

PLANNING COMMISSION WORK SESSION SUMMARY OCTOBER 25, 2022

The Planning Commission of the City of Prairie Village met in work session on Tuesday, October 25, at 6:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 6:10 p.m. with the following members present: Jon Birkel, James Breneman, Patrick Lenahan, Melissa Brown, Jeffrey Valentino and Nancy Wallerstein.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; and Greg Shelton, Council Liaison.

INTROUCTION AND PRESENTATION

Mr. Wolf welcomed the Planning Commission and members of the public in attendance. He reminded the audience that the work session is not a public hearing and would not allow for public comment; however future meetings will be scheduled for public input.

Ms. Lee, Deputy City Administrator reminded the Planning Commission this meeting is a follow up to the discussion item from their September 13 meeting. Subsequent to that meeting, the City Council amended their recommendations based on the ad hoc housing committee recommendations at their October 3 meeting. These [amended recommendations](#) were provided to the Planning Commission in their packet. The Planning Commission was encouraged to share other ideas regarding attainable and diversity of housing if they have any beyond what was presented by staff.

Planner Chris Brewster began his presentation titled "Housing Policy Introduction" (attached). The presentation began with an overview of the Comprehensive Plan - Village Vision 2.0 and how it overlaps with the housing recommendations. The Neighborhood Development Principles in the Comprehensive Plan place an emphasis on diversifying housing options and maintaining the integrity of Prairie Village Neighborhoods. The Comprehensive Plan also places an emphasis on reinforcing existing neighborhood patterns (suburban neighborhoods, traditional neighborhoods, village neighborhoods and activity centers) and strengthening neighborhood design.

The Planning Commission should consider what impacts the ad hoc housing committee's recommendations have on existing zoning and the comprehensive plan. The potential zoning updates are as follows:

1. **R-1A/R-1B:** *Revise Accessory Dwelling Units (ADUs) standards?*
2. **R-1A/R-1BorR-2:** *Improve process for small lot house patterns ("planned" applications)?*
3. **R-2:** *Allow duplexes on smaller lots?*

4. R-2, R-3 & R-4: *Promote row house, tri-plex, or quad-plex building types?*
5. R-3, R-4, & C-distracts: *Enable small-scale, higher density apartment buildings?*
6. C-O, C-1, C-2, or MXD: *Allow residential and/or mixed-use building types?*

The presentation included slides on each of these zoning types, with a summary of the current situation and potential future discussion topics. Maps illustrated potential patterns and locations within the City.

An overview of the zoning process was given, with a reminder we are at step one, “Public engagement/discussion”. The other steps including public notices, Planning Commission public hearings, Planning Commission recommendations, City Council meetings, and decisions would all need to follow in order for any zoning ordinance updates to occur.

An outline of the proposed Engagement Approach and Proposed Schedule was shared.

Upon completion of the presentation, the Planning Commission began discussion.

DISCUSSION

Mr. Wolf opened it up for discussion. He began by asking staff whether we have any ADUs currently and what process they follow. Mr. Brewster answered that we allow Accessory Living Quarters (ALQs) but do not have any properties that have followed the application process. We are aware some ADUs exist in the community but they preexisted current staff.

Mrs. Wallerstein commented that she believes there are several ALQs in her neighborhood and asked for clarification of ALQ vs ADU. She asked if “Granny Pods” would be allowed. Mr. Brewster explained that ALQs and ADUs could mean the same in other communities. In Prairie Village, the distinction is that ALQs in our code must be attached and owner-occupied, whereas the more modern term is ADUs which are often detached. Granny Pods as were described would not be allowed in existing code.

Mr. Valentino recommended that we do not start the housing discussion on changes in the R1-A and R1-B districts because these districts “are working” vs other districts that do not currently work as outlined. Mr. Birkel agreed to focus on areas that aren’t working.

Mr. Lenahan stated that if addressing ADUs we would need to address questions about impervious surfaces and coverage. Mr. Breneman stated the issue of rental properties and parking would also need to be addressed. Mr. Birkel agreed that parking was a major concern. Mr. Wolf asked if this issue doesn’t seem to be furthering the goals of the ad hoc housing commissioner recommendations, are they worth pursuing?

Commissioners requested definitions for “Attainable Housing” and “Missing Middle”. Mr. Brewster pointed out a few existing definitions in the Comprehensive Plan. Staff agreed to bring agreed-upon definitions to future meetings.

Mrs. Wallerstein asked what “By Right” meant, and Mr. Brewster explained it was planning jargon that meant if a project meets the code requirements it can be built “by right” without following a Planning Commission process. Mrs. Wallerstein expressed she did not think it needed to be in the housing recommendations.

Mrs. Wallerstein asked about how the City works with Homeowners Associations regarding deed restrictions or their own limitations. Mr. Brewster shared that the City doesn’t enforce private covenants but will notify HOAs if we are aware of an issue.

Mr. Wolf asked if these recommendations could get to the end product of attainable housing. Mr. Brewster stated it would depend on how we define attainable housing. Mr. Valentino asked to see an illustration of how having a diversity of housing types could attain this goal. Mrs. Brown reminded the group this is a long range plan. Mr. Lenahan asked staff to focus future meetings on digestible topics.

Next Steps

Mr. Valentino recommended the Planning Commission reverse the order of considerations—first reviewing potential revisions to R-3, R-4, Commercial Districts and Mixed Use, before considering changes in R-1A, R-1B, and R-2.

Ms. Brown agreed this would be more productive, and others agreed. Ms. Brown requested examples of projects at the public forums.

Mr. Wolf re-states that the Commission wants to focus on R-3, R-4, Commercial and MXD first and will move onto R-1 and R-2 if necessary to meet the goals.

Mr. Jordan stated that staff would work on definitions and encouraged the Planning Commission to not leave R-1 and R-2 “in limbo” since it’s a concern for many residents. Mr. Jordan did recommend another work session with the Planning Commission to ensure staff was on the same page as the Planning Commission before Public Comment. He also shared staff envisioned information stations at the Public meetings to promote more interaction.

The group expressed in interest in scheduling another work session before the first public forum in January. This could occur as part of the December 6 regularly scheduled Planning Commission meeting following normal agenda items. The next meeting time and date will be solidified via email.

ADJOURNMENT

Mr. Wolf adjourned the meeting at 8:05 p.m.

