

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

The Planning Commission will be meeting remotely via Zoom. To watch the meeting, click the following link: <https://us02web.zoom.us/j/84884970197>. The meeting will also be live-streamed on the City of Prairie Village Facebook page at www.facebook.com/CityofPrairieVillage.

Residents may email comments to City Clerk Adam Geffert at cityclerk@pvkansas.com. All comments must be received by 5:00 p.m. on Tuesday, December 1.

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - NOVEMBER 4, 2020
- III. OLD BUSINESS
- IV. PUBLIC HEARINGS
None
- V. NON-PUBLIC HEARINGS
PC2020-123 Site Plan Approval for Exception to Neighborhood Design
Standards
3117 W. 79th Street
Zoning: R-1A
Applicant: David Herron
- VI. OTHER BUSINESS
Discuss Proposed Tree Protection Ordinance

Consider Approval of Zoning Regulation Interpretations

Consider Approval of 2021 Meeting Dates
- 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
NOVEMBER 4, 2020**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Wednesday, November 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, Melissa Brown, Jeffrey Valentino.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; 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 October 6, 2020 regular Planning Commission meeting as presented. Mr. Birkel seconded the motion, which passed 5-0, with Mr. Wolf in abstention.

PUBLIC HEARINGS

PC2020-120 Revised Special Use Permit - Taco Republic
 4100 W. 83rd Street
 Zoning: C-2
 Applicant: Whitney VinZant

Mr. Brewster stated that the applicant was requesting approval of a special use permit for drive-through service for a restaurant, along with approval of a site plan to reuse the existing building and drive-through, and to make associated landscape changes. He added that Prairie Village zoning ordinance allowed drive-through restaurants by special use permit, which are recommended by the Planning Commission and approved by City Council.

The zoning ordinance specifically allows special use permits to be assigned or transferred to another owner, provided they abide by all of the same terms and conditions. However, when this special use permit was granted in 1992, it stated that the permit would automatically expire at the sale or transfer of the property by the original grantee. Because on this, the permit requires renewal by the City.

The applicant is also seeking to remove five parking spaces from the existing lot to add an outdoor patio seating area. Doing so would still leave a sufficient number of parking spaces per zoning regulations.

Mr. Brewster said that staff recommended approval of the site plan, and for the Planning Commission to recommend approval of the proposed special use permit renewal to the City Council based on the following considerations:

1. It is the reuse of an existing drive through facility for a similar use, so it is essentially a “renewal and transfer” of an existing special use permit that was prohibited to be transferred by the specifics of the previous approval (transfer and reuse is otherwise allowed by ordinance).
2. The site meets all other development standards, and the criteria for approval of a special use permit for drive through food and beverage service.
3. The permit has no termination date, however could be revoked by the City through the same process of approval, but only upon a finding that the criteria are no longer met due to operations or conditions on the site. Additionally, the permit may be assigned, conveyed or transferred subject to the provisions of Section 19.28.060 of the zoning regulations.
4. Signs shown on the proposal are only conceptual. Sign permits demonstrating compliance with the city regulations will be required prior to finalizing signs.

Applicant Whitney VinZant, 830 W. 54th Street, Kansas City, Mo., was present to speak to the Commission. Mr. Valentino asked if bike racks could be added to the outdoor patio area, and Mr. VinZant stated he was supportive of doing so. Mr. Birkel asked if additional ornamental trees could be added to the 83rd Street side of the building. Mr. VinZant said some planned shrubbery could be removed and replaced with ornamental trees.

Mr. Wolf opened the public hearing at 7:30 p.m. With no one present to speak, Mr. Wolf closed the public hearing at 7:31 p.m.

Mr. Lenahan made a motion to approve the site plan subject to the following conditions:

1. Details on the patio screen wall and bases of the pergola structure be provided before building permits are issued. Staff recommended a stone or stone veneer comparable to the principle building, and other similar structures in the center; otherwise an alternative shall be proposed and approved at the Planning Commission meeting.
2. Signs shown on the proposal are only conceptual. Sign permits demonstrating compliance with the city regulations will be required prior to finalizing signs.
3. The applicant will work with City staff to consider the placement and installation of bicycle racks.
4. The applicant will work with City staff to revise the landscape plan related to 83rd Street, specifically to consider the placement of two additional ornamental trees in exchange for some shrubs.

Mr. Breneman seconded the motion, which passed 6-0.

Mr. Breneman moved to recommend approval of the revised special use permit to the City Council. Mr. Lenahan seconded the motion, which passed 6-0.

NON-PUBLIC HEARINGS

PC2020-119 Revised Site Plan - Homestead Country Club
4100 Homestead Court
Zoning: R-1A
Applicant: Jeff Pflughoft / Dennis Hulsing

Mr. Brewster stated that Homestead County Club had been operating under a special use permit since 1982, which had been renewed and amended several times to account for different operations and development activity. Most recently, the special use permit was amended in May 2018 to allow for remodeling and an addition to the club, and to replace the seasonal tennis enclosure with a permanent structure. The application was then revised in August 2018 and May 2019 for reconfiguration of tennis courts and approval of the elevations for the permanent enclosed tennis building.

These changes to the site plan were approved by the Planning Commission, conditioned upon revisions to the landscape plan and submittal of final designs and a revised drainage study. Additional developments impacting the application since its most recent approval include:

1. The applicant requested an exception to the vertical plantings along the interior main wall of the tennis building. Although they were a condition of approval of the revised tennis building elevations, the applicant requested the exception based on the concrete footings for the tennis building being larger than anticipated, resulting in inadequate irrigation at this location. Alternative planting on the perimeter of the site was considered by staff as an acceptable alternative.
2. As part of the site development work, some existing plantings were removed from the western edge of the property. While these plants were not necessarily significant from a plant species and aesthetic standpoint, they served a valuable screening function. As a result, the City received complaints from adjacent property owners regarding lighting issues.
3. In addition to screening, the lighting of the tennis courts was also creating glare and spillover on adjacent properties due to light settings. After meetings with City staff, neighbors and the applicant, the light settings were adjusted and resulted in some improvements to the situation. While these adjustments alone do not sufficiently address the issue, staff believes the settings in association with revisions to the landscape plan included with the application will result in the proposed site plan meeting the lighting conditions of the approved special use permit. If the additional landscaping, once planted, does not fully resolve the issue,

the applicant will be required to make additional adjustments to the lighting to ensure there is no glare or spillover light onto adjacent properties.

The specific changes proposed in this application that differ from the most recently approved site plan in May 2019 include:

1. Two new pickleball courts between the clubhouse and the permanent tennis structure.
2. Extending additional parking to the area of the tennis courts on the northwest portion of the site, leaving one tennis court in the north bank of courts, which would add 26 spaces (122 spaces total).
3. Revisions to the landscape plan, including the removal of interior plantings adjacent to the permanent tennis building, reallocating landscape to the perimeter area, and increasing the buffers to account for the lighting impacts and the removal of some of the existing vegetation.
4. Restriping existing tennis courts for pickleball courts. In the initial submittal for the site plan amendment, this was proposed on the far west tennis court; however, a revised submittal has moved this area to the other end, closest to the clubhouse and near the other small courts, resulting in 10 total pickleball courts and 13 total tennis courts.

Mr. Brewster stated staff recommended approval of the revised site plan subject to the following conditions:

1. All conditions of the previously approved special use permit reviewed by the Planning Commission on May 1, 2018, and approved by the City Council on May 21, 2018 remain in effect, with a particular emphasis on using state of the art "sport court" lighting to limit glare and prevent spillover light, and a continuing obligation to use lighting fixtures, technology and settings that reduce light impacts on surrounding properties.
2. A new drainage permit be issued for the additional work on the new platform tennis courts.
3. Approval of the revised court configuration (13 tennis courts and 10 pickleball courts), provided pickleball courts are located in the central-most portions of the court areas near the clubhouse. This places the more intense activity and potential noise increases that result from pickleball furthest from adjacent residential areas.
4. The additional landscape at the west and northwest areas shown on this application be added to the previously approved landscape plan from May 2019; the foundation planting on the north and south elevations of the permanent tennis

enclosure be removed in exchange for increased perimeter buffers; and the following additions be included on the plan:

- a. 10 additional evergreen trees be added to the planting area at the west end of the enclosed tennis structure, and 10 additional evergreen trees be planted in the lawn area at the south end of all tennis courts.
- b. Allegheny Viburnum screening be planted for additional perimeter screening. This should be planted 5' on center at five locations on the south and west perimeter.
- c. The proposed new cluster of landscaping at the west and northwest corners is sufficient, but it is recommended the spacing be adjusted to allow headroom for the new trees to grow.
- d. All other planting from the previous approved landscape plan be planted as specified.

A revised landscape plan showing the complete and final approved landscape shall be submitted to staff. Maintenance of all approved plantings is required. Removal of any existing planting or required planting shall require a revised landscaping plan to be submitted by staff for review prior to removal. All landscaping shall be installed as soon as practical, based on seasonal planting considerations, and in any case where landscaping is not installed in a timely manner, additional restrictions on lighting may be imposed by staff.

5. Require signs near the west end of Homestead Court requiring club patrons and employees to use the parking lot; signs would be subject to approval by Public Works in terms of location and content.

Mr. Birkel asked about a timeframe for when work would be completed. Mr. Brewster stated that landscaping improvements would need to be completed as soon as possible, and that there could be additional lighting requirements enacted until the landscaping work was finished.

Mr. Lenahan noted that some comments provided by surrounding neighbors indicated that additional parking spaces had already been installed prior to approval. Ms. Robichaud stated that neighbors reported the club had started striping the spaces to the City, and staff instructed them to stop striping the lot. Currently, a barricade was set up to prevent vehicles from parking in those spaces.

Attorney Nick Porto, 1600 Baltimore, Suite 200A, Kansas City, Mo., was present to speak to the Commission on behalf of the applicant. He noted that the club had addressed many of the compliance issues identified by the City earlier in the year, including the installation of hoods to reduce the effect of parking and tennis court lighting on neighbors. Additionally, the club is purchasing a large, mature tree to replace the landscaping that

was removed behind neighboring homes on the northwest side of the property. Mr. Porto also stated that many of the most recently proposed changes to the site plan had received positive feedback from neighbors.

Mr. Lenahan made a motion to approve the revised site plan subject to the five conditions referenced by staff. There was no second to the motion.

After further discussion, Mr. Valentino made a motion to authorize staff to work with the applicant to enact a landscape plan that is consistent with the original terms of the special use permit, and continue the remainder of the application to a future meeting. Mr. Breneman seconded the motion, which passed 6-0.

