

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, SEPTEMBER 1, 2020
7:00 P.M.**

The Planning Commission will be meeting remotely via Zoom. To listen to the meeting, click the following link: <https://us02web.zoom.us/j/84828003472>
The meeting will also be live-streamed on the City of Prairie Village Facebook page at www.facebook.com/CityofPrairieVillage.

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - AUGUST 4, 2020
- III. OLD BUSINESS
- IV. PUBLIC HEARINGS

None
- V. NON-PUBLIC HEARINGS

PC2020-113 Exception to Impervious Surface Coverage Standards
 8304 Rosewood Street
 Zoning: R-1A
 Applicant: Russ Ehnen for David Offerdahl
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

Plans available at City Hall if applicable
Comments can be made by e-mail to
cityclerk@pvkansas.com prior to the meeting.

***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
AUGUST 4, 2020**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, August 4, 2020 at 7:00 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Nancy Wallerstein, Melissa Brown and Jeffrey Valentino.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official; Ian Graves, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the July 7, 2020 regular Planning Commission meeting as presented. Mrs. Wallerstein seconded the motion, which passed 6-0, with Mr. Valentino in abstention.

PUBLIC HEARINGS

PC2020-114 Consider proposed zoning revisions to Chapter 19.36.005
(Restricted Uses) to allow the keeping of chickens in Prairie Village

Ms. Robichaud stated that the City Council spent several meetings considering the keeping of chickens in Prairie Village, which was previously prohibited by the municipal code. On July 6, 2020, the Council adopted Ordinance 2421, which amended Chapter 2 of the Prairie Village Municipal Code to allow the keeping of chickens. The ordinance included associated regulations and requirements residents must abide by when keeping chickens on their property.

In order for this ordinance to become effective, the zoning regulations must also be updated in Chapter 19.35.005 (Restricted Uses), which currently states the following in subsection E: "The raising, storage, or handling of farm crops, the raising, feeding, or keeping of farm animals, livestock or poultry, other than customary household pets, as identified in the P.V.M.C 6.04.020, and the keeping or display of farm or other heavy equipment or machinery is prohibited in all districts."

Ordinance 2424 would revise Chapter 19.35.005, Subsection E to say the following:

“The raising, storage, or handling of farm crops, the raising, feeding or keeping of farm animals, livestock, or poultry, other than customary household pets or chickens as provided in Chapter II, Article 1 of the City Code, and the keeping or display of farm or other heavy equipment or machinery is prohibited in all districts.” In order to make a text amendment to the zoning regulations, the Planning Commission must hold a public hearing and make a recommendation to the Governing Body.

Mr. Valentino asked if chicken coops would be treated as secondary structures, noting that sheds and other buildings had a number of restrictions. He also asked if there were any concerns about residents keeping hens in side yards instead of rear yards. Ms. Robichaud stated that chicken coops would be considered separately from other accessory structures and would not require a building permit. She added that regulations were currently in place to address nuisance issues, and that existing zoning guidelines could be used to regulate back yard and side yard concerns.

Mrs. Wallerstein noted that the regulations specified the types of materials that could be used to construct coops and tractors, and asked how those regulations would be enforced if there was no permitting process. Ms. Robichaud said that staff was attempting to enforce this regulation on a complaint basis when dealing with backyard hens, and that there were other things allowed on residential properties without a permit or review beforehand that are still required to abide by the City’s regulations. She added that the proposed ordinance was similar to the existing beekeeping ordinance, which did not require a license or permit but did have regulations in place that must be followed under the law.

Mr. Wolf opened the public hearing at 7:26 p.m.

- Maddie Kamphaus, 5405 W. 73rd Street, stated that she was in favor of allowing residents to keep chickens. She noted that she had kept hens when she lived in Roeland Park, and that it had been a positive experience that brought neighbors together.
- Wilson Sinclair, 7901 Falmouth Street, had technical issues and was unable to join the meeting, but indicated that he shared Ms. Kamphaus’ sentiments.

With no one else present to speak, Mr. Wolf closed the public hearing at 7:34 p.m.

Mrs. Wallerstein asked how residents would appropriately dispose of chicken carcasses. She noted that there were many wild animals in the City that could attack chickens. Ms. Robichaud stated that she would pass the comments along to the city attorney and Council for consideration.

Mr. Valentino made a motion to recommend approval of Ordinance 2424 to the City Council. Mr. Breneman seconded the motion, which passed unanimously.

OTHER BUSINESS

Ms. Robichaud said that a Planning Commission work session to discuss Village Vision 2.0 would be held on August 25, and that a virtual community engagement session would be scheduled for early September.

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 7:42 p.m.

Greg Wolf
Chair

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: August 4, 2020

Application: PC 2020-113

Request: Site Plan Review – Exception to lot coverage standards

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. The lot coverage standards use the process and criteria for exceptions to the Neighborhood Design Standards to consider exceptions.*

Property Address: 8304 Rosewood

Applicant: Russ Ehnen, Architect for David Offerdahl

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

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

Legal Description: NORMANDY SQUARE LOT 7 BLK 1 PVC-0643 0007

Property Area: 0.4 acres (17,249.61 s.f.)

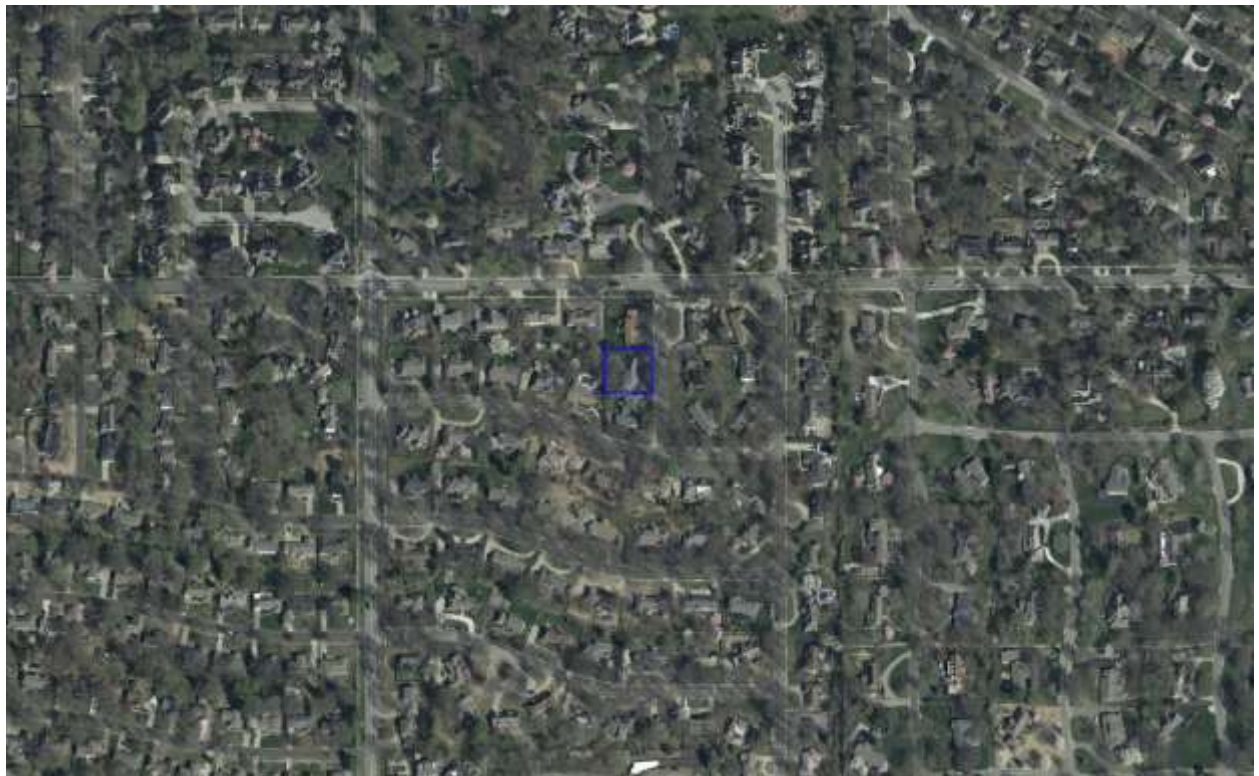
Related Case Files: BZA 2018-03, Variance for side and rear setback; Withdrawn by applicant