*Meeting Summary Completed by Nickie Lee, Deputy City Administrator
10/26/2022*

Work Session: Housing Policy Introduction



PRAIRIE VILLAGE
THE STAR OF KANSAS

Planning Commission
October 25, 2022

Work Session: Housing Policy Introduction

Agenda

- Introduction & Overview
- Analysis: Current Zoning Issues
- Engagement Approach & Schedule
- PC Q&A & Engagement Discussion



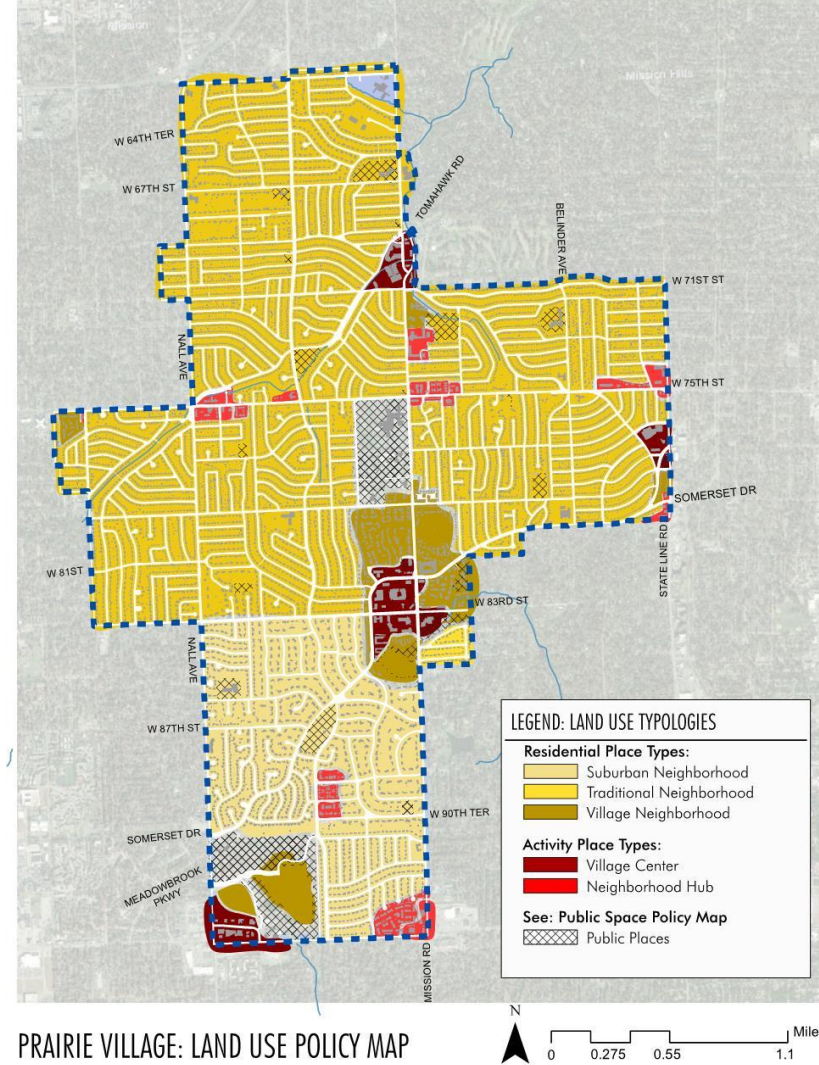
Comprehensive Plan – Village Vision 2.0

Development Principles - Neighborhoods

- Diversify housing options
- Maintain integrity of PV neighborhoods

Policy Plans – Public Space & Land Use

- Reinforce existing neighborhood patterns
 - Suburban neighborhoods (primarily large lot SF)
 - Traditional neighborhoods (primarily narrow-lot SF)
 - Village Neighborhoods (broad range of housing types)
 - Activity centers (accessory office & residential)
- Strengthen neighborhood design
 - Prioritize well-designed streetscapes
 - Compatible range of small- and moderate-scaled building types
 - Relationships of housing to streetscape and surrounding property

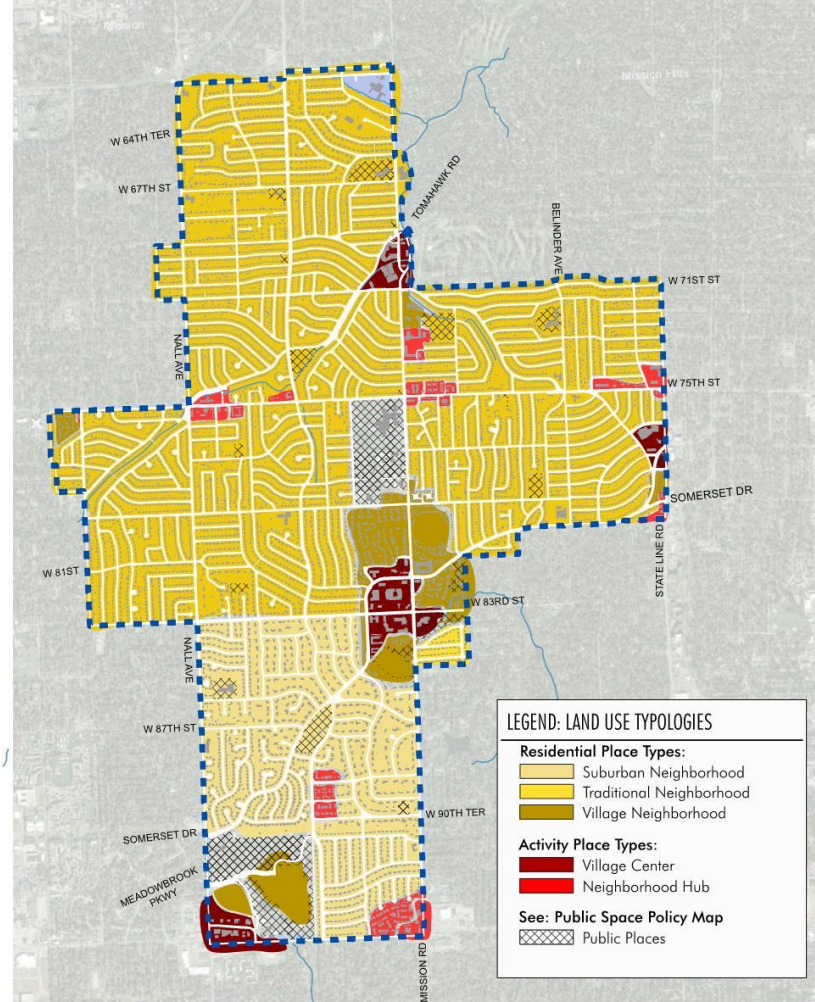


PRAIRIE VILLAGE: LAND USE POLICY MAP

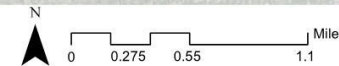
Comprehensive Plan – Village Vision 2.0

House Type Recommendations	NEIGHBORHOOD PLACE TYPE		
	SUBURBAN NEIGHBORHOOD	TRADITIONAL NEIGHBORHOOD	VILLAGE NEIGHBORHOOD
DETACHED HOUSE (LARGE LOT)	■		
DETACHED HOUSE (SMALL LOT)	■	■	
DETACHED HOUSE (NARROW LOT)		■	
ACCESSORY DWELLING UNIT ("ADU")	■	■	■
DUPLEX (TWIN HOUSE)	□	□	■
ROWHOUSE	▣	□	■
MULTI-UNIT HOUSE	▣	□	■
SMALL APARTMENT		▣	■
MEDIUM APARTMENT			■
LIVE/WORK	▣	▣	■

- Recommended Housing Type
- Recommended in specific locations: adjacent to Thoroughfares, civic places such as parks and public buildings, and Village Centers/Neighborhood Hubs.
- ▣ Recommended in specific locations: adjacent to Thoroughfares and adjacent to or within Village Centers/Neighborhood Hubs.



PRAIRIE VILLAGE: LAND USE POLICY MAP



Comprehensive Plan – Village Vision 2.0

Diversify Housing Options

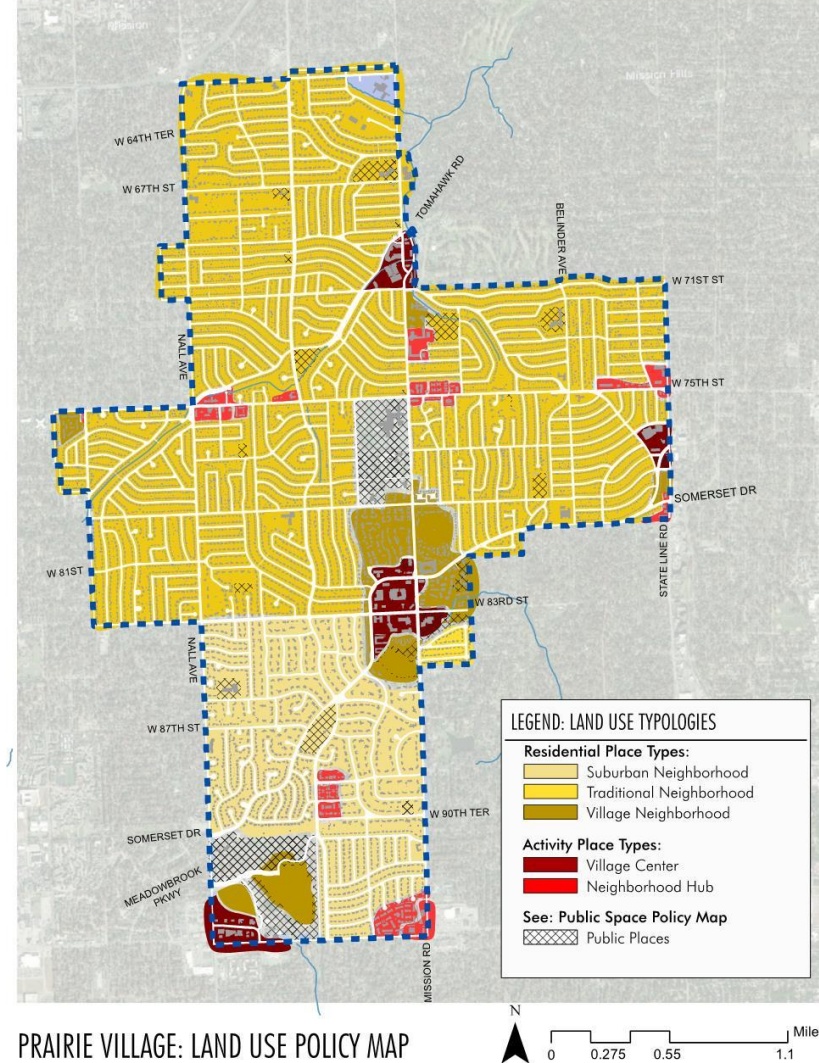
- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
- Green /Gathering Space

Context

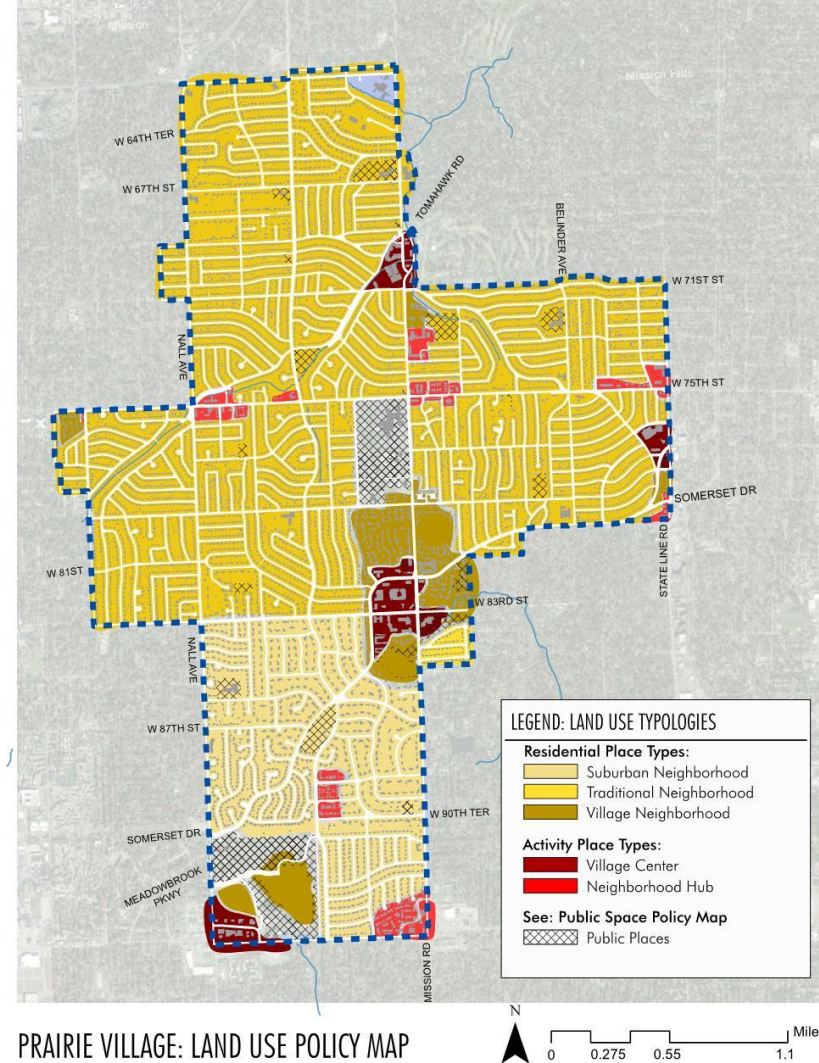
- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers



Ad Hoc Housing Committee

UPDATE: Council Recommendations

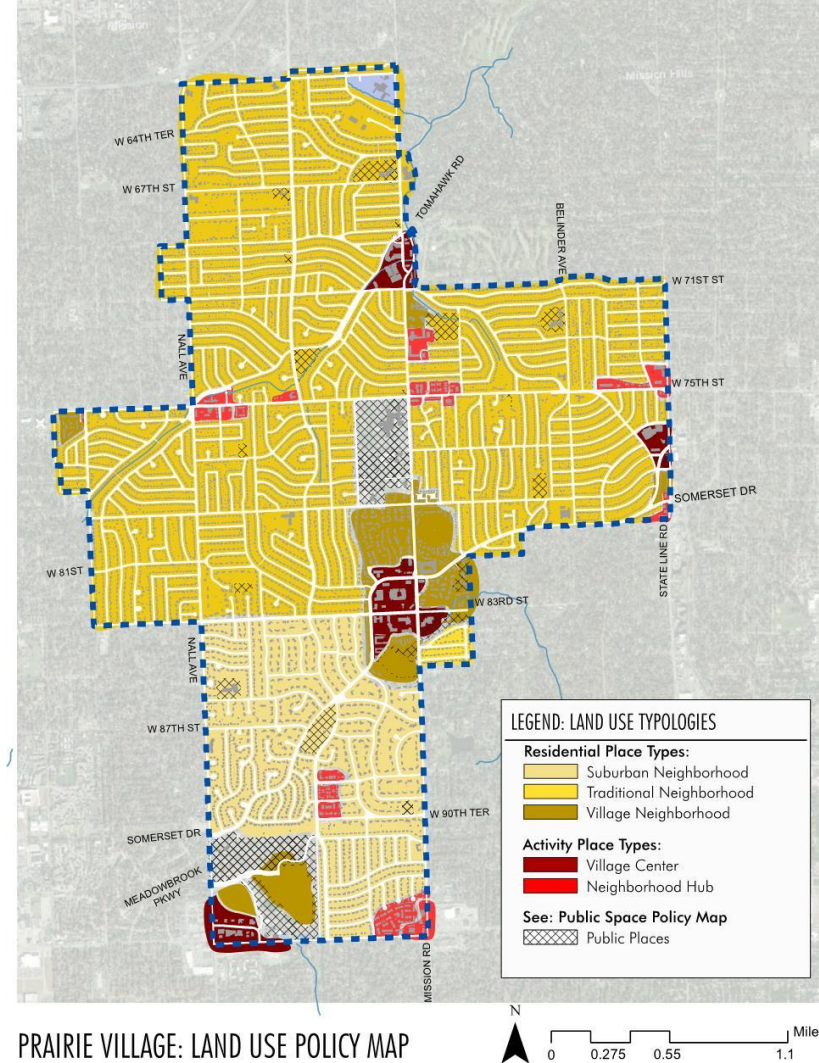
- **Regulatory:** Amend zoning to allow missing middle housing
 - R-1 – accessory living quarters, small lots detached, **single-family /courtyard patterns, multi-unit houses**
 - R-2 – smaller lot duplexes, 3- and 4-plex multi-unit houses, row houses
 - R-3 / R-4 improve provisions for various scales of multi-unit types
 - C-0, C-1, MXD – improve mixed use options
 - Update zoning map to identify most appropriate locations for “missing middle” housing
 - Monitor short term rentals / research further regulations
- **Policy:** Support rehabilitation of existing housing stock / preserve existing attainable housing
- **Administrative:** continue to engage in regional initiatives for housing attainability and transit connectivity.



PRAIRIE VILLAGE: LAND USE POLICY MAP

Potential Zoning Update Issues

1. **R-1A / R-1B:** *Revise ADUs standards?*
2. **R-1A / R-1B or R-2:** *Improve process for small lot house patterns (“planned” applications)?*
3. **R-2:** *Allow duplexes on smaller lots?*
4. **R-2, R-3 & R-4:** *Promote row house, tri-plex, or quad-plex building types?*
5. **R-3, R-4, & C- distracts:** *Enable small-scale, higher density apartment buildings?*
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Development Review Process

Administrative approval: *Staff or PC decision*

- Is the property zoned properly?
- Does the proposed project meet all applicable standards and criteria?
- Examples: Permits, Codified Exceptions.

Discretionary review: *PC or CC decision*

- Is the property zoned property?
- Does the proposed project meet all applicable standards and criteria?
- Do the circumstances or specific project designs satisfy criteria or guidelines, or do they require PC / CC judgment prior to review?
- Examples: Site Plan, Conditional Use Permits

Legislative decisions: *PC recommends & CC decision*

- Special permission needed on a range of discretionary factors?
- Does the proposed project meet our plans and policies?
- Examples: Rezoning, Planned Zoning Districts, Special Use Permit

R-1A / R-1B

Issue 1: *Accessory Dwelling Units*

▪ **Current situation:**

- Allowed as accessory use in all residential districts (“accessory living quarters”).
- Specific limitations:
 - No more than 30% of principal unit.
 - Must be attached / within principal dwelling.
 - Limited to family member or care-givers.
- Private covenants may have greater restrictions than city standards.

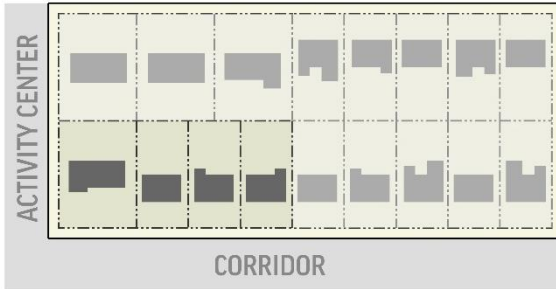
▪ **Potential Future Discussion Topics:**

- How can ADUs contribute to housing options?
- Should any of the current limits on ADUs be relaxed to promote this option?
- What other standards are necessary to ensure ADUs are compatible with neighborhoods?



R-1A / R-1B

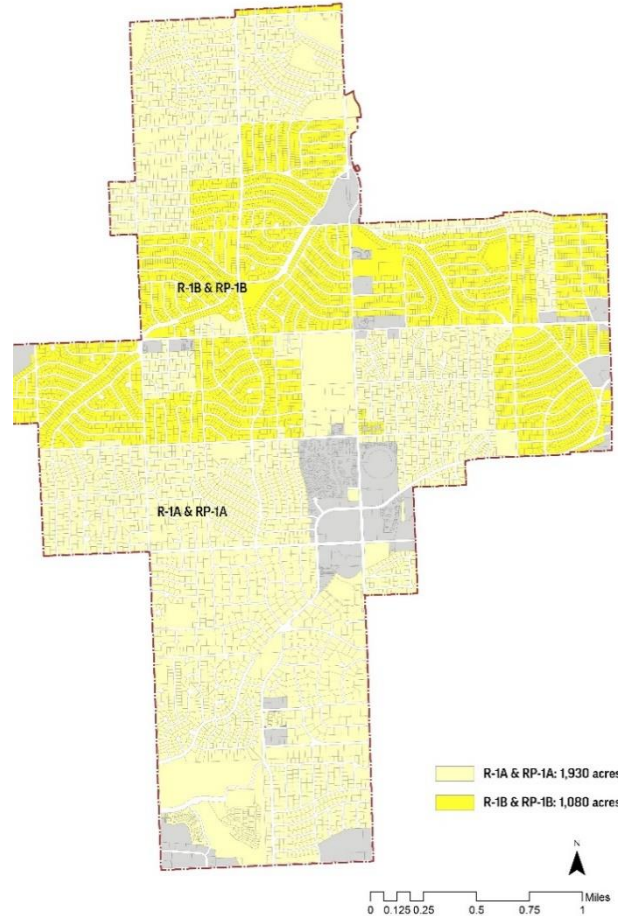
Conceptual Block Illustration



Typical Pattern: Single-family detached houses.



Consideration: Attached & detached ADUs.



Current standards

- 30% lot coverage
- 30% of principal dwelling, up to 800 s.f. max
- Attached / internal only
- Family or care givers only
- Owner-occupied
- Registration and C of O every 3 years

Diversify Housing Options

- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
- Green / Gathering Space

Context

- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers

Issue 2: *Small Lot / Courtyard Housing*

▪ **Current situation:**

- Allowed through planned application (i.e. RP-1A and RP-1B)
 - Lots typically from 3.5K to 8K s.f.
 - Projects propose other associated exceptions (lot coverage, setbacks)
- Discretionary process does not have clear objectives or expectations

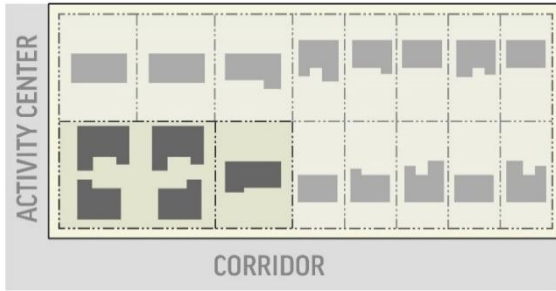
▪ **Potential Future Discussion Topics:**

- How do smaller lots contribute to housing options?
- Are there specific planning policies or design objectives to achieve with small lots?
- Can the current process used for small lots (“P” designations through zoning action) be improved to better align with the City’s housing policies and goals?

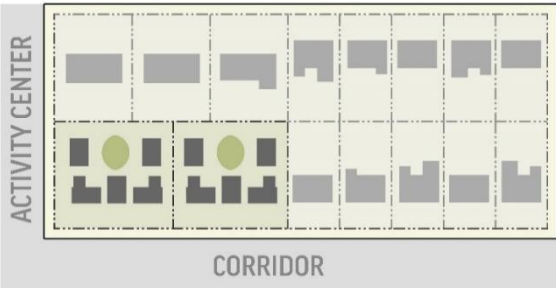


R-1A / R-1B

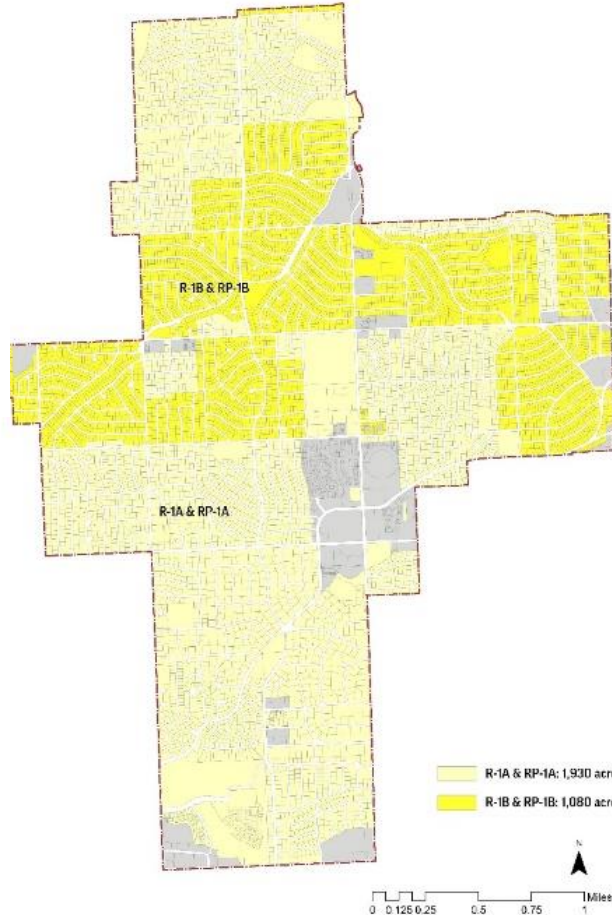
Conceptual Block Illustration



Typical Pattern: Large homes in planned districts on smaller lots.



Consideration: Small lot courtyard pattern; 10 units;
2K – 4.5K s.f. / lot



Current Standards

- Planned District Application (RP-1A, RP-1B)
- Subject to discretionary plan approvals
- Based on district standards (height, density/intensity)
- Deviations from yard & setback standard permitted

Diversify Housing Options

- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
- Green /Gathering Space

Context

- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers

Issue 3: 2-unit House (Duplex)

▪ **Current situation:**

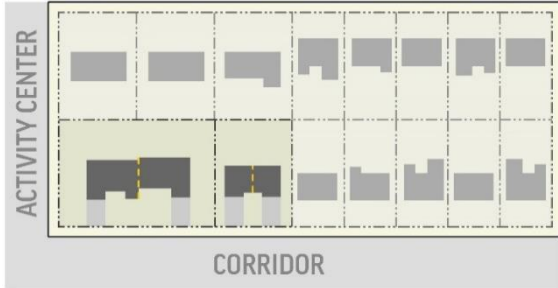
- Minimum Lot Size: R-2 9.6K (4.8K / unit)
- Most existing 2-unit houses are on larger lots and result in two larger attached houses.
- Neighborhood design standards do not apply in the R-2 district.

▪ **Potential Future Discussion Topics:**

- How do 2-unit houses contribute to housing options?
- Should 2-unit houses be allowed in smaller formats – i.e. similar scale to a typical R-1B house/lot (smaller lot, maximum lot size, maximum building footprint / volume)?
- Should 2-unit houses be required to meet Neighborhood Design Standards?



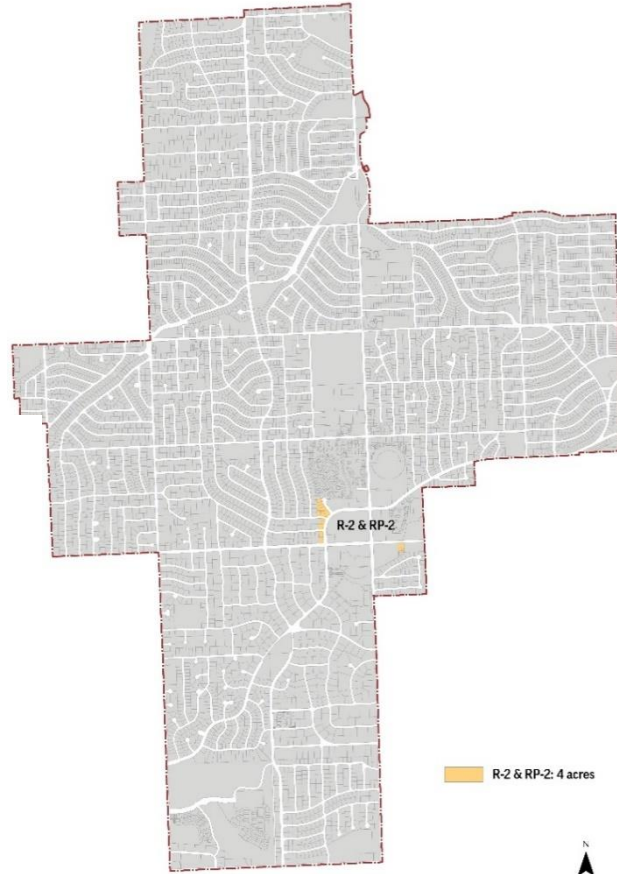
Conceptual Block Illustration



Typical Pattern: Large lot duplexes; 4 units; 5K – 10K s.f. / unit



Consideration: Small lot duplexes; 10 units; 3K – 5K s.f. / unit



Current Standards

- 9.6K s.f. lot (4.8K / unit)
- 30% lot coverage
- 2 -unit buildings only (R-2)
- 1,100 s.f. / unit minimum
- 3.5K s.f. / unit in R-4 (3- / 4- unit buildings)
- No neighborhood design standards

Diversify Housing Options

- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
- Green /Gathering Space

Context

- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers

R-3 & R-4

Issue 4: *3- and 4-unit Buildings (Tri-plex / Quad-plex)*

▪ **Current situation:**

- Minimum Lot Size: R-3 2.5K s.f. / unit; R-4 – 3.5K s.f. / unit
- Most existing 3- and 4-unit houses are on larger lots and result in two larger attached houses.
- No specific building type or design standards in R-3 and R-4.

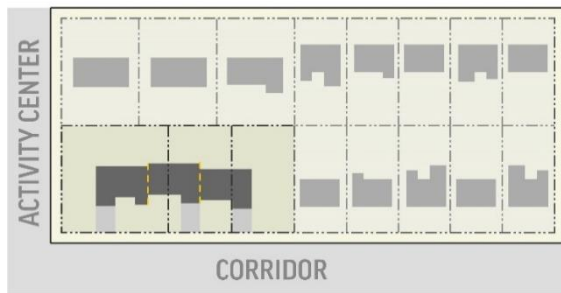
▪ **Potential Future Discussion Topics:**

- How do 3- and 4-unit houses contribute to housing options?
- Should 3- and 4-unit houses be required to meet Neighborhood Design Standards?
- Should 3- and 4-unit houses be allowed in smaller formats (smaller lots, maximum lot size, maximum building footprint / volume)?
- If 3- and 4-unit buildings are limited to more “neighborhood scaled” buildings, are they more appropriate / compatible with R-2 zoning, or should they remain with larger-scale multi-family projects?



R-3 & R-4

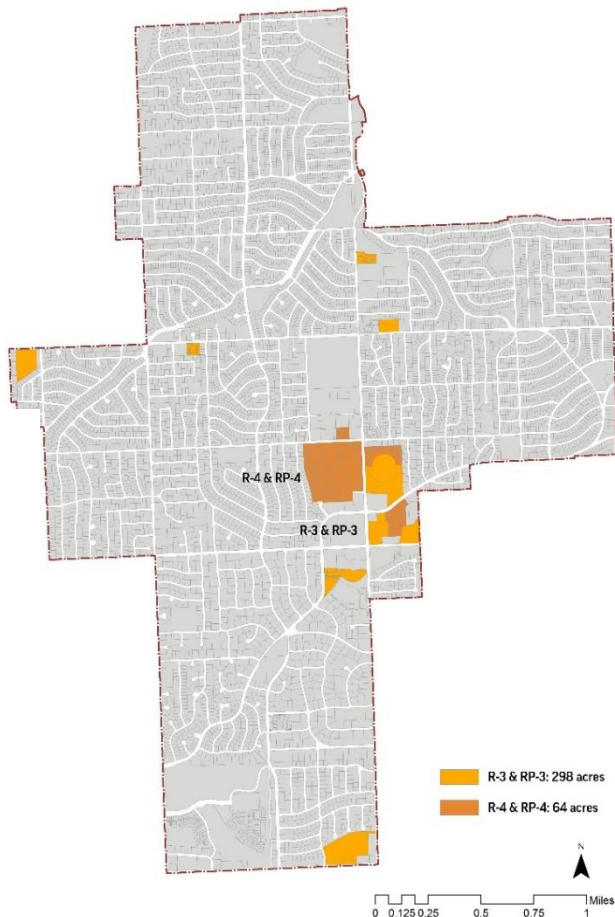
Conceptual Block Illustration



Typical Pattern: 3 units; 3.5K – 5K s.f. / unit



Consideration: Small lot tri-plex / quad-plex or row house; 10 units; 2K – 3.5K s.f. / unit



Current Standards

- 2.5K s.f. / unit (R-3); 3.5K s.f. / unit (R-4)
- 30% max lot coverage
- 35' height limit
- 4.8K s.f. / unit (R-2) (duplex only)

Diversify Housing Options

- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
- Green / Gathering Space

Context

- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers

R-3 & R-4

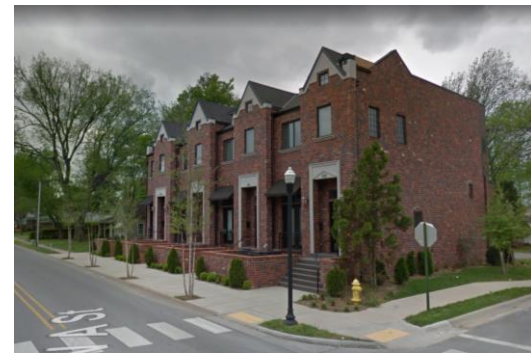
Issue 4: 3- to 8-unit Buildings (Row house)

▪ **Current situation:**

- Minimum Lot Size: R-3 2.5K s.f. / unit; R-4 – 3.5K s.f. / unit
- R-3 / R-4 standards do not distinguish building types and treat all multi-unit buildings the same.
- No specific building type or design standards in R-3 and R-4.

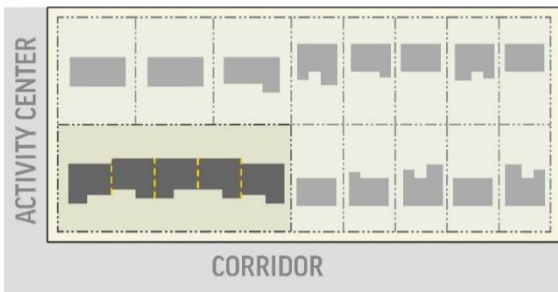
▪ **Potential Future Discussion Topics:**

- How do row houses contribute to housing options?
- Are there specific planning policies or design objectives to achieve with row houses?
- What other standards are necessary to ensure row houses are compatible with these policies and objectives?
- If row houses are limited to more “neighborhood scaled” buildings, are they more appropriate / compatible with R-2 zoning, or should they remain with larger-scale multi-family projects?



R-3 & R-4

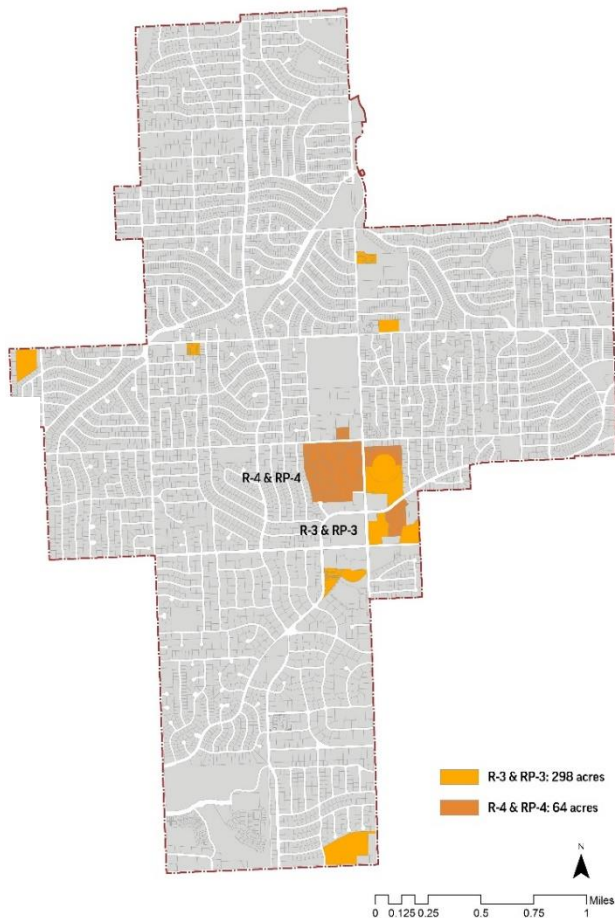
Conceptual Block Illustration



Typical Pattern: 5 units; 3.5K – 5K s.f. / unit



Consideration: Small lot row house and small apartment 17 units; 1.5K – 3K s.f. / unit



Current Standards

- 2.5K s.f. / unit (R-3); 3.5K s.f. / unit (R-4)
- 30% max lot coverage
- 35' height limit

Diversify Housing Options

- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
- Green / Gathering Space

Context

- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers

R-3 & R-4

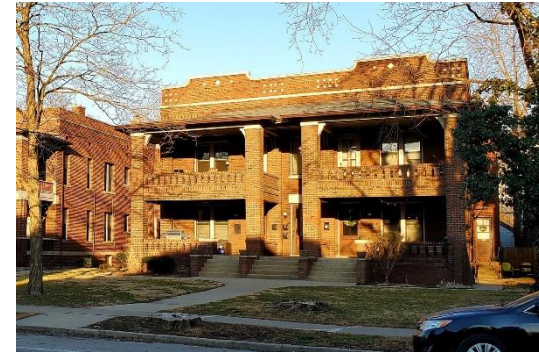
Issue 5: 3- to 9+ -unit Buildings (SM, MD, and LG Apartment)

■ Current situation:

- Minimum Lot Size: R-3 2.5K s.f. / unit; R-4 – 3.5K s.f. / unit
- R-3 / R-4 standards do not distinguish building types and treat all multi-unit buildings the same.
- No specific building type or design standards in R-3 and R-4.

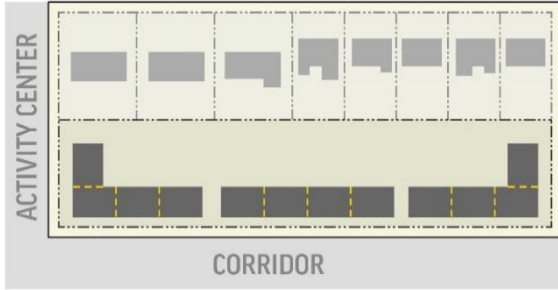
■ Potential Future Discussion Topics:

- How do small apartments contribute to housing options?
- Are there specific planning policies or design objectives to achieve with small apartments?
- What other standards are necessary to ensure small apartments are compatible with these policies and objectives?
- If small apartments are limited to more by scale of building and project, do they fit better into activity centers or transition areas near these centers?

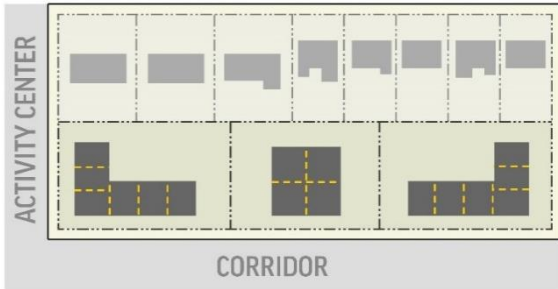


R-3 & R-4

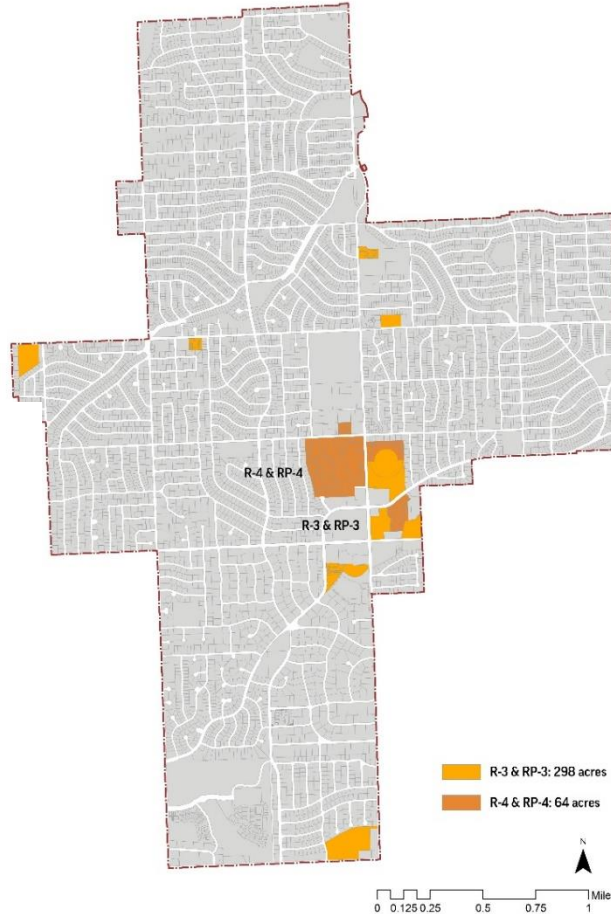
Conceptual Block Illustration



Typical Pattern: Apartment complex; 2.5K – 3.5K s.f. / unit



Consideration: Small, medium and large apartment buildings; 1K – 2.5K s.f. / unit



Current Standards

- 2.5K s.f. / unit (R-3); 3.5K s.f. / unit (R-4)
- 30% max lot coverage
- 35' height limit

Diversify Housing Options

- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
- Green / Gathering Space

Context

- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers

C-O, C-1, C-2, & MXD

Issue 6: *3- to 9+-unit Buildings (Mixed Use Buildings)*

▪ **Current situation:**

- C-O allows residential buildings subject to R-1 through R-3 standards; no specific mixed-use building standards
- C-1 & C-2 do not permit residential uses.
- MXD subject to discretionary plan review.

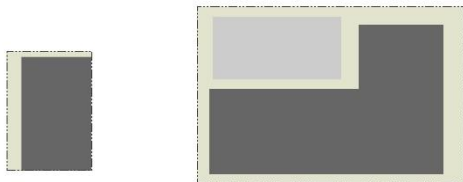
▪ **Potential Future Discussion Topics:**

- How can mixed-use buildings contribute to housing options?
- Could residential buildings be introduced into activity centers and commercial areas as a component of non-residential buildings (vertical “mixed use”)?
- Could residential buildings be introduced into activity centers and commercial areas to complement other nonresidential buildings (horizontal “mixed use”)?
- What other standards are necessary to ensure that mixed-use buildings are compatible with activity centers?

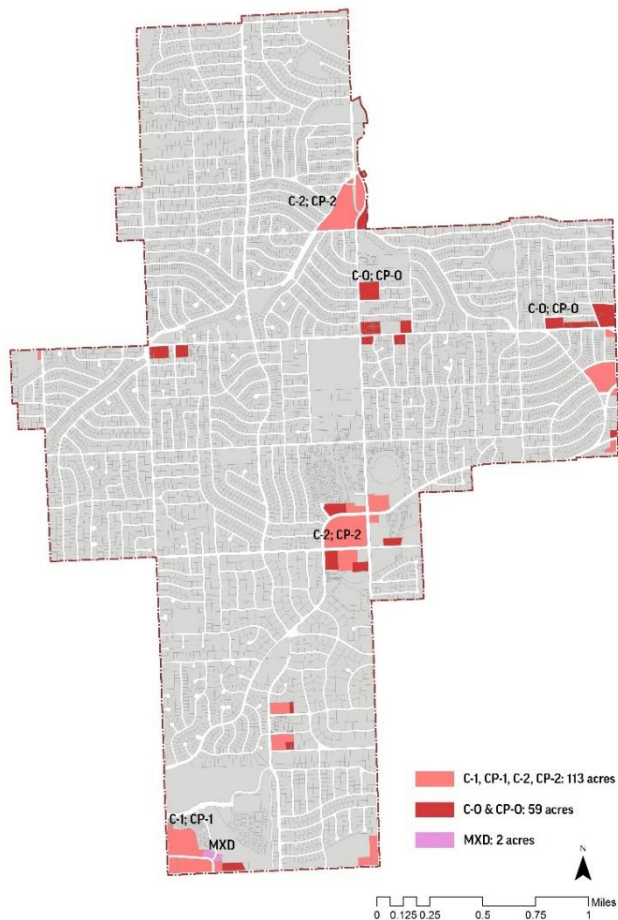


C-O, C-1, C-2, & MXD

Conceptual Block Illustration



Consideration: Comparison of small and medium mixed use buildings.



Current Standards

- C-O
 - Residential buildings follow R-1 – R-3 standards
 - Nonresidential 35' height limit
- C-1 & C-2 – no residential uses permitted
- MXD – subject to discretionary plan approvals

Diversify Housing Options

- Size
- Type
- Price Point

Maintain Neighborhood Integrity

- Scale / Massing
- Frontage / Streetscape
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Context

- Suburban Neighborhoods
- Traditional Neighborhoods
- Village Neighborhoods
- Activity Centers

Zoning Process in Prairie Village

Zoning Ordinance Updates

1. Public engagement / discussion
(Option: dependent on issues)
2. Notice - public
3. Planning Commission public hearing
4. Planning Commission recommendation
5. City Council meeting
6. Decision

Zoning Map Change (Rezoning)

1. Development application
2. Notice - property owners + public
3. Neighborhood engagement meeting
4. Planning Commission public hearing
5. Planning Commission recommendation
6. City Council meeting
7. Decision

Zoning Process in Prairie Village

Zoning Ordinance Updates

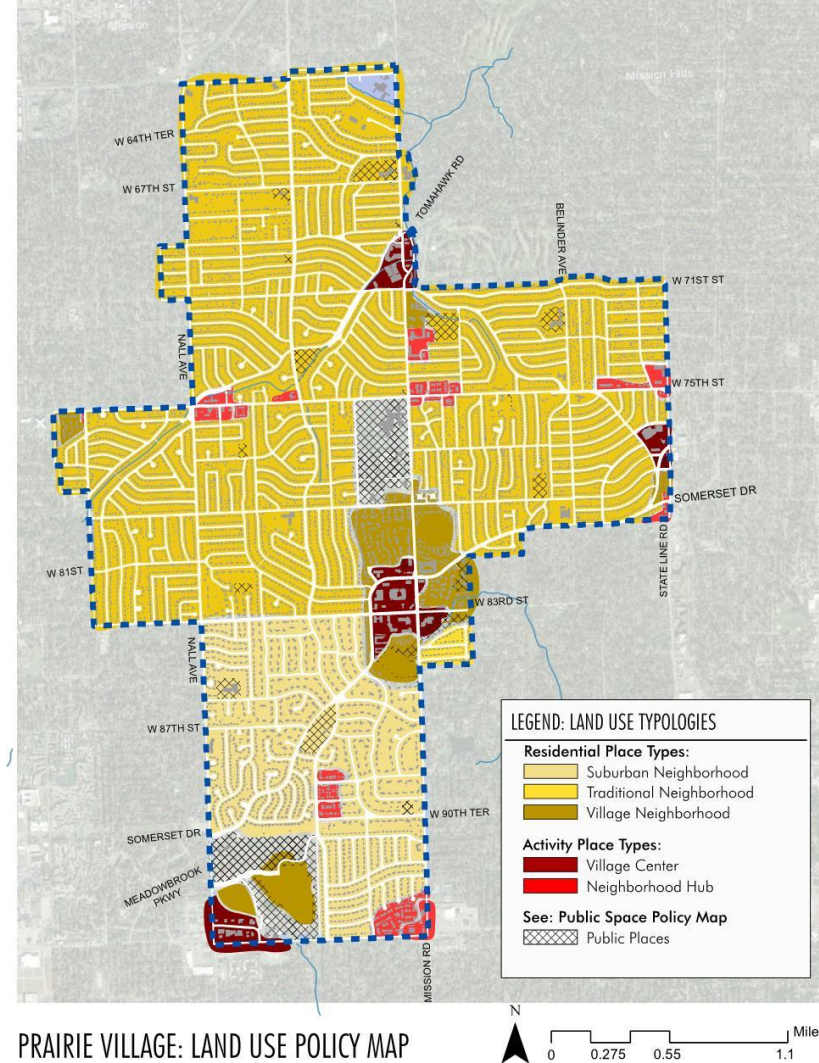
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Potential Zoning Update Issues

1. **R-1A / R-1B:** *Revise ADUs standards?*
2. **R-1A / R-1B or R-2:** *Improve process for small lot house patterns (“planned” applications)?*
3. **R-2:** *Allow duplexes on smaller lots?*
4. **R-2, R-3 & R-4:** *Promote row house, tri-plex, or quad-plex building types?*
5. **R-3, R-4, & C- distracts:** *Enable small-scale, higher density apartment buildings?*
6. **C-O, C-1, C-2, or MXD:** *Allow residential and/or mixed-use building types?*



Engagement Approach & Proposed Schedule

- ❑ Planning Commission Introductory Discussions (continued) *tonight*
- ❑ City Council – Periodic Updates (throughout / as necessary) *(tbd)*
- ❑ Public Forum # 1: Issues & Options *(Jan 2023)*
 - Intro to Plan & Policies
 - Current Zoning Issues
 - Range of Options – Pros / Cons
- ❑ Planning Commission Work Sessions: Strategies & Recommendations *(Jan – Apr 2023)*
 - Analyze the issues
 - Consider public forum concerns
 - Refine strategies and options
 - Give staff direction / make formal recommendations – change / no change
- ❑ Public Forum # 2 *(Apr / May 2023)*
 - Review Forum # 1
 - Present PC recommendations
 - Public feedback – pros / cons
- ❑ Planning Commission Work Session: Finalize Recommendation *(Jun 2023)*
- ❑ Formal processes zoning code update – steps 2 – 6 (if necessary) *(Jul - tbd)*

Work Session: Housing Policy Introduction

Commission Discussion