PC2020-121 Site Plan Application – Exception to Building Foundation Height Standards
3907 Homestead Drive
Zoning: R-1A
Applicant: Scott and Bonnie Heying

Mr. Brewster stated that the applicants were requesting an exception to the neighborhood design standards, related to the construction of a new house at 3907 Homestead Drive. Specifically the applicant was asking for an exception to Section 19.06.025.E., regarding foundation height. This section requires the following for new residential structures:

1. The top of foundation between 6 and 24 inches above finished grade along the front facade;
2. No new structure more than 12 inches above the top of foundation of a previous existing structure;
3. An additional 6 inches in height may be allowed for each 5 additional feet of setback

In this case, the applicant requested a new top of foundation to be 1 foot above the existing finished floor elevation, meaning the top of foundation will be approximately 2 feet above the existing top of foundation.

The applicant submitted a drainage permit report dated September 29, 2020 that noted the following:

1. The property slopes northwest to southeast (approximately 10 feet of grade change according to the submitted plot plan)
2. The drainage is sheet flow across the property to a shallow concentrated flow on the eastern boundary.

The proposed new structure is 25.6' from the side property line on the east (highest side). While the minimum side setback in R-1A is 7' on any one side, the cumulative required

setback based on lot width is 23' (20% of 115' lot width). The application proposes a 7.5' setback on the west (low side) for a total of 33.1'.

Therefore, although the building is not set back an additional 10' on each side to be eligible for an increase in foundation elevation allowed by ordinance (6" per each 5' additional feet of setback), it does have an additional 10' of setback, and does allocate it to the highest side where the impact from raising the foundation could be the greatest.

The applicant submitted elevations demonstrating compliance with all other zoning and neighborhood design standards; further confirmation of meeting these standards will occur through the regular permitting process.

Staff recommended that the exception be approved based on the grade and drainage situation noted in the drainage permit, and based on the application meeting the intent of the standards with regard to setbacks and the relationship of the house to adjacent houses.

Applicants Scott and Bonnie Heying, 3907 Homestead Drive, were present to speak to the Commission. Mr. Heying noted that the request for the increased foundation height was due to a goal of having a walk-out basement with nine-foot ceilings that would not be subject to flooding issues during periods of heavy rain.

Mr. Breneman made a motion to approve the exception to the building foundation height standards. Mr. Lenahan seconded the motion, which passed 6-0.

OTHER BUSINESS

Ms. Robichaud stated that the City Council requested additional work sessions to discuss the Village Vision 2.0 comprehensive plan. Additionally, the Tree Board requested that the Council write an ordinance to protect trees in the City. The ordinance will include an update to the landscape section of the zoning regulations, and will therefore be presented at the December Planning Commission meeting for discussion.

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 9:14 p.m.

Greg Wolf
Chair

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: December 1, 2020 Planning Commission Meeting

Application: PC 2020-123

Request: Site plan review – Exception to Neighborhood Design 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 Neighborhood Design Standards have specific criteria to evaluate for granting exceptions.*

Property Address: 3111 W. 79th Street

Applicant: David Herron

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

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

Legal Description: 27-12-25 BEG 25' S & 115' W NE CR NE1/4 NW1/4 W 101.5' X S 200' .468 ACS M/L PVC 616A2

Property Area: 20,178.66 sq. ft. (0.46 ac.)

Related Case Files: none

Attachments: Application, Plot Plan and code review comments, Architectural Drawings



General Location – Map



General Location – Aerial



Site – Aerial



Birdseye



Street View (looking south from 79th Street, subject lot on the left)

BACKGROUND:

The applicant is requesting an exception to the Neighborhood Design Standards, related to the construction of a new house. The Neighborhood Design Standards were adopted in 2018, and are applicable to all R-1A lots.

Specifically the applicant is asking for an exception to Section 19.06.025.D.1. regarding building massing and windows.

D. Building Massing. The following massing standards breakdown the volume of the buildable area and height into smaller scale masses to improve the relationship of the building to the lot, to adjacent buildings and to the streetscape, and shall apply in addition to the basic setback and height standards.

- 1. Windows and Entrances. All elevations shall have window and door openings covering at least:*
 - a. 15% on all front elevation or any street facing side elevation; and*
 - b. 8% on other side elevations; and*
 - c. 15% on rear elevations*

.Any molding or architectural details integrated with the window or door opening may count for up to 3% of this percentage requirement.

[Prairie Village Zoning Ordinance, Section 19.06.025.D., Building Massing]

The application is proposing a front elevation with no windows on it. The elevation is broken into two different and smaller masses – a garage mass that is approximately 401 square feet and a living area that is approximately 483 square feet. These masses are interrupted by an open entry courtyard that presents an approximate 200 square foot void on the front elevation, and includes outside social space, windows and details on side elevations, and a large window associated with the entry of the building, but more than 12 feet back from the forward-most part of the elevation. Additionally, the sides fronting on the courtyard have windows into the space, and portions of these elements will be visible as you approach the building from the west.

The application is also proposing a side elevation (west elevation) of approximately 390 square feet with no windows on it. This is the side elevation of the garage, and the remainder of the side elevation is set back approximately 15 feet, where a large sub-grade terrace exists.

The applicant submitted information to the City Clerk indicating notification of surrounding property owners and compliance with the design exception and site plan requirements.

The Neighborhood Design Standards have the following intent, relevant to this exception:

- A. *Design Objectives. The design objectives of the Neighborhood Design Standards are to:*
1. *Maintain and enhance the unique character of Prairie Village neighborhoods.*
 2. *Promote building and site design that enhances neighborhood streetscapes.*
 3. *Reinforce the existing scale and patterns of buildings in neighborhoods for new construction.*
 4. *Manage the relationship of adjacent buildings and promote compatible transitions.*
 5. *Enhance the quality, aesthetic character and visual interest within neighborhoods by breaking down larger masses and incorporating human scale details and ornamentation.*
 6. *Locate and orient buildings to maintain the existing grade of the street, block, and lot frontages, and design them in a manner that reduces the perceived massing from the streetscape and abutting lots.*

[Prairie Village Zoning Ordinance, Section 19.06.025.A., Design Objectives.]

To further this intent, the Building Massing standards have a goal to “breakdown the volume of the buildable area and height into smaller scale masses to improve the relationship of the building to the lot, to adjacent buildings and to the streetscape.” [Prairie Village Zoning Ordinance, Section 19.06.025.D.]. The three techniques in this section to address building massing are Windows and Doors (D.1), Wall Planes (D.2), and Garage Limits (D.3). The proposed applications does not meet the window provisions as detailed above, but does meet the other two provisions.

ANALYSIS:

[The following analysis is provided by Todd Ault, an architect at Gould Evans who is part of the Prairie Village contract planning group, and is also the City of Mission Hills City Architect.]

This project proposes a unique contemporary design; a certain amount of deviation from traditional architectural norms is expected. While no windows are proposed on the forward-most wall planes, the house has a significant amount of architectural relief with the use of a forward front wing affecting how the house is perceived from the street. It also presents a similar massing, configuration and relationship to the neighborhood streetscape as the house to the west, which has a similar garage, entry court, and living quarter's front wing.

When traveling along the street, full view of the front wing sides will be visible, both of which have significant fenestration. In addition, when approached from the west, views into the front courtyard will show a large 2-story glass entrance into the house, in addition to a slot window to the side of the entry. These features are part of the main mass of the house, even though they are more than 12 feet back. That portion of the house is obviously the dominate portion and where windows are most important. The bedroom wing and garage are clearly secondary elements. Between the windows in the sides of the front wing, the front entry glass, the slot and another small window at the left side wing, I believe that the house satisfies the spirit intended by the front fenestration rule and this design warrants the Planning Commission consideration under the criteria for exceptions.

CRITERIA:

The Neighborhood Design Standards allow for exceptions in specific cases. The Planning Commission considers the following criteria in Section 19.06.025.F, and based on these criteria may grant 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.*
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]



CITY OF PRAIRIE VILLAGE
The Star of Kansas

APP# 6024470
Cust# 019160

Planning Commission Application

For Office Use Only
Case No.: PC 2020-123
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: David Herron Phone Number: 913.205.5649

Address: 3117 W 79th Street PV KS 66208 E-Mail dherron@herronandpartners.com

Owner: David Herron and Mary Moffatt Phone Number: 913.205.5649

Address: 3117 W 79th Street PV KS 66208 Zip: 66208

Location of Property: 3111 W 79th Street PV KS 66208

Legal Description: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 12, RANGE 25, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25 FEET SOUTH OF AND 115 WEST OF THE NORTHEAST CORNER OF SAID 1/4 OF 1/4 SECTION; THENCE WEST 101 1/2 FEET; THENCE SOUTH 200 FEET, MORE OR LESS, TO THE NORTH LINE OF SOMERSET COURT, A PLATTED SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 101 1/2 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.


Applicant requests consideration of the following: (Describe proposal/request in detail) Approval for a single family residence (new construction)

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 Residential Site Plan Approval

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.