Attachments: Application, site plan, illustrative plan, storm water study, grading plan and demolition plan

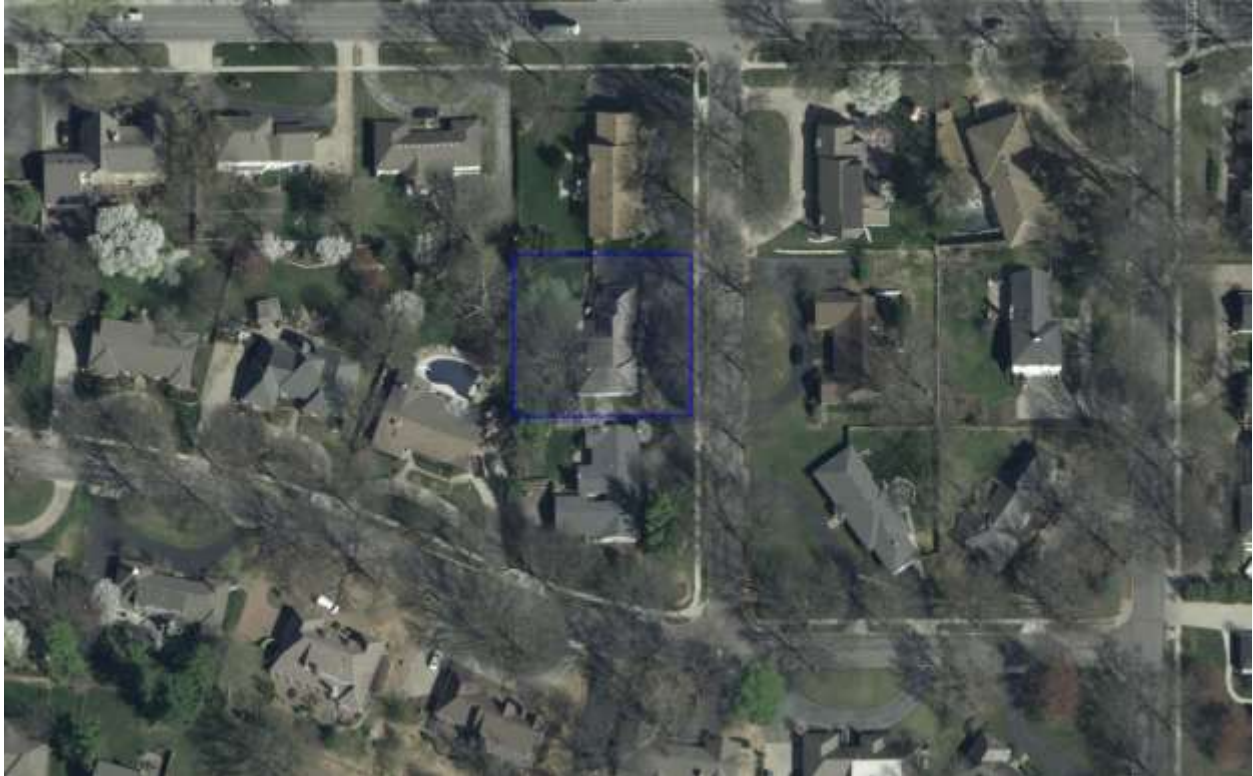
General Location Map



Aerial Map



Aerial Site



Street Views



Street view - front



Street view looking at the south lot line.



Bird's eye view

BACKGROUND:

The applicant is requesting an exception to the lot coverage standards, related to the construction of a home addition, expanded garage, and construction of a pool, patio and pergola in the rear yard. The lot is zoned R-1A, and has a limit of 40% impervious lot coverage, including building coverage or other impervious surfaces. When the Neighborhood Design Standards were adopted in 2018, some of the standards impacted existing approaches to impervious surface coverage. At that time, it was decided to codify the current benchmark of 40% lot coverage as the limit of impervious surfaces for residential lots. This standard was included in the development standards (zoning standards) for R-1A, and were not part of the Neighborhood Design Standards (design standards.) Since drainage can be specific to a particular context and lot, and since there could be disproportionate impacts on smaller lots, it was decided to use the exception process built into the neighborhood design standards. This was done largely to avoid the strict statutory criteria that a variance to zoning standards would otherwise get, and consider better design solutions where the standards otherwise lead to unanticipated outcomes on particular lots.

Specifically, the applicant is asking for an exception to Section 19.06.015.A; Table 19.06.A Development Standards; Lot Impervious Surface Coverage. The ordinance requires a maximum of 40% and the applicant is requesting an exception to allow up to 54.55%. The application submitted appears to meet all other development standards including setbacks and building coverage limits (30% max; 25.33% proposed).

The application's existing and proposed coverage is as follows:

	Building Coverage			Non-building Impervious Coverage			Total Impervious Coverage		
	Existing	Proposed	Change	Existing	Proposed	Change	Existing	Proposed	Change
Square Foot	2,870 s.f.	4,370 s.f.	1,500 s.f.	3,755 s.f.	5,275 s.f.	1,520 s.f.	6,625 s.f.	9,410 s.f.	2,785 s.f.
% of Lot (17,250)	16.64%	25.33%	8.70%	21.77%	30.58%	8.81%	38.41%	54.55%	16.14%

* Note: The building coverage includes the pergola, which is currently in the existing impervious coverage count; it adds to the new building coverage – which is compliant with the regulations, but does not add to the total new impervious coverage, since it is over an existing paved area.

The Total Impervious Surface limit of 40% of the lot area applies to “any remodel of an existing residential structure that adds more than 200 square feet to the existing footprint.” (Section 19.06.015.B.1.c.). The Planning Commission may grant exceptions to the total lot impervious surface coverage based on the process and criteria for exceptions to the Neighborhood Design Standards, and provided a drainage study has been approved by public works. (Section 19/06.015.B.2).

The Neighborhood Design Standards allow for exceptions subject to the following criteria, including consideration of the lot impervious surface exceptions.

1. *The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations;*
2. *Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.*
3. *The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.*
4. *Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.*

August 4, 2020

5. *The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards –primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.*
6. *The exception will equally or better serve the design objectives stated in Section 19.06.025 A and the intent stated for the particular standard being altered.*

[Prairie Village Zoning Ordinance, Section 19.06.025.F. Exceptions]

ANALYSIS:

This lot is a relatively large lot. Despite this, the current impervious surface coverage is near the 40% limit. (currently 38.41%). The current building coverage¹ (mass of the building and any other exterior structures) is well below the 30% limit (currently 16.64%). This demonstrates that the lot currently has a larger quantity of non-building impervious surface coverage, impacting what may be built on the lot.

The application has 3 different components:

1. Additions to the house and garage – which adds to both the building coverage and total impervious coverage.
2. An outside pergola – which adds to both the building coverage but not to new impervious coverage since it is over an existing impervious area, and, if removed would not change the impervious coverage.
3. A pool and new patio – which adds to the total impervious coverage.

Therefore, while the application only needs an exception to the total lot impervious coverage standard, it is a substantial exception (14.55% over the 40% limit), and it is impacted by both the substantial increase in building area (going from 16.64% of the lot to 25.33%, where 30% is allowed) and by the already large impervious surface amount of the existing condition.

The applicant has provided a storm drainage memo dated July 29, 2020 and stamped by Samuel D. Malinowski, P.E. The memo identifies current drainage on the site and the mitigating design strategies proposed with this application. Public Works reviewed the memo and provided the following comment:

The drainage plan and study shows routing all roof drains and new rear patio impervious areas in underground pipes to the front yard. This will reduce the impact of the site runoff for adjacent properties and not create negative drainage impacts for those properties. The study shows an overall reduction in runoff from the backyard compared to existing conditions. Routing of runoff to the front yard is acceptable and will not cause an issue for Rosewood Street or the storm sewer system. The drainage plan meets public works requirements outside of the impervious surface limit for the lot.

Recommendation:

Due to the large nature of the exception request, staff recommends denial of the application. The combination of the 30% building coverage and 40% lot impervious surface coverage are intended to prevent over-building of lots and balance stormwater, greenspace, and building massing standards. The exception process was installed for relief when standards advancing these three different interests presented difficult choices and priorities on a specific lot. In this case, many of the standards are being pushed to their maximums, and not considering ways to reduce impacts in other ways, leading to a very large request for exception to the impervious surface limit.

¹ The lot impervious surface coverage (40%) and the building coverage (30%) are independent standards with different objectives. The impervious surface coverage – which is the subject of this application request is a development standard with drainage and storm water objectives. The building coverage is a design standard with the objective of managing the massing and volume of structures on the lot related to the lot size and related to adjacent buildings.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Case # 21537
App # ~~002387~~
0023387

Planning Commission Application

For Office Use Only
Case No.: PC 2020-113
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: RUS EHNEN ARCHITECT Phone Number: 816-786-6300

Address: 5702 SW MAPLE RIDGE TRIMBLE MO 64412 E-Mail: russehn@aol.com

Owner: DAVID OFFERDAHL Phone Number: 573-673-9690

Address: 8304 ROSEWOOD DRIVE PRAIRIE VILLAGE KS Zip: 66207

Location of Property: 8304 ROSEWOOD DRIVE

Legal Description: LOT 7. BLOCK 1. NORMANDY SQUARE

Applicant requests consideration of the following: (Describe proposal/request in detail) IMPERVIOUS AREA INCREASE. REFER ATTACHED LETTER.

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 IMPERVIOUS AREA INCREASE per 19.06.015 - P. 2. EXCEPTION b.

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 6 JULY 2020

[Signature]
Owner's Signature/Date 6 JULY 2020

Russ Ehnen
a r c h i t e c t



5702 Southwest Maple Ridge
Trimble . Missouri 64492

816 . 786 . 6300
russehnen@aol.com

6 July 2020

Jamie Robichaud . Deputy City Administrator
City of Prairie Village
7700 Mission Road
Prairie Village . Kansas 66208

Jamie:

Attached you will find Planning Commission . Site Plan Application, along with Site Drawings, Drainage Permit Application, and Civil Engineer's drainage for following:

Impervious Area Increase Exception

Offerdahl Residence
8304 Rosewood Drive
Prairie Village . Kansas 66207

Outlined below for your use, is supplemental information regarding the property and proposed development.

Existing Conditions

- Existing residence was constructed in 1961 and is comprised of 2,870 square feet of First Floor Area [including Garage].
- All of the First Floor area is original save for a 285 square foot Master Bedroom expansion, permitted and constructed in 2015-16.
- In the area of the proposed development, all existing site area is turf except for an existing concrete patio adjacent the west exterior wall and 395 square feet in area.
- Existing site area is 17,250 square feet and property is zoned R-1a. 6,625 square feet of the site area currently contains imperviously constructed areas [38.40%].
- All site areas surface drain from west to east, the bulk traveling to the south. Existing roof leaders connect to underground conduits which daylight at the southeast corner of the property.

Proposed Development

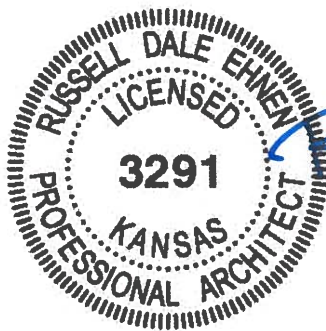
- Expansion of the residence to the northwest to accommodate laundry, mud room and bath room [250 square feet] and an expanded garage [880 square feet].
- Construction of an in ground swimming pool with companion areas to accommodate patio, fire pit, hot tub, and sunbathing areas.
- All surface drainage patterns will be maintained, with the existing west to east routing. Note the contributing area west of the residence contributing to the surface drainage will reduce from 4,400 square feet to 1,600 square feet.

- All new impervious areas for residence expansion and pavements associated with pool are collected and routed underground to daylighted outlets at the southeast and southwest corners of the property, adjacent the Rosewood Drive street right-of-way.
- The proposed development results with the subject property equipped consist with the immediate market for homes its size, and to others with similar upgrades within the neighborhood.

Exception Request

- Consistent with the Zoning Regulations for R-1a Single Family Residential, an exception to the 40% Maximum Impervious Area in Table 19.06.A Development Standards, referencing Section B . 2 . Exception b.
- No existing or new drainage will extend upon any adjacent neighboring properties.
- No other requests for Exceptions or Variances from Development Standards of Chapter 19.06 are included or anticipated.

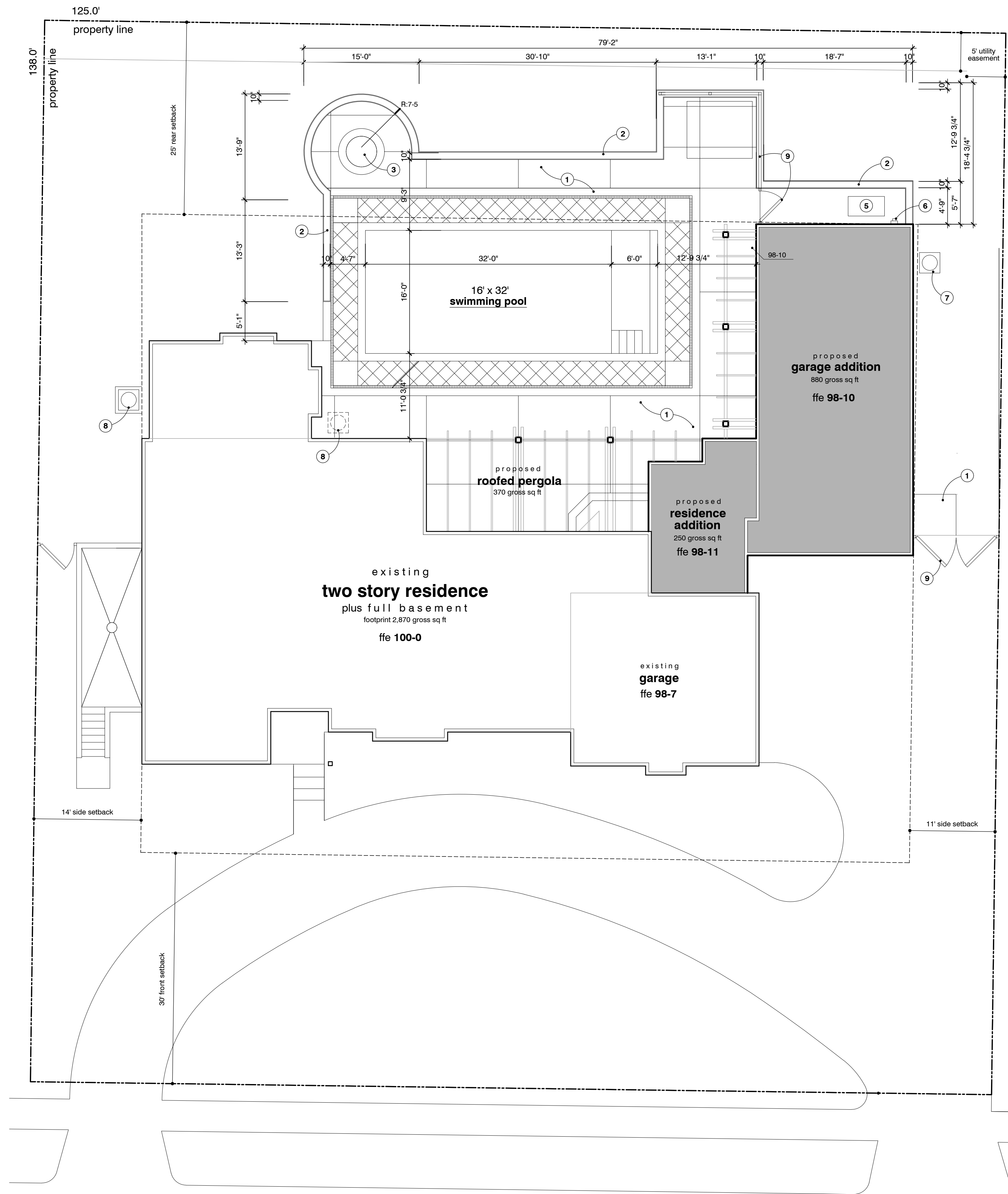
Thank you, and feel free to contact me at your convenience should you have questions or require additional information.



