

**PLANNING COMMISSION MINUTES  
APRIL 6, 2021**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 6, 2021 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 and Nancy Wallerstein.

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; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

**Mr. Lenahan moved for the approval of the minutes of the March 2, 2021 regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed 5-0 (Mr. Breneman had not yet joined the meeting).**

**PUBLIC HEARINGS**

PC2021-106            Revised Special Use Permit - Brighton Gardens  
7105 Mission Road  
Zoning: R-1B  
Applicant: Dominic Tutera, the Village at Mission Property, LLC

Mr. Brewster stated that the Brighton Gardens senior living facility was built in 1997 in accordance with a special use permit approved by the City. It was originally constructed with 164 beds and 134 living units for both assisted living and skilled nursing care. The existing structure is a combination of one-story and three-story construction, with a three-story central mass addressing Mission Road.

The applicant is proposing an addition and remodel to reconfigure interior spaces. The changes would not add capacity, but instead bring the amenities, care facilities and living units more into compliance with typical industry offerings for care services. Additionally, the changes would not bring the use beyond the current licensed bed count.

The addition would include an expansion of the building footprint in two locations: a one-story extension to the rear of the south wing, and a one-story expansion that would connect the rear of the north wing to the side of the south wing. There would also be a

second story added to the central portion of the structure connecting to the three-story portion at the front of the structure.

The building and site meet both height and setback standards for the R-1B zoning district, which allows senior care facilities with a special use permit.

Dominic Tutera, Asset Manager for the Tutera Group, 7611 State Line Rd., Kansas City, MO, and Jason Toye, Senior Project Manager with NSPJ Architects, 3515 W. 75<sup>th</sup> Street, were present to discuss the project. Mr. Toye noted that a civil engineer at NSPJ was working with Public Works to address storm water management due to the building addition. He added that the primary reason for the addition was to update the facility to current standards and eliminate shared patient rooms in the skilled nursing area. The bed count and staff size would not change.

Mr. Wolf opened the public hearing at 7:17 p.m. With no one present to speak, Mr. Wolf closed the public hearing at 7:18 p.m.

**Ms. Brown made a motion to recommend approval of the revised special use permit to the City Council, subject to the following conditions:**

1. The changes are limited to those shown on the proposed site plan associated with the application, or any additional conditions implemented by Planning Commission.
2. The proposal assumes no increase in facility capacity, which was previously approved with 164 beds and approximately 30 staff members at maximum shift. Any change in interior operations that increase beyond this anticipated capacity, licensed bed count, or other unanticipated activity, may require additional parking improvements.
3. The application will need to demonstrate adequate on-site detention and have a drainage study approved by Public Works prior to issuing building permits.
4. The landscape plan should be revised to reflect the following:
  - a. The grouping of three new evergreen trees on the northwest edge be increased to seven.
  - b. The grouping of six new evergreen trees on the northeast edge be increased to between 11 and 15.
  - c. The species of these trees should be Green Giant Arborvitae, or similar species to be approved by staff based on availability.
  - d. Prior to issuance of permits, final plans should include the species and size of plants.
5. The applicant acknowledges the City's interest in making a trail connection to the park at some point in the future, and should the City advance further than conceptual design or funding, the City and the applicant will work together to determine if a connection can be made in each party's mutual interests.
6. All other conditions of the original special use permit (#97-02, Ordinance 1917) remain in effect, primarily that the permit can be revoked for any violations of the permit, approved site plan, or other city ordinance.

**Mr. Lenahan seconded the motion, which passed 6-0.**

PC2021-107            Special Use Permit - Destination Pet  
7600 State Line Rd., Suite 210  
Zoning: C-2  
Applicant: Buddy Lanham, Destination Pet

Mr. Brewster said that the applicant was requesting approval of a special use permit for an animal care facility that would provide non-medical boarding services. The proposed facility would be located in an existing 10,500 square foot space in the State Line Shopping Center on the northeast corner (formerly the Reece Nichols real estate offices). The use would include veterinary care, pet daycare and overnight boarding services. The application also included a site plan to convert five existing parking spaces into a 720 square foot fenced outdoor area for animals.

Mr. Brewster added that the property was zoned C-2, and that pet daycare, veterinary care and animal hospitals were all permitted uses in the zoning district, including accessory medical-related boarding. However, general commercial overnight boarding for non-medical purposes requires a special use permit in both the C-1 and the C-2 zoning districts.

Mrs. Wallerstein asked that an additional condition prohibiting facility staff from taking animals off-site to relieve themselves be added.