 10 November 2020
Applicant's Signature/Date

 10 November 2020
Owner's Signature/Date

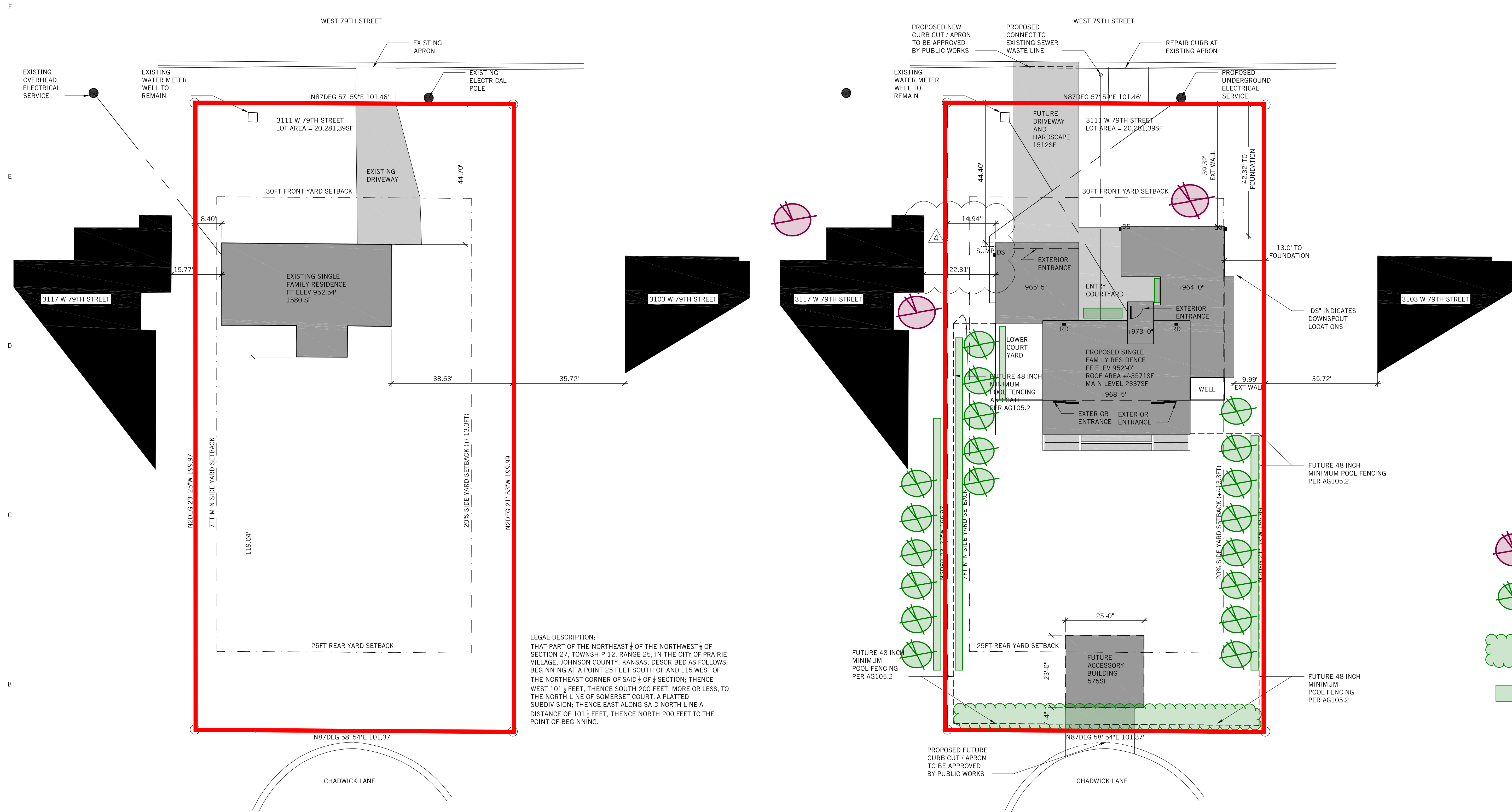


SATELLITE MAP



VICINITY MAP

3111 W 79TH STREET



LEGAL DESCRIPTION:
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A6 EXISTING SITE PLAN
 1/16 = 1'-0"

A2 PROPOSED SITE PLAN
 1/16 = 1'-0"

- Japanese Maple
- Hornbeam
- Evergreen
- Sculpted Boxwoods

herron + partners

ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER CODE CONSULTANT POOL ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT SHEET TITLE

herron + partners
 p.o. box 414986
 kansas city, missouri 64111
 phone 816.832.4647
 www.herronandpartners.com

Structura Logica
 18901 E 299th Street
 harrisonville, missouri 64701
 phone 816.872.4883

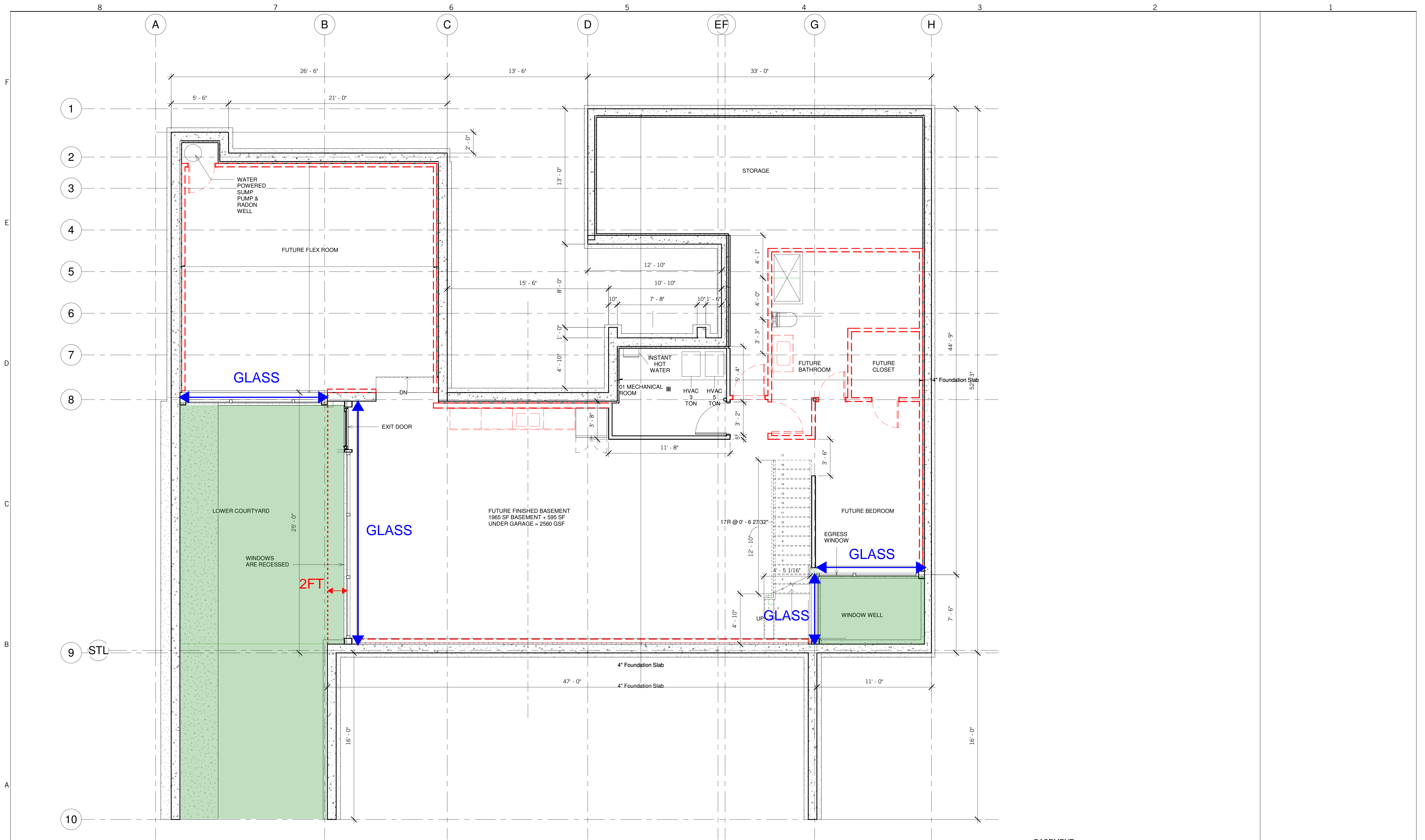
Engineering Solutions
 50 SE 30th Street
 Lee's Summit, MO 64082
 phone 816.623.9888
 www.engineeringsolutionkc.com

3	10.14.2020	UPDATED PERMIT SET
4	10.30.2020	ELEVATION REVISIONS

David Herron - Architect
 Kansas License #6336

HERRON RESIDENCE
 3111 W. 79TH STREET
 PRAIRIE VILLAGE, KS 66208
 OWNER
 MARY MOFFATT & DAVID HERRON

ARCHITECTURAL SITE PLAN
A100
 116.1725 110.01.19



1 BASEMENT
1/4" = 1'-0"

herron + partners

ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER CODE CONSULTANT LANDSCAPE ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT SHEET TITLE

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Engineering Solutions 3 10/14/2020 UPDATED PERMIT SET
50 SE 30th Street
Lee's Summit, Missouri 64082
phone 816.623.9888

HERRON RESIDENCE
3111 W. 79th STREET
Prairie Village, KS 66208
OWNER
MARY MOFFATT & DAVID HERRON

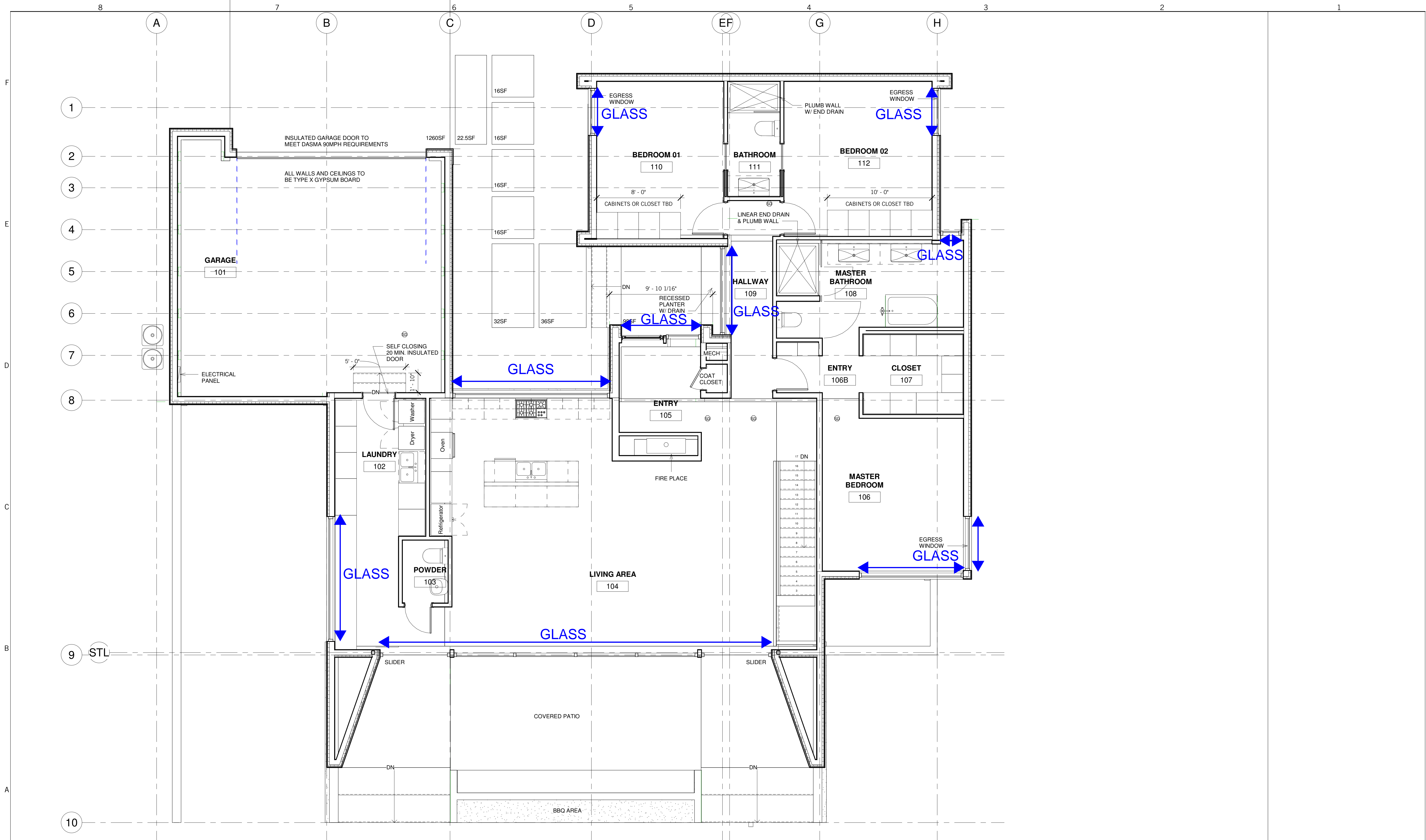
BASEMENT FLOOR PLAN

A101

David Herron - Architect
Kansas License #6335

161725 project #

10.01.19 date



1 MAIN
1/4" = 1'-0"

herron + partners

ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER CODE CONSULTANT LANDSCAPE ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT SHEET TITLE

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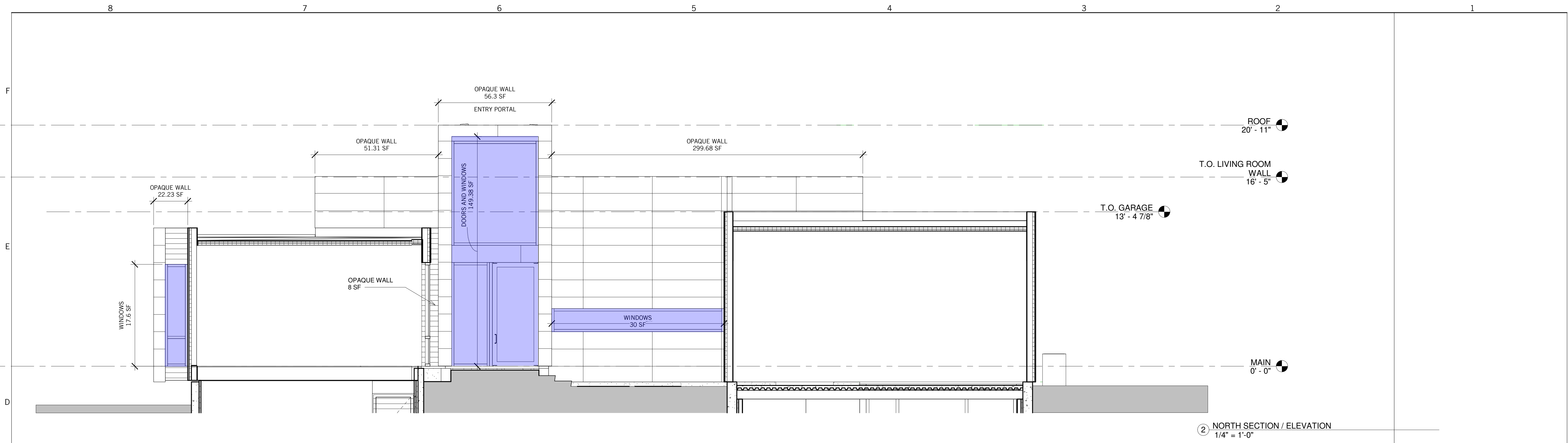
MAIN LEVEL FLOOR PLAN

A102

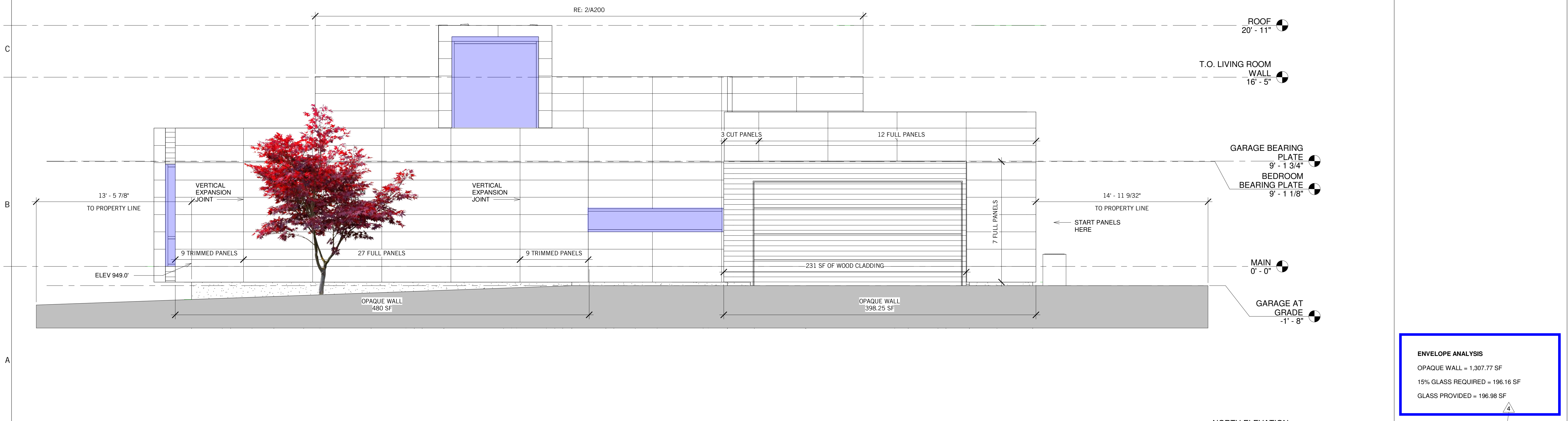
David Herron - Architect
Kansas License #6335

161725
project #

10.01.19
date



② NORTH SECTION / ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"

ENVELOPE ANALYSIS
 OPAQUE WALL = 1,307.77 SF
 15% GLASS REQUIRED = 196.16 SF
 GLASS PROVIDED = 196.98 SF

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ARCHITECT OF RECORD STRUCTURAL ENGINEER MECHANICAL ENGINEER CODE CONSULTANT LANDSCAPE ARCHITECT CIVIL ENGINEER REVISIONS SEAL PROJECT SHEET TITLE

herron + partners
 p.o. box 414986
 Kansas City, Missouri 64111
 phone 816.832.4647
 www.herronandpartners.com
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Structura Logica
 18901 E. 299th Street
 Harrisonville, Missouri 64701
 phone 816.872.4883

Engineering Solutions 4 10/30/2020 ELEVATION REVISIONS
 50 SE 30th Street
 Lee's Summit, Missouri 64082
 phone 816.623.9888

David Herron - Architect
 Kansas License #6335

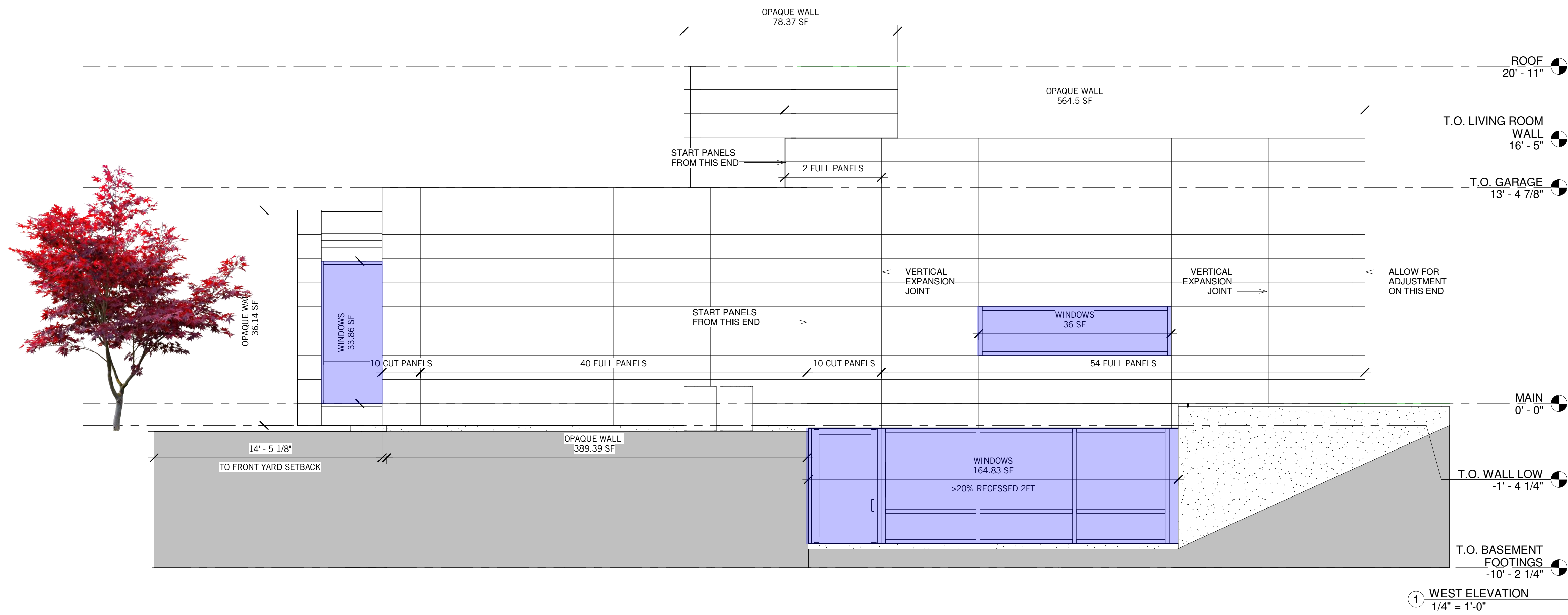
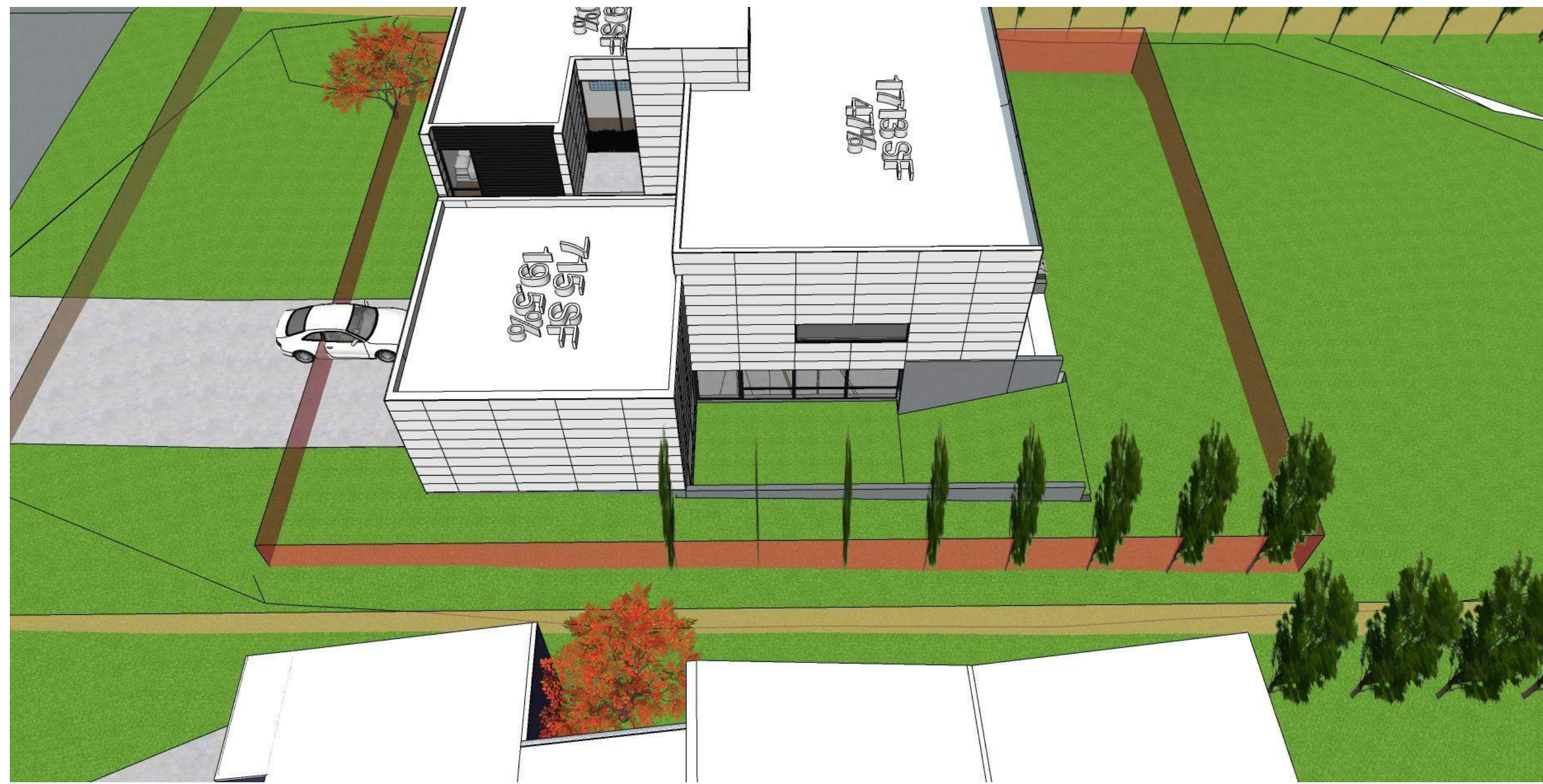
HERRON RESIDENCE
 3111 W. 79th STREET
 Prairie Village, KS 66208
 OWNER
 MARY MOFFATT & DAVID HERRON