RT
6/24/2020

Russell Dale Ehnen
Kansas Architect 3291

attachments



1 diagrammatic
Site Plan
1/8" = 1'-0"
0 5 10

Adopted Code

2012 International Residential Code

Site Information

Legal Description
Lot 7, Block 1, Normandy Square

Zoning
R1a Single Family Residential

Lot Area
17,250 sf, 0.396 ac

Lot Coverage
4,370 sf, 25.3% of Lot Area

[lot coverage area includes total building footprint + pergolaed patio]

Side Setbacks

Minimum 20% of Lot Frontage = 25'

General Notes

- All construction and installations shall meet the requirements of applicable Codes and Ordinances
- Unless otherwise noted, verify with Owner requirements for material, fixtures, and finishes
- Substitution of materials subject to approval of jurisdiction and Owner
- Contractor and subcontractors to field verify all dimensions and conditions prior to fabrications and installations
- All material shall be new and unused; construction, installations, fit, and finishes shall exhibit first class workmanship
- Drawings indicate design intent only; operations, methods, and detailing sole responsibility of General and Sub Contractors

Material Specifications

Concrete

Footings and Foundations - 3500 psi

Floor Slabs - 3000 psi

Exterior Flatwork - 4000 psi

Framing Lumber

SPF or HemFir Standard or Better

Sheet Material

Wall Sheathing - 7/16" OSB - Zip System

Subflooring - 3/4" T&G SturdyFloor plywood or OSB span rated 16/32

Roof Sheathing - 5/8" edge clipped CDX plywood or OSB span rated 16/32 [new]

Doors-Windows-Hardware

-Styles and finishes selected by Owner

-Exterior doors and windows to meet Code insulating, energy conservation standards

Millwork-Trim

-Styles and finishes as selected by Owner

Roofing

-Laminated composition shingles over 2 layers #15 felt, ice dam membrane

Gutters-Downspouts

-Seamless pre-finished; verify with Owner locations and routing of leaders

Drywall

-Verify finish with Owner; provide Fire Code type where required by Code

Exterior Paint

-Unprimed elements to receive one coat of oil based primer prior to application of finish

-Apply two coats meeting mfr min mil thickness

-Satin acrylic latex in color(s) selected by Owner

Interior Paint

-Drywall to receive one coat primer and two coats latex paint; meet mfr application requirements

Pipe Material

Domestic Water - Copper

Waste - Schedule 40 PVC

Natural Gas - Schedule 40 Black Steel

Exterior Lumber

CCA treated or Western Red Cedar [WRC] as indicated

Project - Bid Requirements

- 1 Cabinets, restroom millwork, countertops and related elements shown conceptually only, contractor to coordinate final requirements with Owner
- 2 All lighting fixtures and ceiling fans are provided by Owner and installed by Contractor
- 3 All plumbing fixtures and restroom accessories are provided by Owner and installed by Contractor
- 4 New gutters and downspouts, match existing styles, 5" ogee gutters, 3x5 downspouts
- 5 Paint all new exterior wood and siding with 2 coats eggshell latex, color to match
- 6 Clean all ductwork at end of project area segment and at end of project, change all filters
- 7 Provide gfi type electrical outlets in all locations required by Code
- 8 All new outlets, switches, misc devices to be 'Decorat' style
- 9 New doors, trim, casing to match existing

Symbols

- new wood stud wall framing
- existing walls - construction to remain
- existing walls - construction to be removed
- existing door and frame
- new door and frame
- single pole switch
- three way switch
- combination exhaust fan, light [duct exhaust to exterior]
- duplex outlet
- quadplex outlet
- surface mounted 1 x 4 led two tube light
- post mounted down light
- wall mount, vanity light
- recessed can light

Site Plan - Reference Notes

- 1 4" thick 4000 psi concrete flatwork with 6x6 10' x 10' wwl reinf over 4" clean crushed rock, verify control joint patterns with owner
- 2 10" thick 3500 psi concrete retaining wall with #4 rebar continuous horizontally at 18" oc and 36" oc vertically into keyed 10' x 20' keyed footing [bott fig min 32" below finish grade] with 2 #4 rebar continuous, pre cast concrete top cap and manufactured stone facing
- 3 Fire pit assembly; as selected by Owner, provide natural gas connection with shut off
- 4 Hot tub as selected by Owner, provide water and electrical connections
- 5 Electrical generator as selected by Owner, provide natural gas connection and electrical connection to panel with shut offs
- 6 New electrical meter location, refer Sheet A2 for service, panel and other information
- 7 New condensing unit for new hvac system serving additions
- 8 Relocate existing condensing unit
- 9 Fencing and gates, style and materials as selected by Owner, refer Sheets A4, A5 for additional information

Russ Ehen
architect

5702 SW Maple Ridge
Trimble, Missouri 64492

russehen@aol.com
816 . 786 . 6300

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.



Project Number 1515.01

ADA Compliance Certification

To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.

Russell Dale Ehen
Kansas Architect 3291

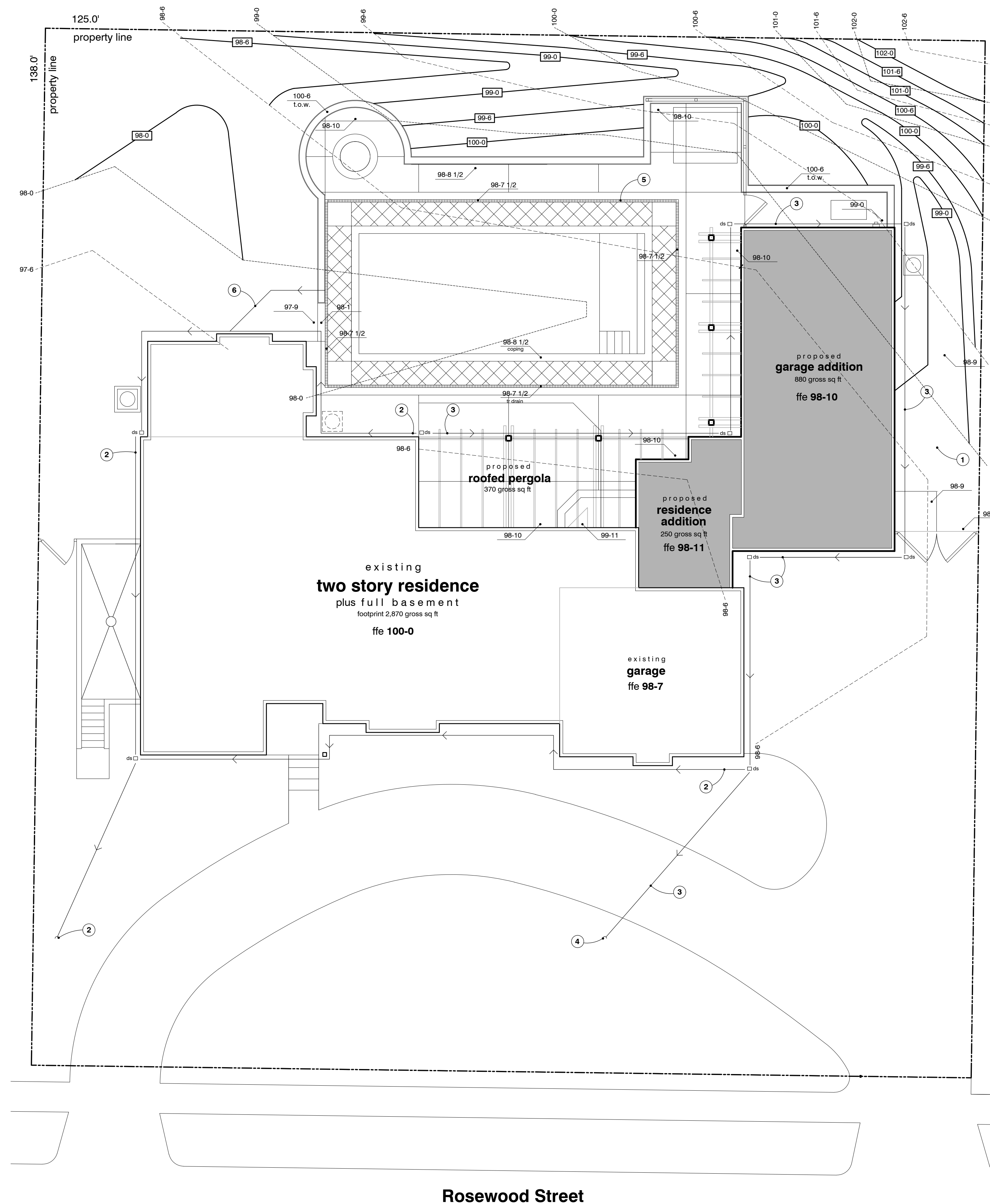
Revisions

No.	Description
1	4" thick 4000 psi concrete flatwork with 6x6 10' x 10' wwl reinf over 4" clean crushed rock, verify control joint patterns with owner
2	10" thick 3500 psi concrete retaining wall with #4 rebar continuous horizontally at 18" oc and 36" oc vertically into keyed 10' x 20' keyed footing [bott fig min 32" below finish grade] with 2 #4 rebar continuous, pre cast concrete top cap and manufactured stone facing
3	Fire pit assembly; as selected by Owner, provide natural gas connection with shut off
4	Hot tub as selected by Owner, provide water and electrical connections
5	Electrical generator as selected by Owner, provide natural gas connection and electrical connection to panel with shut offs
6	New electrical meter location, refer Sheet A2 for service, panel and other information
7	New condensing unit for new hvac system serving additions
8	Relocate existing condensing unit
9	Fencing and gates, style and materials as selected by Owner, refer Sheets A4, A5 for additional information

addition . alterations

Offerdahl Residence

8804 Rosewood Street
Prairie Village . Kansas



1 diagrammatic
Grading . Drainage Plan
 1/8" = 1'-0"
 refer Site Plan on Sheet AS1 for additional information

Symbols
 - - - - - 00-0 existing contour lines
 - - - - - 00-0 new finish grade contour lines
 00-0 new finish grade spot elevations
 ds downspout locations . underground leader locations / flow direction

Grading Plan . Reference Notes

- 1 center of swale equidistant between building and property line
- 2 downspouts . underground leaders . yard outlet installed concurrent with 2015 master bath addition . residence renovation
- 3 downspouts . underground leaders . yard outlet installed with current proposed residence addition . exterior development
- 4 underground drainage leaders to discharge daylighted minimum 20' from sidewalk or curb . field coordinate location with architect
- 5 pre fabricated 4" wide grated trench drain continuous at perimeter of pool edge coping
- 6 connect pool trench drain discharge pipe to existing underground leader

Grading Plan . General Notes

- Strip and stockpile topsoil at location designated by owner . use for final dress out of finished grades
- Provide silt fencing and other erosion control measures throughout construction operations and until plant materials are sufficiently established
- Protect pavements, buildings and other assemblies during construction operations

Site General Information

Lot Area
 17,250 sf . 0.396 ac
Existing Lot Coverage
 2,785 sf . 16.16% of Lot Area
 [lot coverage area equals existing building footprint]
Proposed Lot Coverage
 4,385 sf . 25.42% of Lot Area
 [lot coverage area includes existing building footprint + new building footprint + roofed pergola patio]
Existing Impervious Area
 6,625 sf . 38.40% of Lot Area
 [existing building footprint + existing paved area]
Proposed Impervious Area
 9,410 sf . 54.55% of Lot Area
 [post development building footprint + paved area]

Russ Ehen
 architect

5702 SW Maple Ridge
 Trimble . Missouri 64492
 russehnen@aol.com
 816 . 786 . 6300

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.



Project Number 1515.01

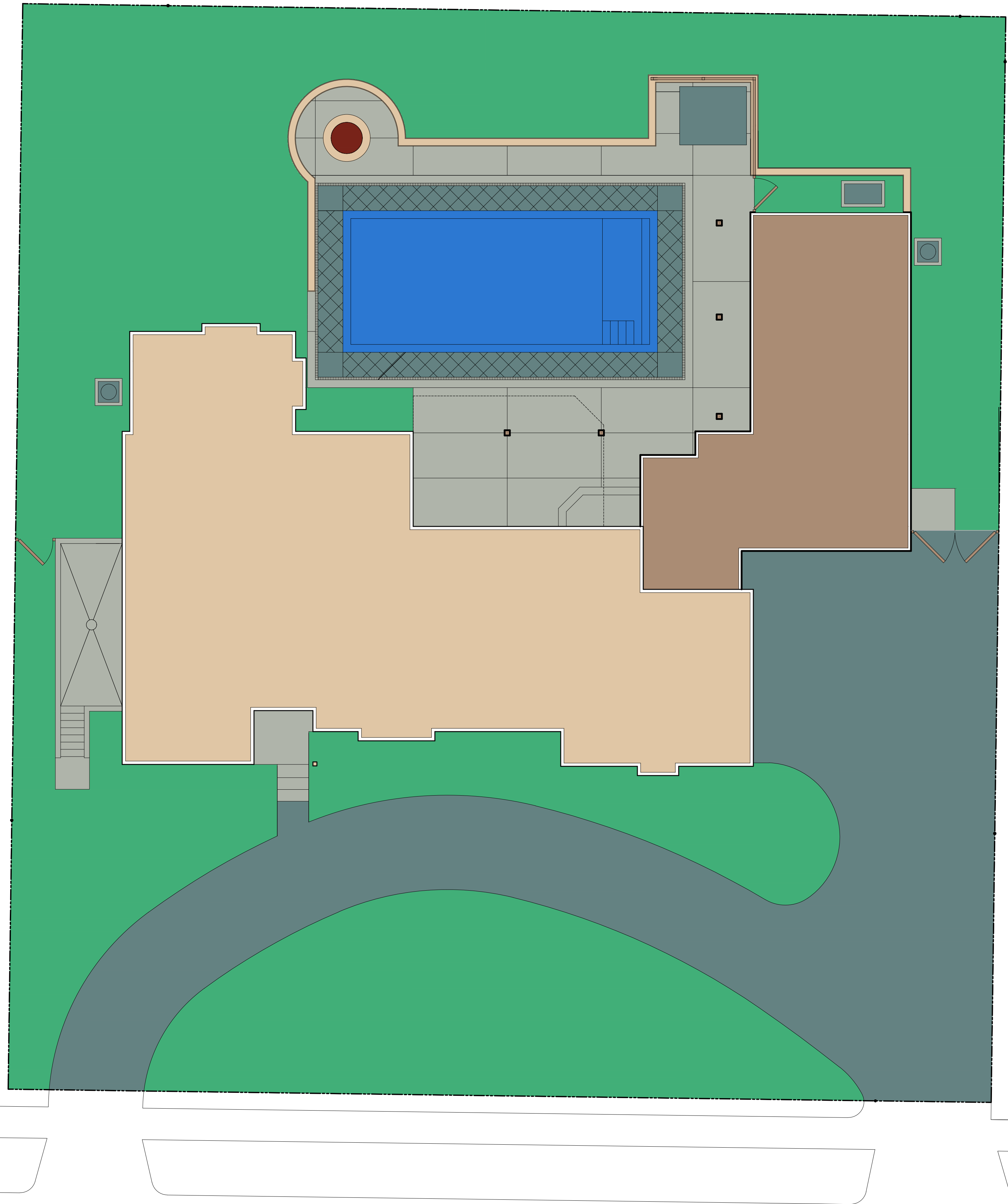
ADA Compliance Certification
 To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.
Russell Dale Ehen
 Kansas Architect 3291

Revisions

addition . alterations
Offerdahl Residence
 8304 Rosewood Street
 Prairie Village . Kansas

sheet
AS2
 Drainage . Grading

impervious area exception
 6 July 2020



1 diagrammatic
Site Plan
 1/8" = 1'-0"
 0 5 10

Rosewood Street

Site General Information

Lot Area
 17,250 sf . 0.396 ac

Existing Lot Coverage
 2,785 sf . 16.16% of Lot Area
 [lot coverage area equals existing building footprint]

Proposed Lot Coverage
 4,385 sf . 25.42% of Lot Area
 [lot coverage area includes existing building footprint + new building footprint + roofed pergolaed patio]

Existing Impervious Area
 6,625 sf . 38.40% of Lot Area
 [existing building footprint + existing paved area]

Proposed Impervious Area
 9,410 sf . 54.55% of Lot Area
 [post development building footprint + paved area]

Russ Ehn
 architect

5702 SW Maple Ridge
 Trimble . Missouri 64492
 russehnen@aol.com
 816 . 786 . 6300

Drawings and/or Specifications are original proprietary work and property of the Architect intended for the specifically titled project. Use of items contained herein without consent of Architect for titled or other projects is prohibited. Drawings illustrate best information available to Architect. Field verification of actual elements, conditions, and dimensions is required.



Project Number 1515.01

ADA Compliance Certification
 To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.
 Russell Dale Ehn
 Kansas Architect 3291

Revisions

addition . alterations
Offerdahl Residence
 8304 Rosewood Street
 Prairie Village . Kansas



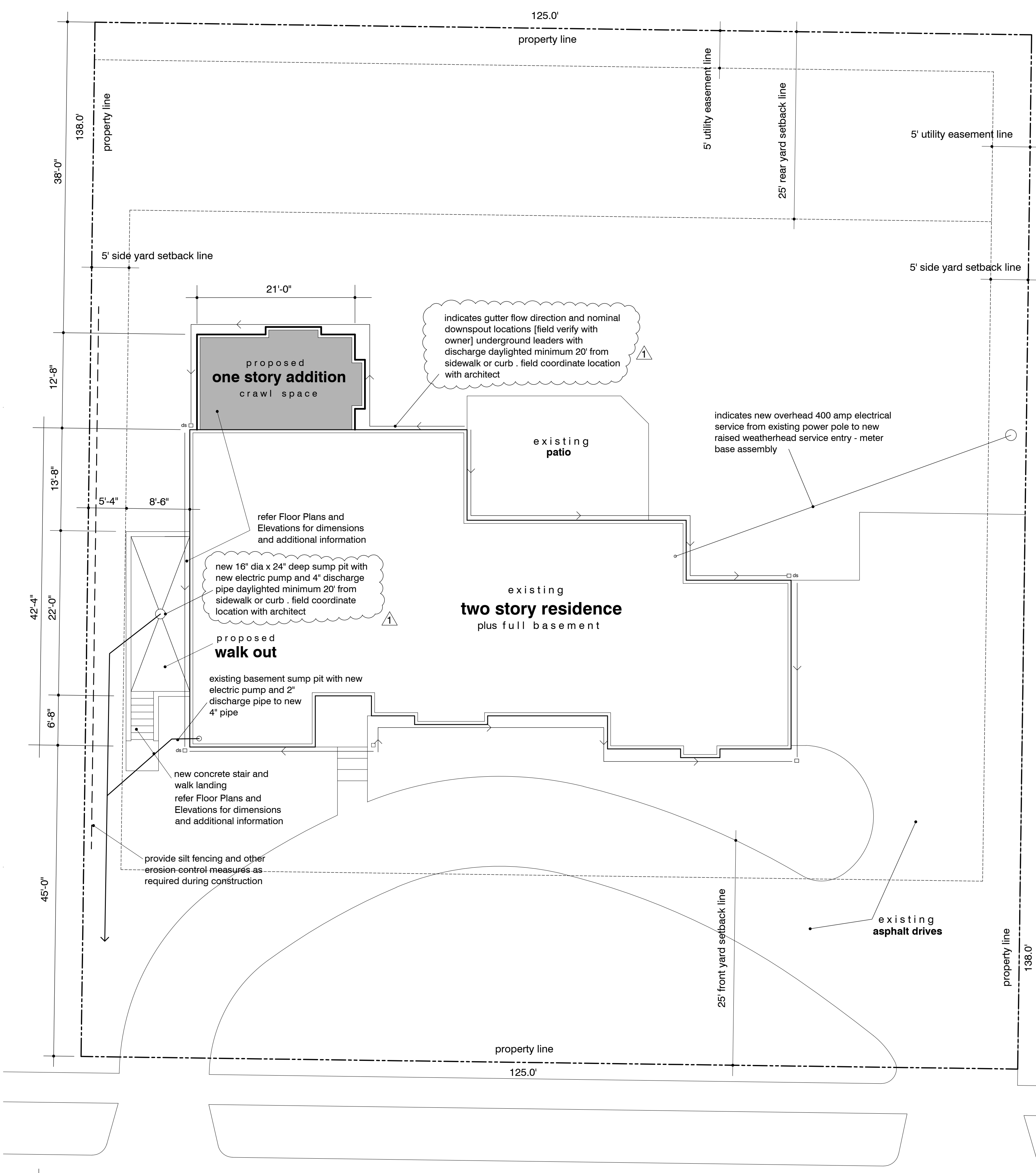
signed 30 December 2015

Project Number 1515.00

ADA Compliance Certification
To best of my professional knowledge, the facility as indicated is in compliance with the Americans with Disabilities Act, including the current ADA Title III Design Guidelines.
Russell Dale Ehenen
Kansas Architect 3291

Revisions
12-30-2015
sump . downspout discharge

addition . alterations
Offerdahl Residence
8304 Rosewood Street
Prairie Village . Kansas



