested, of the continuance and the new date of the hearing. This notification of continuance shall be mailed not less than ten (10) days prior to the date of the originally scheduled hearing and at least twenty (20) days prior to the next hearing date.

Any propose not withdrawn prior to preparation of the agenda may be continued at the applicant's request only by affirmative vote of a majority of the Commission members. In consideration of such a motion to allow a continuance, the Commission may question the audience as to the number who have been inconvenienced and/or incurred expense on the presumption that the item would be heard, and the Commission may refuse to continue the proposal and proceed with the hearing and take appropriate action thereon. In any case of continuance, it shall be to a date certain. Only one continuance shall be permitted, and the applicant shall notify by registered mail all parties initially notified of the new hearing date, with such notification to be mailed not less than twenty (20) days prior to the date of the new hearing. In addition, the Commission may direct the applicant to change the posting on the property and direct the staff to publish the new date in the appropriate newspaper at the applicant's expense.

5. **Appearances Before the Commission.** Applicants or their representatives may appear before the Commission to present their views on an agenda item. The Commission will hear those views at an open meeting. The name and address of the applicant and his or her agent shall be entered in the record, as well as a summary of the presentation. At the conclusion of the applicant's presentation, members of the Commission and staff shall have the opportunity to question the applicant. Any

other supporting testimony may then be requested. Public input will then be heard on Public-Hearing items, with the members of the Commission and staff having an opportunity to question any speaker. The applicant will then be given opportunity to present a short summary. All statements shall be directed to the Commission and cross conversation a month those in attendance is prohibited.

Questions between opposing parties shall be directed first to the Chairman, who may then ask the proper person to answer, such answer being directed to the Commission. At such time that the Chairman feels testimony has been sufficiently heard, the Chairman shall declare the public hearing closed after which the public in attendance may address the Commission only with the permission of the Chairman, and only to answer a question by a member of the Commission. All persons who wish to speak shall first give their names and addresses for the record. The Chairman may establish limits on time used by all parties making presentations or comments to the Planning Commission; however, the decisions made by the Chairman may be overridden by a majority vote of Commission members.

6. **Incomplete Submittals.** The Commission will not hear items that fail to meet submission requirements.
7. **Commission Action.** The Commission shall, at the conclusion of discussion on the item, take action on each item presented. Voting shall be raising of hands or by roll call as determined by the Chairman; however, any member may call for a roll call vote on any issue. All members, including the Chairman, shall have a vote and shall vote when present, except that any member shall automatically disqualify him or herself from voting on any decision in which he or she may have a conflict of interest. If the item upon which the Planning Commission action is taken is remanded for reconsideration to the Commission by the Governing Body, it shall be considered at the next regular meeting of the Planning Commission after notices of the remand is received. If no action is taken on the remanded item at this meeting, the same recommendation will be deemed made and will be returned to the Governing Body.
8. **Motions after Public Hearings.** Following the closing of public hearings, a motion may be made to recommend approval or denial of the application, to continue the application to a later date certain, or to table the item if allowed by law. A brief statement of reason or reasons for the motion will precede the making of all motions. Any stipulations relative to plans, development procedures, etc., should be listed following the motion to approve. Upon receiving a second, the motion may be discussed, and, upon the call for question or at the discretion of the Chairman, brought to a vote. A motion to amend, if necessary, must be voted on first. Then, the main motion would be voted on in its amended state. Motions shall require an affirmative vote of a majority of the members of the Planning Commission for passage, except as otherwise provided by law.

A vote shall be by the raising of hands or by roll call, at the discretion of the Chairman. Any member may call for a roll call vote on any issue. Any motion may be tabled or amended in keeping with Robert's Rules of Order. If not prohibited by law,

and if the Commission feels that delaying an action would be in the best interests of the parties involved, the hearing may be continued to a date certain. Such a motion for continuance shall include a reason for the action and shall require a majority vote of the Planning Commission Members.

9. **Abstentions.** If, after considering an item, a Commissioner wishes to abstain from voting, his or her abstention shall be treated as a vote against the majority. If there is a tie vote, an abstention shall be considered a denial.
10. **Failure to Recommend.** If there is a tie vote of the Planning Commission on any item on which the Commission sits as a recommending body, such as a rezoning or text amendment, such a tie vote is considered a failure to recommend and goes to the Governing Body with no recommendation, except as otherwise provided by law. If the tie vote occurs on action on which the Commission sits as a final decision maker, a tie vote defeats the motion. If no subsequent motion is made and approved after the tie vote, the request is deemed denied.
11. **Applicant Not in Attendance.** In case an applicant or his or her agent is not in attendance when the item is called, the item shall be set over to the next agenda. If at the time the item is called again the applicant is still not present, the Commission may approve or deny the application as it sees fit.

ARTICLE SIX **Miscellaneous**

1. **Conflict of Interest.** When a member of the Commission feels he or she may be in conflict of interest on a particular case before the Commission, he or she shall state so for the record and should not participate in the hearing or discussion and shall not vote on the issue. If this will eliminate a quorum, then the Planning Commission shall continue the hearing to the next regular meeting. The Chairman may ask the member to vacate his or her chair and leave the room if he or she deems it necessary.
2. **Suspension of Rules.** These by-laws may be amended or repealed for stated reasons by affirmative vote of three fourths (3/4) of the members of the Commission.
3. **By-Law Review.** The Prairie Village Planning Commission shall review, amend, and approve these by-laws in January of each year.
4. **Disclaimer.** If the Prairie Village Planning Commission fails to strictly follow these by-laws, and action taken will not be invalidated.