NORTH ELEVATION

A200

161725 project #

10.01.19 date



ENVELOPE ANALYSIS	
OPAQUE WALL =	1068.4 SF
8% GLASS REQUIRED =	85.47 SF
GLASS PROVIDED =	234.69 SF

herron + partners

ARCHITECT OF RECORD

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

CODE CONSULTANT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

REVISIONS

SEAL

PROJECT

SHEET TITLE

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HERRON RESIDENCE

3111 W. 79th STREET
Prairie Village, KS 66208

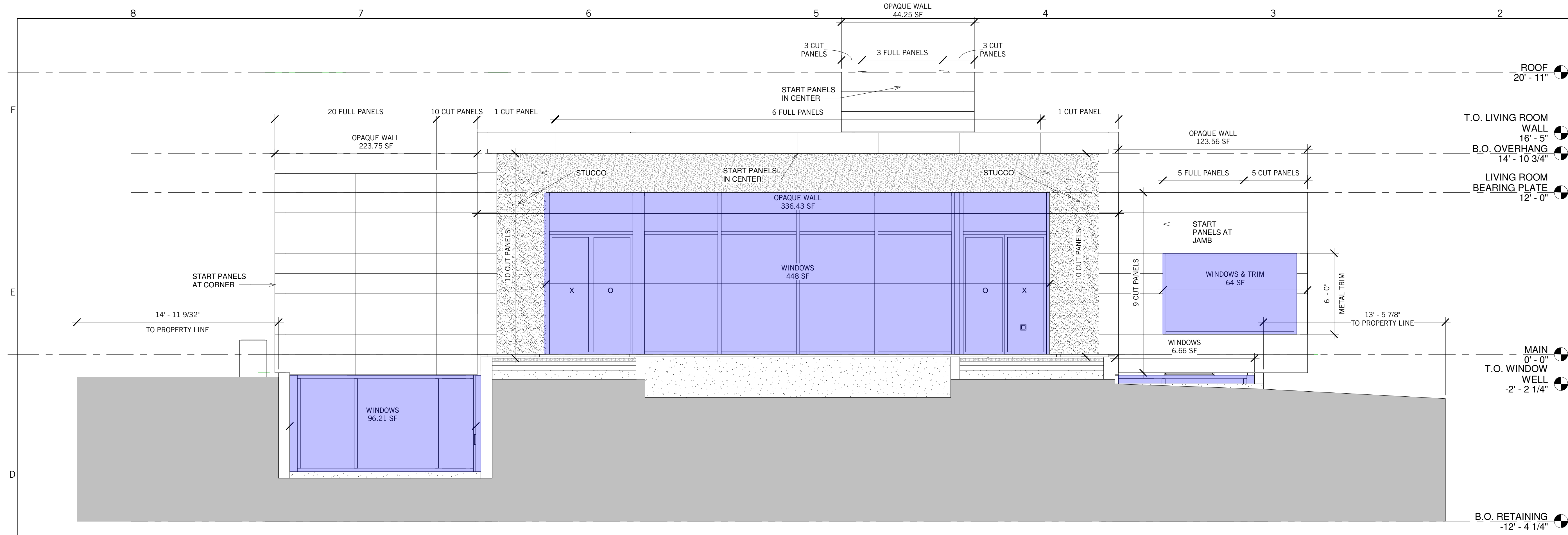
OWNER
MARY MOFFATT & DAVID HERRON

WEST ELEVATION

A201

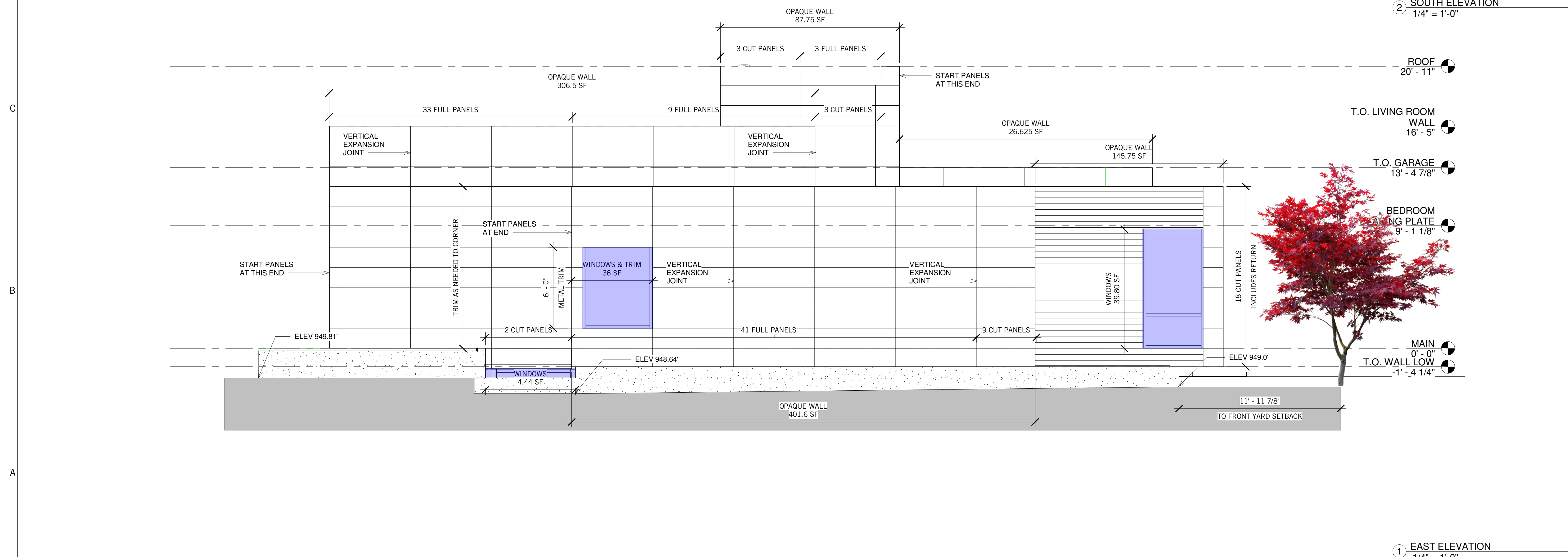
161725
project #

10.01.19
date



ENVELOPE ANALYSIS
 OPAQUE WALL = 727.99 SF
 15% GLASS REQUIRED = 109.19 SF
 GLASS PROVIDED = 614.87 SF

② SOUTH ELEVATION
 1/4" = 1'-0"



ENVELOPE ANALYSIS
 OPAQUE WALL = 968.22 SF
 8% GLASS REQUIRED = 77.45 SF
 GLASS PROVIDED = 80.24 SF

① EAST ELEVATION
 1/4" = 1'-0"

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MECHANICAL ENGINEER

CODE CONSULTANT

LANDSCAPE ARCHITECT

CIVIL ENGINEER
 Engineering Solutions
 50 SE 30th Street
 Lee's Summit, Missouri 64082
 phone 816.623.9888

REVISIONS
 4 10/30/2020 ELEVATION REVISIONS

SEAL
 David Herron - Architect
 Kansas License #6335

PROJECT
HERRON RESIDENCE
 3111 W. 79th STREET
 Prairie Village, KS 66208
 OWNER
 MARY MOFFATT & DAVID HERRON

SHEET TITLE
EAST / SOUTH ELEVATION

A202

161725
 project #

11.01.19
 date

14 & 15 November 2020

Zoom Discussions with Neighbors pertaining to the proposed new residence at:
3111 W 79th Street
Prairie Village, KS 66208

14 November 2020 – 11am CST

Zoom Meeting with Bill and Carly Jones of 3112 W 79th Street

We reviewed the proposed design for the site and neither had any objections and are in favor of the new project.

14 November 2020 – 12pm CST

Zoom Meeting with Pam Pulliam and Arylene Clark-Wilson of 3103 W 79th Street

We reviewed the proposed design for the site and neither had any objections and are in favor of the new project.

We also discussed the recent upgrades to their backyard in terms of water runoff and detention and I agreed to work with their landscaping and water retention expert to ensure our grading does not undermine their efforts.

15 November 2020 – 12pm CST

Zoom Meeting with
Amy Lara of 3106 W 79th Street
and Mary Orndoff of 7921 Chadwick.

We reviewed the proposed design for the site and neither had any objections and are in favor of the new project.

Amy asked that we share with them our construction timeline or start date once we have it determined.

If you have any additional questions or require any further information, please let me know.

Best regards,

A handwritten signature in black ink, appearing to read 'David Herron', with a long horizontal stroke extending to the right.

David Herron
3117 W 79th Street
Prairie Village, KS 66208

The following approach adds Tree Protection as a subset of the Landscape Standards, Chapter 19.47:

19.47.010 Intent & Applicability

[add the following additional intent to A. Intent:]

6. Preserve the tree canopy and streetscape of Prairie Village for the aesthetic, economic and environmental benefits of tree preservation.

[add the following additional applicability to B. Applicability:]

4. The tree protection provisions apply as specifically stated in Section 19.47.060.

19.47.020 Required Landscape

[make the following edit:]

- B. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and of a desirable species may count towards these requirements provided ~~measures are taken to protection measures in Section 19.47.060 are taken to~~ ensure the survival of the vegetation through construction and all other location and design standards are met. Credits shall be on a 1 for 1 basis provided existing trees shall be at least ~~4" caliper-3" caliper~~ to count. Landscape material that is of exceptional quality due to size, maturity and health may be credited on a 2 for 1 basis. ~~Trees or other existing landscape that contributes to the standard shall be protected by a construction fence installed at the greater of the drip line or 15 feet from the trunk of a tree, for the entirety of construction.~~

[add the following new section:]

19.47.060 Tree Protection

- A. **Applicability.** The provisions of this section shall specifically apply to:
 1. Any removal of a tree in the public right-of-way.
 2. All applications that are subject to the landscape standards in Section 19.47.010.B; and
 3. Other situations in R-1A and R-1B zoning districts where:
 - a. Any new residential structure is built on a vacant lot;
 - b. A tear down of an existing residential structure, whether it is just a demolition or a demolition and rebuild of a new residential structure.
 - c. Any remodel of an existing residential structure that adds more than 600 square feet to the existing footprint; and
 - d. Any remodel of an existing residential structure that tears down more than 10% of the existing structure associated with the new construction.
- B. **Tree Protection and Removal Plan.** A tree protection and removal plan shall be provided for all applicable projects where:
 1. The property has a tree protected by Section 19.47.060.C.
 2. As part of a landscape plan associated with development, where existing trees will be retained and protected to meet landscape requirements.
 3. Any trees are proposed to be removed as part of a building permit associated with grading or demolition.

The tree protection and removal plan shall show all existing trees size and species, identify trees proposed for removal and those to be retained, and include locations of protection fences and other protection measures required by this Section.

- C. **Protected Trees.** Trees are protected based on their size and location, as specified in Table ### and Figure ###. Protected trees require mitigation if removed; trees prohibited from removal require special circumstances and approval to remove the tree, and require additional mitigation if authorized to be removed.

Table ### Protected Trees				
Location	Protected Tree (caliper at DBH)	Mitigation if removed [2]	Prohibited from Removal [1] (caliper at DBH)	Mitigation if removed [2]
Area 1: Street Trees	--	--	All trees	1 tree for each 6" caliper removed (maximum 3)
Area 2: Frontage Trees	3" – 6"	1 for 1 tree replacement	6" +	1 tree for each 6" caliper removed (maximum 3)
Area 3: Lot Trees	6" – 20"	1 for 1 tree replacement	20" +	1 tree for each 12" caliper removed
Area 4: Buildable Area Trees	6" – 30"	1 for 1 tree replacement	30" +	1 tree for each 15" caliper removed
All Areas	--	--	Any Kansas State Champion Tree	1 tree for each 6" caliper removed (maximum 3)

[1] Trees prohibited from removal may only be removed as provided in Section 19.47.060. E.

[2] Replacement trees shall be at least 2" caliper trees, as required by Section 19.47.030.B.

1. **Area 1:** Area 1, "street trees" includes any tree that is in the public right-of-way.
2. **Area 2:** Area 2, "frontage trees" includes any tree that is 3" caliper or more, on private property and within 20 feet of the front lot line.
3. **Area 3:** Area 3, "lot trees" includes any tree that is 6" caliper or more, on private property, but outside of the frontage or buildable area.
4. **Area 4:** Area 4, "buildable area trees" includes any tree that is 6" caliper or more, and in the buildable area determined by the zoning setbacks applicable to the principle building.

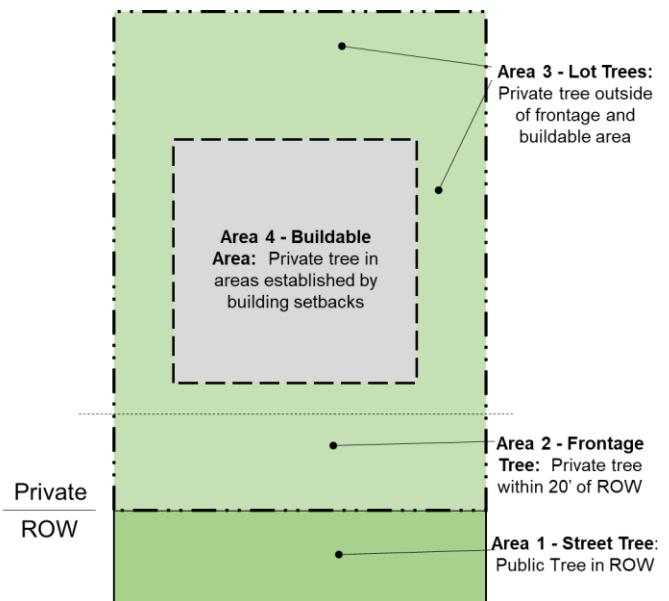


Figure ###. Tree protection provisions and required mitigation is based on the area of the lot and the size of trees in particular areas.

D. **Protection Measures.** All trees that are prohibited from removal and any other tree that will remain on site according to the Tree Protection and Removal Plan shall be protected by the following measures.

1. **Fences.** Protective/temporary fences shall be required for all trees noted to remain on the tree protection and removal plan, or otherwise not authorized for removal. Fences shall be a snow fence, chain-link fence, orange vinyl construction fence or other similar fencing with a minimum four feet (4') height. The protective fence shall prevent infringement on the root system from any construction-related activities and be installed according to Table ###

Table ### Protective Fencing		
Tree Size	Fenced Area (lessor of); 5' minimum in all cases	
> 28" DBH	20' from center of tree	Fencing protecting at least 75% of the drip line
20" DBH – 28" DBH	15' from center of tree	
< 20" DBH	10' from center of tree	
All required protective/temporary fences shall be at least 4' high On lots less than 10,000 square feet, the Director may approve fences 15' from the center of tree for trees > 28" DBH and 10' from the center of tree for trees up to 28" DBH.		

Fenced areas shall exclude any preexisting structures, foundations, slabs, roadways, sidewalks, and driveways. The fence shall be installed along the edge of the driveways/roadways encompassing the tree to restrict access from the street side. All fences shall appear on construction documents and be installed prior to any other construction-related activity. The fence shall remain in place at all times until all other construction-related activity has been completed or final grade achieved. The City may authorize that fences be moved at certain times for final grading, access or other work. As part of a permit or review of a tree protection and removal plan, the City may determine that areas of the site removed from construction activity and where damage to roots is not likely may not need protective fences.

2. **Prohibited Activities.** Except for utility work or in association with other activity approved by the City, the following activities are not allowed within the Protective Fencing area.
 - a. Stock piling of construction materials or waste from the construction process;
 - b. The cleaning of construction equipment;
 - c. Parking, storage or placement of any vehicles, construction equipment or temporary structures;
 - d. Grade changes, cut of fill, in excess of 2 inches
 - e. New paving with asphalt, concrete, or other materials; and..
 - f. No signs, wires or other attachments other than those of a protective nature shall be attached to any tree.

E. **Exceptions for Removal.** It is the property owner's responsibility to ensure that no person remove, damage, or otherwise impair any tree prohibited from removal without written authorization from the Building Official to remove the tree. The Building Official may consider an exception to remove the tree only upon a written request indicating the specific tree and documentation establishing justification for removal. The Building Official shall generally grant the exception for the following:

1. The tree is dead;

2. The tree is diseased or dying, and constitutes a threat to healthy trees, property, or public safety; or
3. Removal of the tree is necessary for construction, development or redevelopment under the following criteria:
 - a. All reasonable efforts have been made to avoid removing the tree through comparable alternative designs;
 - b. The presence of the tree places an undue financial burden on the applicant; and
 - c. No other reasonable accommodations, including adjustments to the otherwise allowable building footprint or site design can be made to preserve the tree.

The Building Official may seek advice from the Prairie Village Tree Board, other staff or departments, or a third party consultant. Written authorization by the Building Official shall be valid for the duration of any permit associated with the authorization. Except for applications associated with a Site Plan approved by the Planning Commission, the Building Official's decision may be appealed as provided in Section 19.54.025.

- F. **Violation and Enforcement.** Removal, damage or impairment of any protected tree, except as provided in this Section, is a violation of this ordinance, enforceable as provided in Section 19.01.045, and each tree shall be considered a separate incident. Any fines and penalties shall be in addition to the mitigation measures required in sub-section C. for removal of protected trees.

[review zoning ordinance definitions section vs. this draft and update a simplified version of definitions; consider if any other definitions or other changes to the Chapter 19.47 Landscape Standards should be made in association with this update.] Terms to define include:

Diameter at breast height (DBH) means the diameter in inches of a tree as measured through the main trunk at a point four and one-half feet (4.5') above the natural grade level.

Drip line means a vertical line run through the outermost portion of the canopy of a tree and extending down to the ground. [if needed; PW revisions to sub-section D. may eliminate use of term "drip line."]

Kansas Champion tree means a tree of unique distinction, representing the largest tree of a species, located in the state of Kansas and recognized by the Kansas Forest Service. Such trees may be located on public and/or private property within Prairie Village.

Date: November 23, 2020
Section/Topic: 19.06.025.D.2.a and 19.08.025.D.2.a - Building and Impervious Surface Coverage;

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

Building coverage addresses the overall volume of 3-dimensional structures permitted on a lot. It is aimed at regulating scale and massing. Impervious surface coverage addresses the extent of lot covered with surfaces that cannot infiltrate water. It is aimed at regulating stormwater runoff.

Interpretation

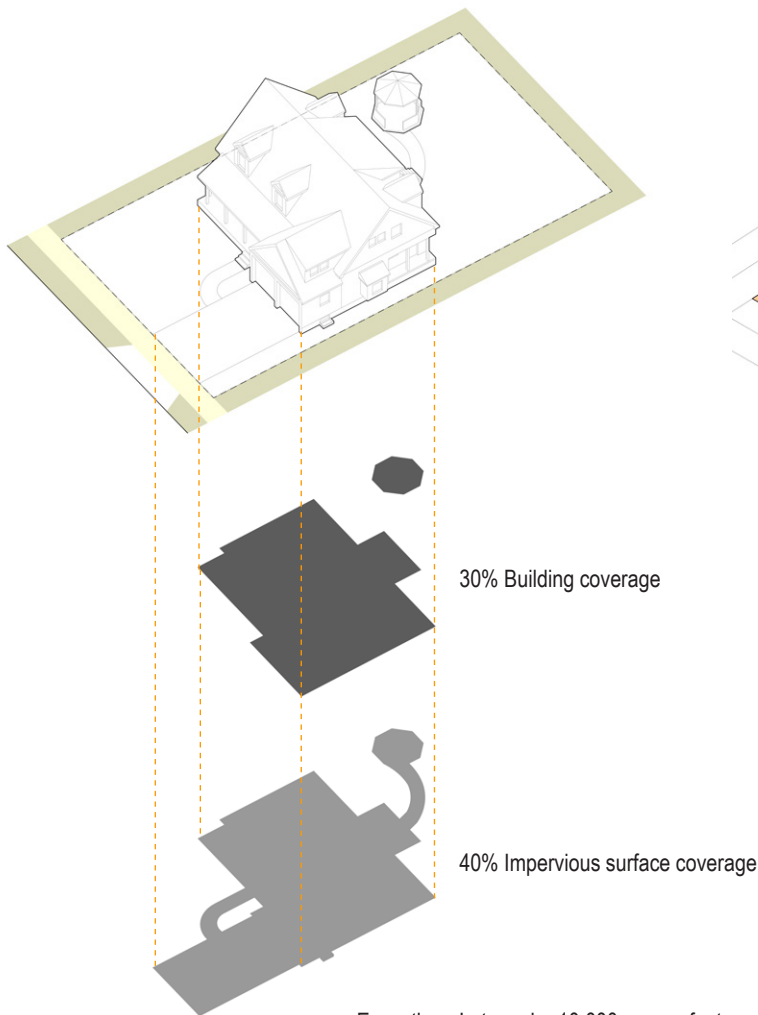
Building Area – 30% (includes any structures over 30" above grade, except non-foundational projections)

Impervious Surface – 40% (includes driveways, sidewalks, patios, decks, pergolas, window wells, and all parts of the building footprint and foundation)




Rationale

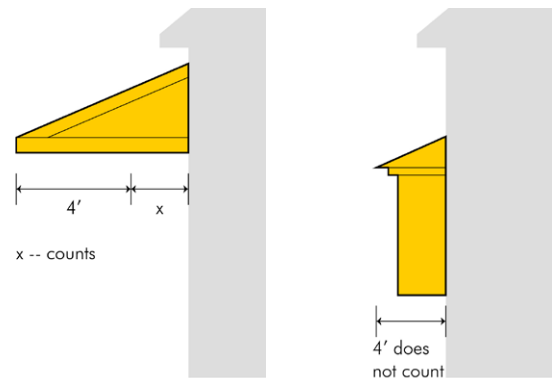
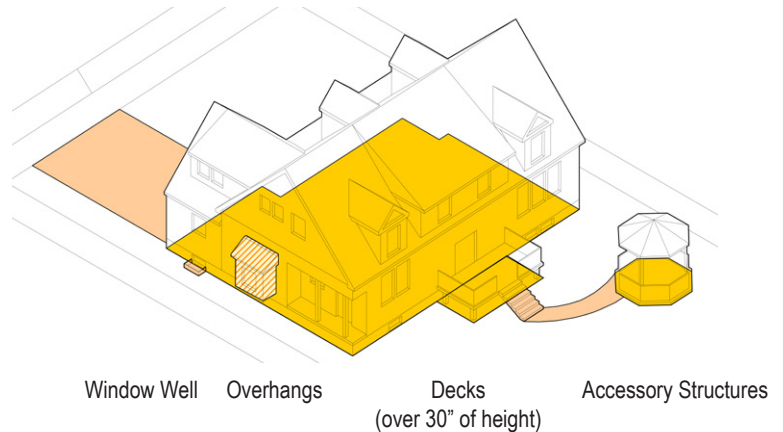
Lot coverage standards address three different goals - limiting the massing of structures in relation to the lot size, requiring open and landscaped areas for aesthetic purposes, and addressing stormwater by limiting runoff and ensuring sufficient areas to infiltrate stormwater. Although often interrelated, these different goals can be served by different design strategies.

Images/Diagrams



Exception: Lots under 10,000 square feet may have an exception to the 40% rule for an open and uncovered deck or patio of up to 300 square feet. If this is over 30" high it will still count to the building coverage.

-  Impervious coverage (but not building coverage): window well, sidewalk, steps -if under 30"
-  Impervious coverage & Building coverage: building, deck (if over 30"), and gazebo
-  Does not count to either (projecting bay window)



The first 4 feet of overhangs may be excluded from the building coverage. Overhangs may not count to the impervious surface coverage provided the areas under them can infiltrate ground water as demonstrated in a drainage study or subject to other public works criteria.

Date: November 17, 2020
Section/Topic: 19.06.025.D.2.b and 19.08.025.D.2.b Garage Limits / Widths

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards limit the width of a front-loaded garage mass based on the width of the front facade.

Front Facade Width	Width of Garage Mass
Width <48'	50% of elevation
Width 48-60'	24'
Width >60'	40% of elevation

Interpretation

Front facade with includes any foundation element of the mass that is within 12' of the forward-most portion of the building. Elements that appear in the front elevation but are non-foundational projections or are more than 12' from the forward most part of the mass are not included in total facade width and cannot be counted to the basis for increasing the garage width.

Rationale

The intent of the standard is to balance the proportion of human-scale and livable space with the "dead space" of a garage along the building frontage. This furthers the design objective of relating buildings and sites to the streetscape. Elements that appear in the elevation but that are not significant components of the livable space, or that are far removed from the building frontage do not contribute to a balanced proportion. Counting these elements to facade width would serve to increase to potential width of the garage at the frontage without contributing to livable space along the building frontage and streetscape.

Images/Diagrams



Date: November 17, 2020
Section/Topic: 19.06.025.D.3.d and 19.08.025.D.3.d. Garage Limits / Massing

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards limit the massing of front-loaded garages, depending on how much it projects from the main mass. The further the projecting, the more limited the mass is.

- 0' - 4': 360's.f. garage mass.
- 4' - 12': 360' s.f. total mass; 216' s.f. garage door mass
- 12'+: prohibited; requires side facing with 360' wall mass limit
- flush or behind main mass - subject to the same massing as the main building.

Interpretation

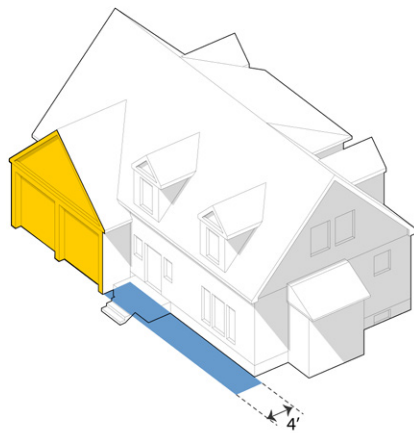
Front-loaded garages that project between 4' and 12' from the main mass of the building must meet 3 requirements:

1. The overall mass cannot be greater than 360 s.f.
2. The mass of the wall the garage doors are on is limited to 216 s.f. This is sufficient for a 2-car garage, but requires any upper story elements to be incorporated into a roof-structure or otherwise broken up to reduce the perceived scale of the garage.
3. A front-entry feature element shall be brought to within at least 4' of the garage entry, and cover at least 12' of the remainder of the facade.



Rationale

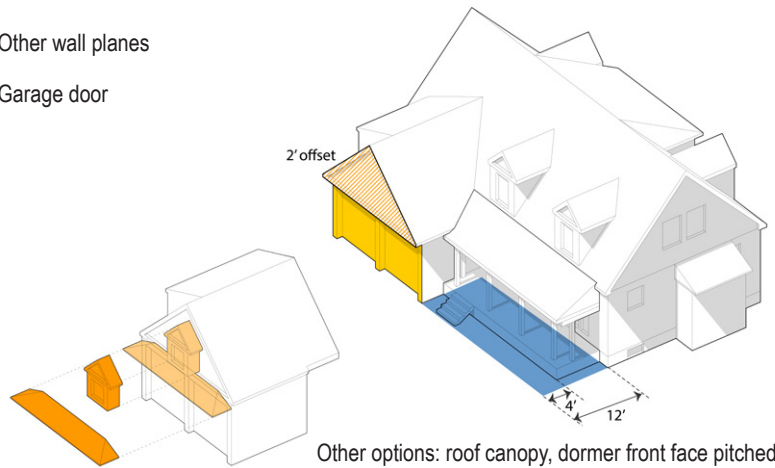
The more a garage projects from the main mass the more prominent the "dead space" of the garage appears, and the greater the negative impact on the streetscape. Techniques to break down the perceived mass of the garage and to better integrate it into the main mass of the structure reduces these negative impacts.

Images/Diagrams

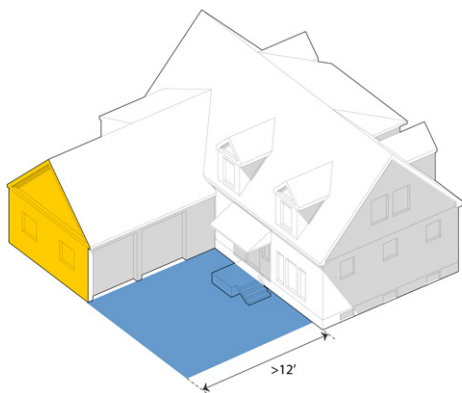


Up to 4' in front of building face: 360 s.f.

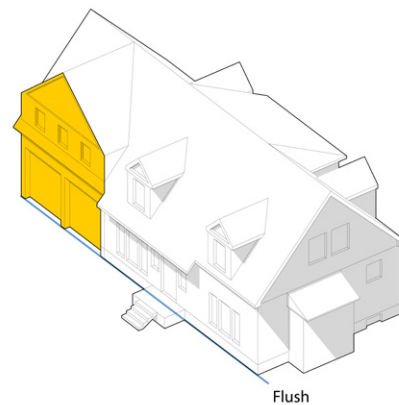
 Other wall planes
 Garage door



4' - 12' in front of building face: 216 s.f., plus 144 s.f. other wall planes; Garage may not be more than 4' in front of the entry feature.



More than 12' in front of building face: wall plane limit of 360 s.f. max.