1
diagrammatic Site Plan
1/8" = 1'-0"
0 5 10

site plan notes

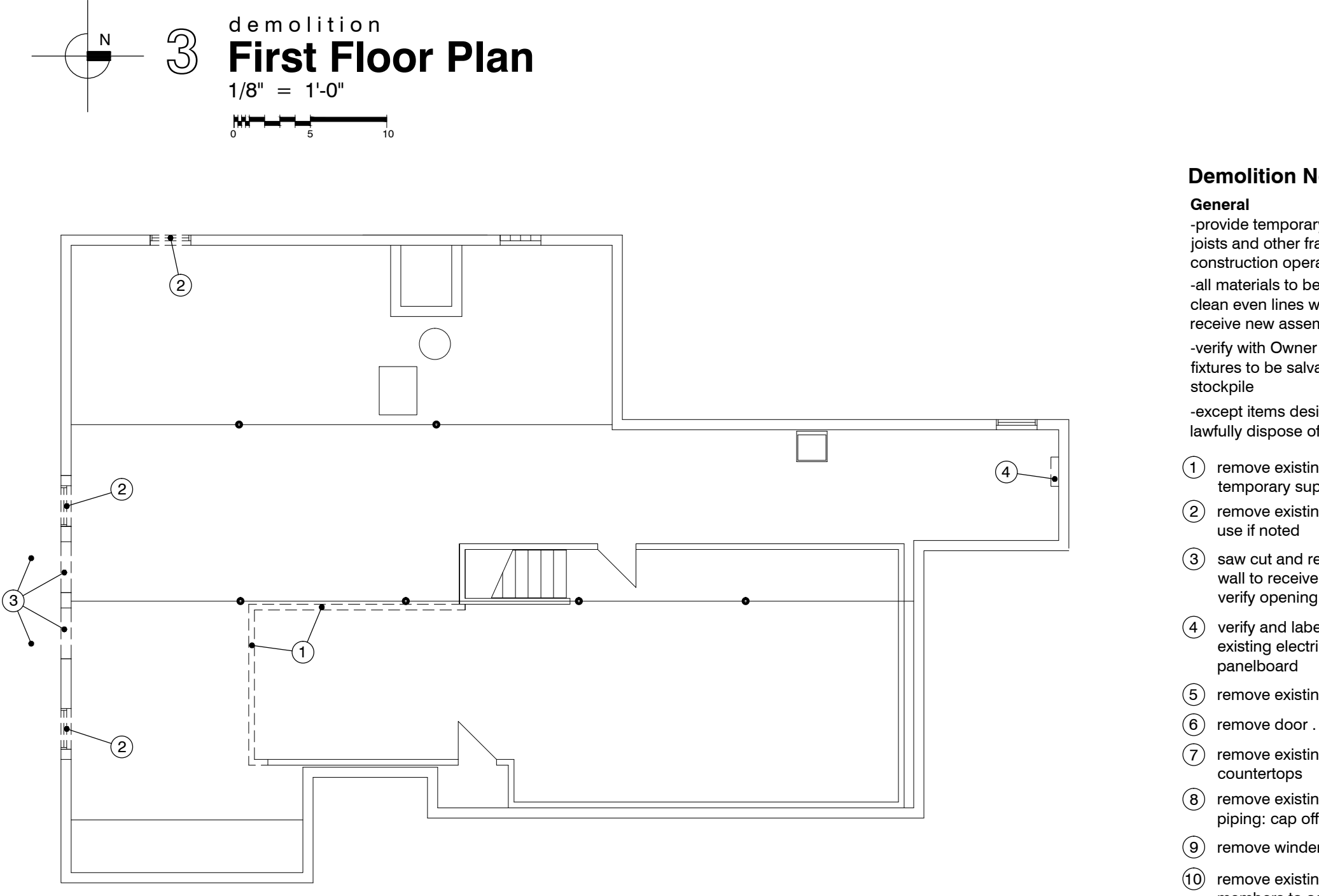
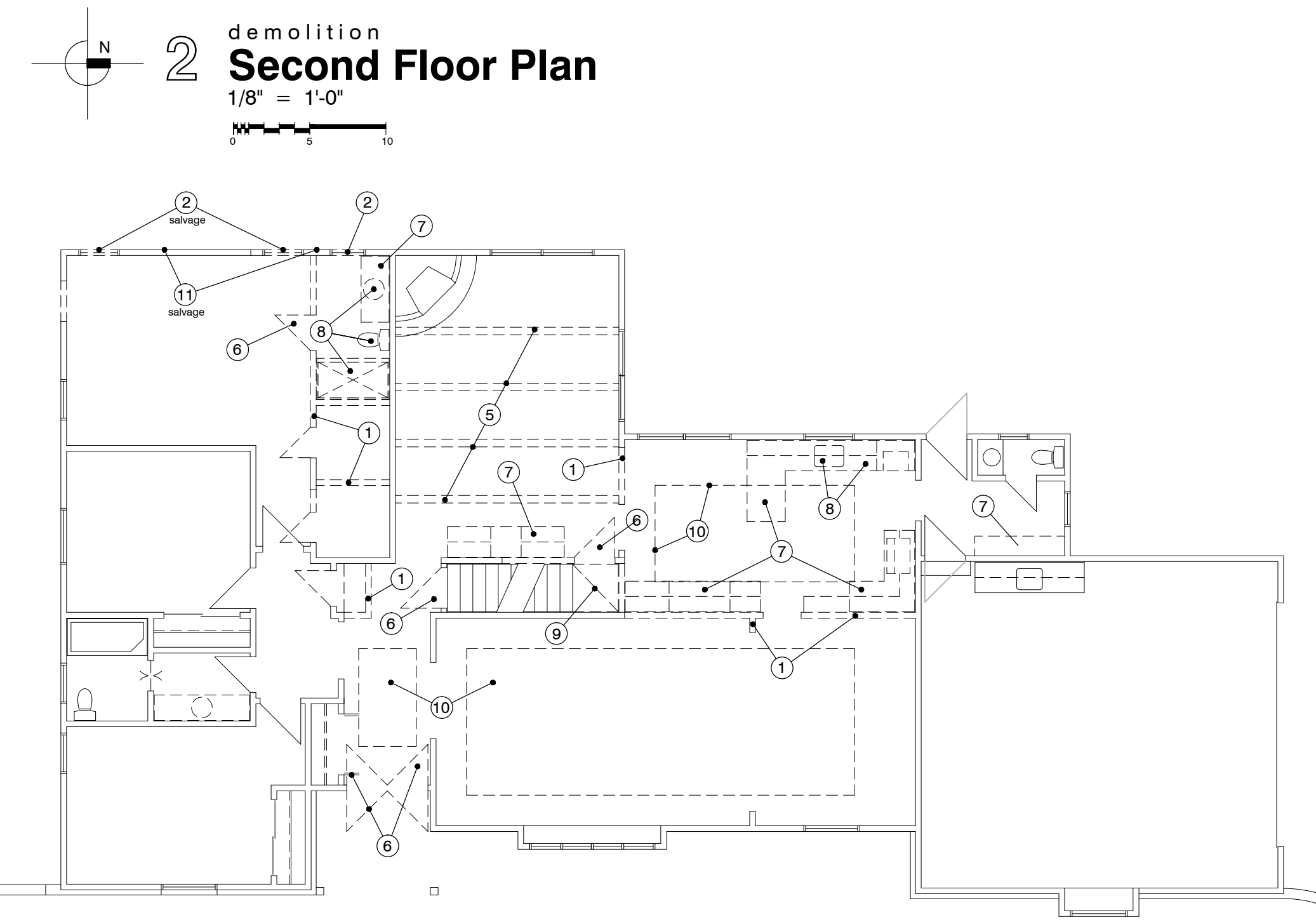
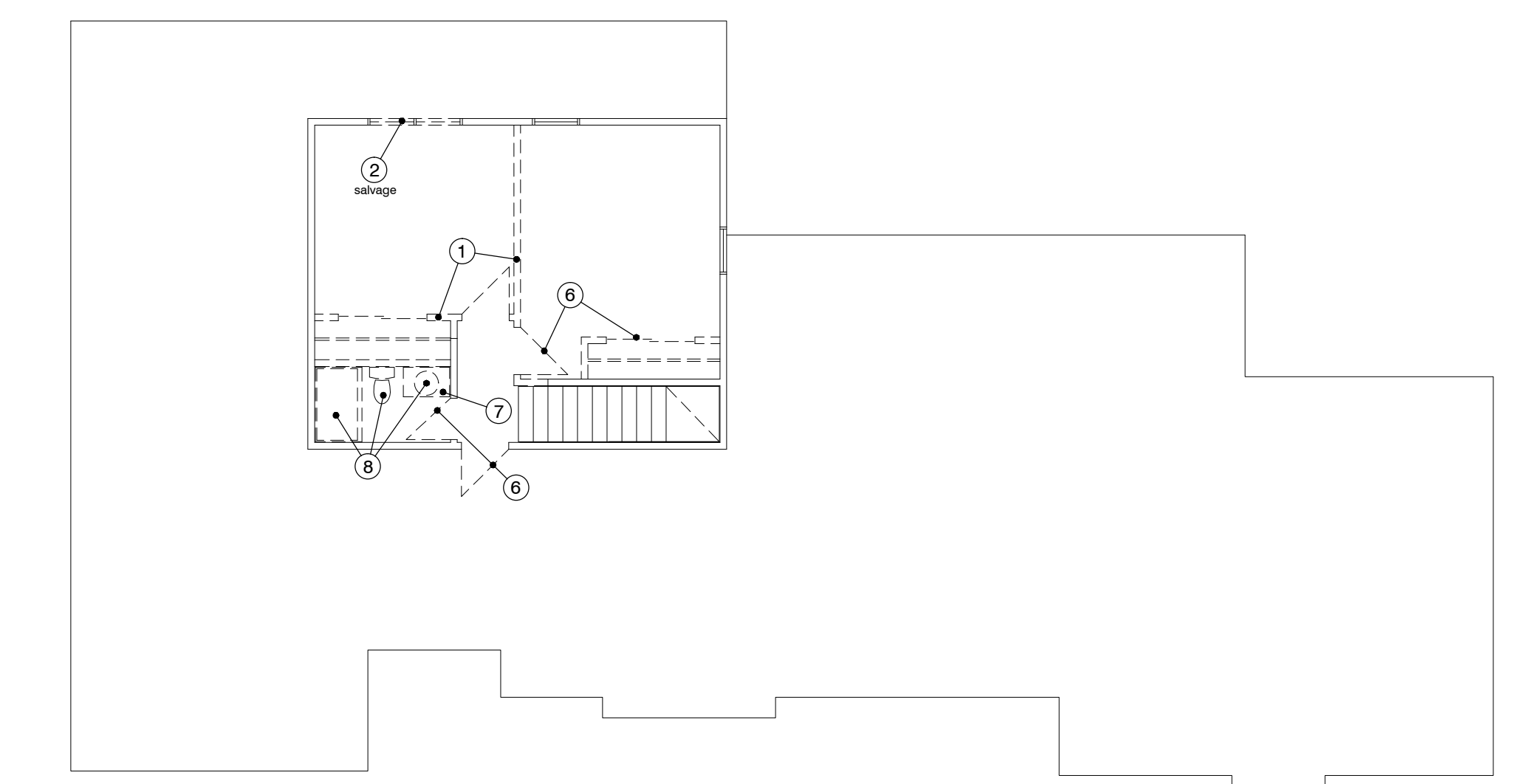
legal description
Lot 7 . Block 1 . Normandy Square

lot area
17,250 sf . 0.396 ac

zoning
R1a Single Family Residential

adopted codes

2012 International Building Code
2012 International Residential Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Energy Conservation Code
2011 National Electrical Code



- Demolition Notes**
- General**
- provide temporary walls . bracing . supports for joists and other framing during demolition and re construction operations
 - all materials to be removed carefully . maintain clean even lines where removals occur . prepare to receive new assemblies and finishes
 - verify with Owner what materials . equipment . fixtures to be salvaged . verify on site location to stockpile
 - except items designated for salvage remove and lawfully dispose off site
- remove existing partition or wall . provide temporary supports at bearing walls
 - remove existing window . salvage for re use if noted
 - saw cut and remove existing foundation wall to receive new door and windows . verify opening dimensions with units
 - verify and label existing circuits . remove existing electrical service and panelboard
 - remove existing wood decorative beams
 - remove door . frame . hardware assembly
 - remove existing base . upper cabinets . countertops
 - remove existing plumbing fixtures . fittings . piping . cap off behind wall . floor faces
 - remove winder portion of existing stair
 - remove existing gypsum board and framing members to accept new framing for raised ceilings
 - carefully remove and salvage existing siding where addition occurs



DRAINAGE PERMIT

PUBLIC WORKS DEPARTMENT

3535 Somerset Drive

Prairie Village, KS 66208

Phone: (913)385-4647 – Fax: (913)642-0117

Email: publicworks@pvkansas.com

TEARDOWN REBUILD/SIGNIFICANT ADDITION

PROPERTY ADDRESS 8304 ROSE WOOD DRIVE, PRAIRIE VILLAGE KS 66267

DESCRIPTION OF WORK RESIDENCE/GARAGE ADDITION + IN GROUND SWIMMING POOL

COMPANY RUSS EHREN . ARCHITECT

COMPANY ADDRESS 5702 SW MAPLE RIDGE . TRIMBLE MO 64192

*PERMIT CONTACT RUSS EHREN

TELEPHONE # 816-786-7600 E-MAIL russehren@aol.com

*CONSTRUCTION SUPERINENDENT CONTACT t.b.d.

TELEPHONE _____ E-MAIL _____

PROPERTY OWNER DAVID OFFERDAHL TELEPHONE # 573-673-9690

ATTACH ONE COPY OF PLOT PLAN & DRAINAGE STUDY (see attachment for plan requirements)

Provided the following items:

___ Roof square footage of proposed building (1130 SQ FT)

___ Square footage of new driveway (-0- SQ FT)

___ Existing lot impervious area percentage (38.40 % Impervious)

___ Proposed lot impervious area percentage (54.55 % Impervious)

I have read or have knowledge of the provisions of Chapter XIV, permit requirements, and Public Works Standard Details as it pertains to stormwater.

[Signature]
Applicant

6 July 2010
Date

NOTE: 1. Changes may be made to the erosion control at any time during construction per City inspections.

(City inspections occur every 2 weeks and after a rain event greater than 0.5 inches)

2. Downspouts locations shall not negatively impact neighboring properties

(during and post construction conditions).

DRAINAGE PERMIT IS GRANTED FOR THE ABOVE LOCATION WITH THE FOLLOWING PROVISIONS:

PERMIT NO. _____

DATE WORK ACCEPTED _____

APPLICATION NO. _____

FINAL APPROVED COPY SENT TO BUILDING OFFICIAL _____

DATE ISSUED _____

FEE _____

Director of Public Works or Authorized Agent

*Contact will receive e-mails or calls with questions during permit review. Please plan accordingly.

Lucy

SM Engineering

July 29, 2020

To: Cliff Speegle, P.E.
City of Prairie Village
Public Works Department
Stormwater Division

RE: Offerdahl Residence, 8304 Rosewood Street
Storm Drainage Memorandum

Existing Conditions

The above referenced 17,250 SF residential lot is currently occupied by a 2-story residential structure with an attached garage having a total square footage of 2,870 SF. Including the paved driveway and patio areas the total existing impervious area is 6,625 SF. The existing drainage pattern is such that the majority of the 4,400 SF of area west of the house drains to the south and east via surface drainage. As this property is at an elevation lower than the house to north there is no existing surface drainage being directed to the north. All of the surface to the east of the house drains to the east out into the city storm sewer system within Rosewood Street right of way.

Proposed Development

The proposed development plan calls for construction of a 250 SF addition to the main house as well as an 880 SF garage addition. Along with the building addition, there are plans for construction of a roofed pergola, in ground pool and companion concrete deck with amenities on the west side of the house as shown on the Site Plan AS1, dated July 6, 2020. Upon completion of the development the building and roofed pergola area will be 4,385 SF. The total impervious area when project is complete will be 10,110 SF. This includes the new house structure, amenity areas and driveway which equates to a 54.5% impervious area coverage.

In order to mitigate any potential for increased surface runoff to the south all the drainage from the proposed improvements, including roof drainage, will be captured in underground conduit and directed to the east side of the house and allowed to surface drain into the city storm sewer system in Rosewood Street. As a result, there will be a reduction of the area draining to the south from 4,400 SF to 1,600 SF.

In addition, as shown on the Grading/Drainage Plan, AS2, dated July 6, 2020, the west side of the lot will be regraded to further direct surface water to the east, out to Rosewood Street. In the event there are additional drainage concerns resulting from there not being positive drainage around the west side of the house a small yard inlet may need to be installed west of the house. However, this will be highly unlikely since we are not altering the existing drainage pattern and we are reducing the runoff to that area by 60%.

Conclusion

As discussed above this development will increase the amount of impervious area. As shown on the above referenced plan, the increased impervious areas created from the improvements, will all be directed to the east into Rosewood Street. As a result, the total area draining to the south will be reduced by 2,800 SF with the remaining 1,600 SF of area being entirely pervious. The area west of the house will remain unchanged and continue to drain into Rosewood Street. Neither existing or proposed drainage results in drainage onto adjacent properties. Upon completion of the development there will be no adverse effects on the neighboring properties as a result of the increased impervious area. Please do not hesitate to contact me if you have any questions or if you need any additional information.



Samuel D. Malinowsky, P.E.
SM Engineering
5507 High Meadow Circle
Manhattan, KS 66530
785-341-9747



Russ Ehn
a r c h i t e c t



5702 Southwest Maple Ridge
Trimble . Missouri 64492

816 . 786 . 6300
russehn@aol.com

26 August 2020

Adam Geffert . City Clerk
City of Prairie Village
7700 Mission Road
Prairie Village . Kansas 66208

via
electronic mail ageffert@pvkansas.com

Adam:

Outlined below you will find a summary of the Neighborhood Meeting related to the following Planning Commission Submittal:

Impervious Area Exception Application for
Proposed Addition and Alterations

Offerdahl Residence

8304 Rosewood
Prairie Village . Kansas 66207

Pursuant provided standards, property owners within 200 feet of the subject project, as well as President of the Homeowner's Association were notified via standard mail of the Neighborhood meeting. Mailed packets included cover letter describing the Exception request, site drawings illustrating the project scope, and Civil Engineering report.

Meeting was conducted as scheduled per below:

Friday 21 August 2020 . 700 pm CDT
Offerdahl Residence . Driveway
8304 Rosewood Drive
Prairie Village . Kansas 66207

Attendees

Russ Ehn Offerdahl's representative
Todd Shutts 8305 Rosewood Street
Sara Kuhs 5204 West 83rd Terrace
Sean Murphy 5204 West 83rd Terrace

The following items were discussed:

Site Drainage

Review of the existing conditions, proposed project scope, elements which discharged via underground piping, surface drained areas, and discharge control.

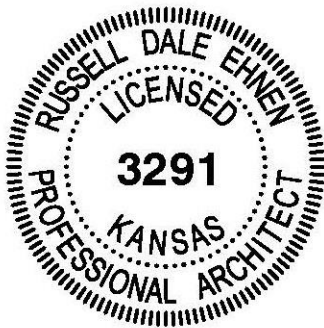
Existing Large Tree

Review of the location of the existing large oak tree south of the proposed swimming pool . Offerdahl's intent to protect tree during construction in effort to effect survival, as it shades the pool and adjacent areas.

Construction

Review of dust control measures, construction hours, and general construction operations.

Thank you,



Russell Dale Ehnen
Kansas Architect 3291