

**City of Prairie Village**  
**Amended Council Recommendations Based on the Ad Hoc Housing Committee**  
**Recommendations**  
**October 2022**

---

---

1. **Amend the City's zoning regulations to allow quality, attainable housing, especially missing middle housing by-right in more zoning districts in the following ways:**
  - Promote and remove impediments to Accessory Dwelling Units in R-1A and R-1B districts
  - ~~Consider other~~ "neighborhood-scale" housing options in R-1A and R-1B in the form of, such as:
    - ~~s~~Small-lot detached, single-family houses
    - Council ~~directs~~ recommends Planning Commission to exclude multifamily units traditionally associated with other Residential zoning districts including but not limited to duplexes, 3-and 4-plexes, row houses, and apartments from consideration in R-1A and R-1B zones.
      - ~~Courtyard patterns~~
      - ~~Multi-unit houses~~
  - Improve the R-2 district for wider range of small-scale, multi-unit types, such as:
    - Smaller lot duplexes
    - 3-and 4-plex "multi-unit" houses
    - Row houses (small lot)
  - Refine the R-3 district standard to focus less on "density" and more on building scale/form, to include provisions for small apartments, medium apartments, and large apartments
  - Improve the R-4 district for a wider range of higher-density, multi-unit types, such as:
    - Small lot detached houses (lot scale and courtyard patterns)
    - Row houses – small/large lots
    - Apartments (small/medium)
  - Promote mix of housing options and appropriate building types in C-O and C-1 districts.
  - Improve expectations in the MXD district by establishing missing middle building type standards as the default district standards.
  - Update the City's zoning map to identify the most appropriate locations for missing middle housing
  - Continue to monitor the status of short-term rentals in Prairie Village and research further regulations if trends show an increase within the next few years.
2. **Support the rehabilitation of the existing housing stock to preserve existing attainable housing in the following ways:**
  - Expand existing grant programs and adopt new grant programs to incentivize the preservation and rehabilitation of the existing housing stock, such as:
    - Raise income threshold for property tax rebate program to capture more people
    - Increase percentage match for exterior grant program
    - Develop grant program to address home preservation for interior home improvements and aging in place
  - Develop an "opportunity to purchase" policy, which requires owners to notify tenants of intent to sell and provide them an opportunity to purchase with the right of first refusal
  - Work with MARC to adopt Communities for All Ages and promote Universal Design Standards
3. **Ensure the City continues to participate in regional initiatives regarding housing attainability and transit connectivity.**