Set back from, or flush with, building face: 500s.f. max

Date: November 17, 2020
Section/Topic: 19.06.025.D.2.a and 19.08.025.D.2.a - Wall Planes; Architectural Details

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards require building elevations to be broken down into smaller components with massing and details. The standards require wall planes larger than 500 square feet to have architectural details that break up the massing. These may include projecting features (bay windows or ornamental details at least 1.5' deep), offsets or step-backs in the wall plane (at least 2'), or other permitted projections (porches, entry features, secondary masses).

Interpretation

Wall planes of 500 square feet or less are small enough that they have a human scale when perceived as a single mass. Wall planes over 500 square feet can have a human scale, particularly if facade details break up the plane and are arranged in a manner that breaks the wall plane into a series of smaller components. When these features make up at least 20% of the overall elevation, the wall plane is sufficiently interrupted.

Rationale



The intent of the building massing standards is to break down the perceived scale of buildings, particularly for larger buildings. Using massing and architectural features to break walls into smaller components makes buildings more human scale (sizes and proportions relatable to people) and creates better relationships to adjacent lots and structures, which may be smaller.

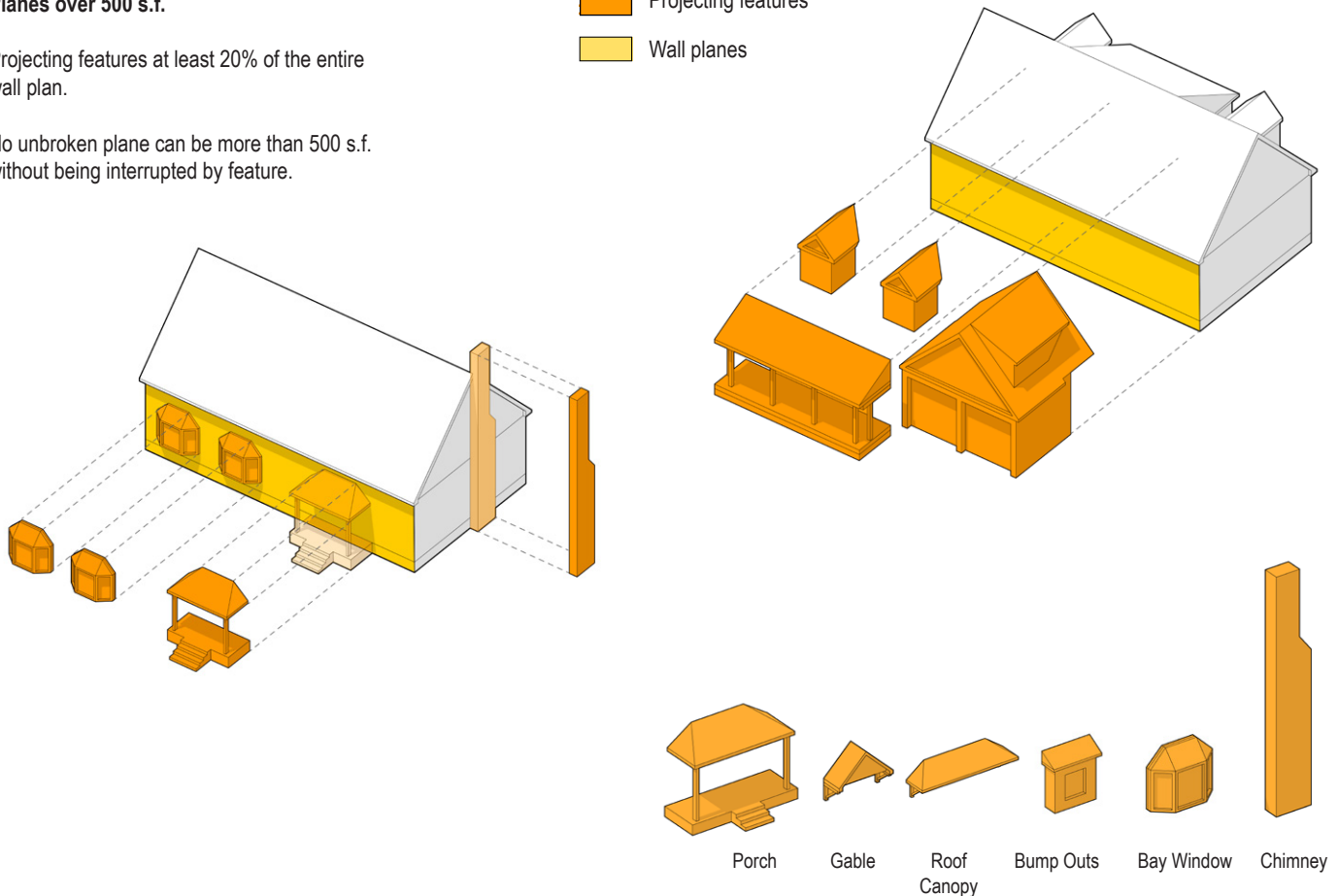
Images/Diagrams

Planes over 500 s.f.

Projecting features at least 20% of the entire wall plan.

No unbroken plane can be more than 500 s.f. without being interrupted by feature.

 Projecting features
 Wall planes



Architectural details breaking up wall planes.

Date: November 17, 2020
Section/Topic: 19.06.025.D.2.a and 19.08.025.D.2.a - Wall Planes;

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards require that the side elevations of buildings located at or near the side setback be limited to no more than 800 square feet. If an elevation along the side is greater than 800 square feet, at least 25% of that elevation needs to be setback an additional 4'.

Interpretation

This standard can be met in 3 different ways:

1. Elevations under 800 square feet may be built at or near the side setback.
2. Elevations over 800 square feet can have up to 75% of the elevation at or near the side setback, but at least 25% set back an additional 4'.
3. Elevations over 800 square feet can have the entire elevation set back an additional 4 feet from the property line.

Rationale

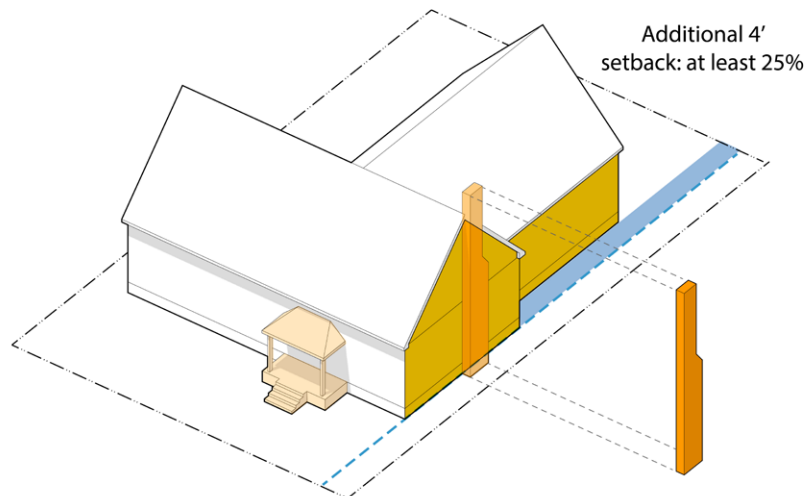
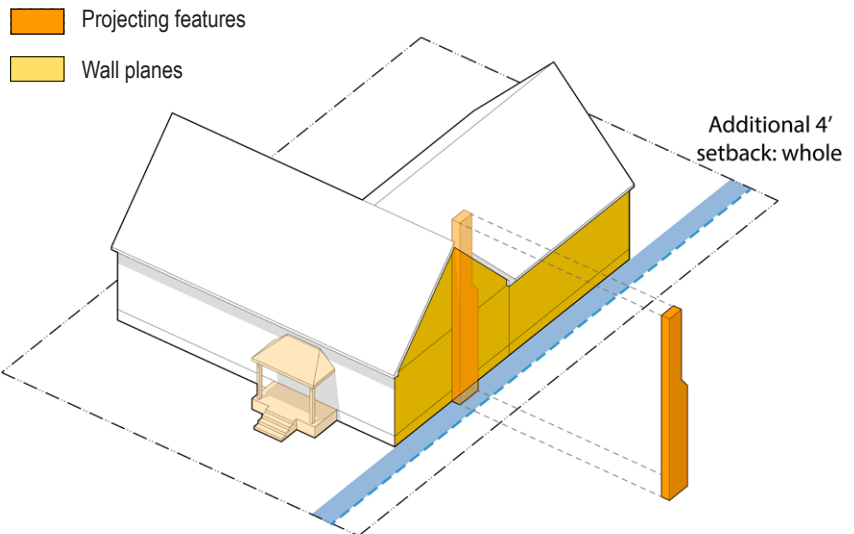
The intent of the building massing standards is to prohibit large building elevations close to the property line. Additional setbacks or a step back in a portion of the elevation limits the mass allowed to be built at or near the setback.

Images/Diagrams

Planes Over 800 s.f.

Wall planes along side lot lines may not exceed 800 square feet, without an additional 4' setback on at least 25% of the elevation.

Each portion need to meet the 500 s.f. requirements.



**City of Prairie Village
 Planning Commission/Board of Zoning Appeals
 Meeting and Submittal Schedule
 2021**

Applications that are incomplete and do not include all supporting documentation may not be published or placed on the agenda.

January		February		March	
Meeting Date	01/05/2021	Meeting Date	02/02/2021	Meeting Date	03/02/2021
Filing Deadline	12/04/2020	Filing Deadline	01/08/2021	Filing Deadline	02/05/2021
Mail Notices By	12/15/2020	Mail Notices By	01/12/2021	Mail Notices By	02/09/2021
Publish By	12/15/2020	Publish By	01/12/2021	Publish By	02/09/2021

April		May		June	
Meeting Date	04/06/2021	Meeting Date	05/04/2021	Meeting Date	06/01/2021
Filing Deadline	03/05/2021	Filing Deadline	04/09/2021	Filing Deadline	05/07/2021
Mail Notices By	03/16/2021	Mail Notices By	04/13/2021	Mail Notices By	05/11/2021
Publish By	03/16/2021	Publish By	04/13/2021	Publish By	05/11/2021

July		August		September	
Meeting Date	07/13/2021	Meeting Date	08/03/2021	Meeting Date	09/14/2021
Filing Deadline	06/04/2021	Filing Deadline	07/09/2021	Filing Deadline	08/06/2021
Mail Notices By	06/15/2021	Mail Notices By	07/13/2021	Mail Notices By	08/17/2021
Publish By	06/15/2021	Publish By	07/13/2021	Publish By	08/17/2021

October		November		December	
Meeting Date	10/05/2021	Meeting Date	11/03/2021	Meeting Date	12/07/2021
Filing Deadline	09/10/2021	Filing Deadline	10/08/2021	Filing Deadline	11/05/2021
Mail Notices By	09/14/2021	Mail Notices By	10/12/2021	Mail Notices By	11/16/2021
Publish By	09/14/2021	Publish By	10/12/2021	Publish By	11/16/2021