Buddy Lanham, Construction Manager with Destination Pet, 8822 S. Ridgeline Blvd., Suite 260, Highlands Ranch, CO, and Franklin Ng, project architect with AWI Architectural Werks, Inc., 11416 98<sup>th</sup> Ave., NE, Suite 200, Kirkland, WA, were present to discuss the project. Mr. Ng addressed Mrs. Wallerstein's concerns, stating that no animals would be taken off-site at any time..

Mr. Wolf opened the public hearing at 7:38 p.m. With no one present to speak, Mr. Wolf closed the public hearing at 7:39 p.m.

**Mr. Lenahan made a motion to recommend approval of the special use permit to the City Council subject to the following conditions:**

1. The applicant shall comply with the Prairie Village noise ordinance with regard to internal and external activities, and in particular limit the time and intensity of pets in the exterior yard to ensure compliance. In furtherance of this goal, the time of outdoor use for multiple animals shall be limited to between 7AM and 10PM (per Chapter 8-503 of the Prairie Village Municipal Code).
2. The K-9 turf application shall be installed and maintained according to manufacturers' specifications, and at all times function to permit appropriate drainage and cleaning of pet waste.

3. All signs shall first receive a sign permit from staff, and comply with the Prairie Village sign standards, and specific standards and guidelines applicable to the State Line Shopping Center.
4. No animals shall be taken off-site to relieve themselves.

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

## **NON-PUBLIC HEARINGS**

PC2021-108            New Monument Sign Application and Approval of Revised Signage  
Criteria - Corinth South Shopping Center  
4101 W. 83<sup>rd</sup> St. - 4117 W. 83<sup>rd</sup> St.  
Zoning: C-2  
Applicant: Gregg Zike, First Washington Realty

Mr. Brewster stated that the property was being redeveloped according to a site plan approved by the Planning Commission in August 2019. At the time of that application, the applicant was not prepared to submit sign plans for the new buildings, and the approval was subject to all future signs meeting the Prairie Village sign standards or alternatively proposing a sign plan for the site at a later date.

Mr. Brewster noted that the zoning regulations provided general sign standards for all commercial properties, but that larger commercial destinations could propose a specific sign package with standards that differed from generally applicable signs. Monument signs and signs for multi-tenant buildings also required site plan review by the Planning Commission, regardless of whether they followed generally applicable standards or were under a property-specific sign plan.

The applicant proposed a specific sign plan for the Corinth Quarter shopping center along with two monument signs: one on the west side of the entrance from 83<sup>rd</sup> Street and one at the intersection of 83<sup>rd</sup> Street and Mission Road. The signs were accompanied by landscape and hardscape designs that complied with the City's monument sign standards and compliment the overall landscape plan for the site approved in August 2019. The corner monument sign would include associated landscape and hardscape features replacing one parking space.

Mr. Brewster said that the proposed sign plan meets the intent and design objectives of the sign standards and design guidelines.

Mrs. Wallerstein shared concern that the proposed sign at the intersection of 83<sup>rd</sup> St. and Mission Road could be dangerous for students and parents who use the intersection to walk to and from Corinth Elementary School. Mr. Brewster stated that the sign appeared to meet sight distance requirements for monument signs. Mrs. Robichaud added that a sign permit would not be issued until Public Works verified the sign would not be obstructing the sight distance triangle, per the requirements of the municipal code.

Gregg Zike, Senior Vice President of First Washington Realty, 7200 Wisconsin Ave., Bethesda, MD, and Kevin Berman with Hoefer Welker Architecture, 11460 Tomahawk Creek Pkwy., Leawood, KS, were present to discuss the project. Mr. Zike stated that the monument sign at 83<sup>rd</sup> and Mission Road would include a bench seat, and would sit at a distance from the corner. Mr. Berman added that the proposed paver patio area would actually provide more space for individuals crossing the street than currently existed.

**Mr. Breneman made a motion to approve the monument sign site plan and sign standards subject to the following conditions:**

1. All specific standards of the sign plan that are beyond or more limiting than the City's generally applicable sign standards shall be managed by the landlord, however, staff will require conformance review by the landlord prior to permitting.
2. No signs beyond those generally allowed by the ordinance, or as specifically indicated in the sign plan are permitted.
3. The monument signs shall require dimensioned drawings prior to permits, subject to approval by Public Works with regard to sight clearance at intersections.
4. The landlord may approve alternates or deviations within the approved sign plan; however, any deviations that are significantly different from the approved sign package and which are not consistent with the intent of Section 19.48 or with the design guidelines in Section 19.48.090 are not authorized regardless of landlord approval and regardless of language in the proposed sign plan suggesting otherwise.

**Mr. Birkel seconded the motion, which passed 6-0.**

## **OTHER BUSINESS**

None

## **ADJOURNMENT**

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:11 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary