

City of Prairie Village
Second Amended Council Recommendations Based on the Ad Hoc Housing Committee
Recommendations
~~October 2022~~ **February 2023**

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 “neighborhood-scale” housing options in R-1A and R-1B in the form of small-lot detached, single-family houses.*
- Council 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.*

**Per Council direction on February 6, 2023, these are not to be sent to the Planning Commission as proposed amendments initiated by the Council under K.S.A. 12-757(a) at this time, and are instead to be considered further by the Council at a future time.*

- 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.**