

PLANNING COMMISSION WORK SESSION SUMMARY

AUGUST 22, 2023

The Planning Commission of the City of Prairie Village met in work session on Tuesday, August 22, at 6:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 6:00 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; Mitch Dringman, Building Official; and Greg Shelton, Council Liaison.

Below is a summary of the discussion. A video of the full discussion can be found at <https://www.pvkansas.com/governing-body/city-council/city-council-meeting-streaming>.

INTROUCTION AND PRESENTATION

Mr. Wolf welcomed the Planning Commission and members of the public in attendance.

Planner Chris Brewster began his presentation titled "Housing Policy - Work Session 1" (attached). The presentation began with an overview of Zoning 101 General Practice and the Comprehensive Plan. The inputs for this presentation were the Comprehensive Plan, prior City Council and Planning Commission discussions, the Ad Hoc Housing Committee Recommendations, the public forums, and the associated survey.

After reviewing a summary of the survey results, Chris Brewster reviewed options within each zoning district as shown in the presentation.

- R-2: Options are no change, or to allow more "house scaled" options
- R-3 and R-4: Options are no change, create greater distinctions in scale/intensity between the districts, or improve criteria for planned applications.
- R-2, R-3 and R-4 Design standards: Options are no change, consider similar approach to R-1A and R-1B, more defined site plan/architectural review, or incorporate into a "planned zoning" approach
- C-0, C-1, C-2, and MXD: Options are no change, target C-0 residential options, consider residential in C-1 and C-2, and improve criterial for planned applications

DISCUSSION

The Planning Commissioners discussed each section individually; a summary of the discussion is below.

R-2 & RP-2 (Duplexes)

- Commissioner Valentino opened the discussion by sharing he wanted to focus more on Commercial areas and not residential.
- Commissioner Lenehan shared that R-2 districts are such a negligible percentage of our City and represents an almost nonexistent market that it hardly seems worth bothering with it.
- The Commission agrees that at this point “No change” is the preferred option.

R-3 & R-4 (Multifamily and Condominiums)

- Commissioner Lenehan stated that development of more design standards may make sense.
- Commissioner Valentino shared that he wanted similar density and product type to what already exists.
 - Planner Chris Brewster informed the Commission that many existing projects in R-3 (multifamily) would not meet current standards if built today. The Commission requested additional information about which existing projects do not meet current standards and which standards specifically would need to be adjusted to accommodate such projects. Staff will bring back at a later meeting.
- Commissioner Brown shared that part of the charge is to look ahead and make sure we aren't missing opportunities. If we keep the current code, are we presenting an adequate buffet for builders and developers to do work in these districts?
- Commissioner Wallerstein asked if anything needs to be adjusted with the current process. Could a developer discuss a potential project with the Planning Commission?
 - Planner Chris Brewster shared there may be options to doing this in some instances.
- Some discussion occurred about the pros and cons of using planned “P” districts, such as RP-3 to address some of these standards and issues on a more case by case basis. One consideration to keep in mind is to build in a process for administrative approval of certain improvements to prevent the applicant from needing to go through the whole zoning process again for improvements such as a sun room in Mission Pines.
- The Commission may consider changes in these areas, after receiving and reviewing additional information.

C-O, C-1, C-2 and MXD (Commercial and Mixed Use)

- Commissioner Lenehan shared that the current pattern of commercial properties seems to work well, and has heard that surrounding infrastructure may not

support additional commercial areas which could also cause parking and traffic issues.

- Commissioner Valentino shared that the commercial areas are the best opportunity for expansion and supports bullets two, three and four from the “C-O, C-1, C-2, & MXD” slide.
- Commissioner Wallerstein asked what Village Vision 2.0 states for mixed use, and wants to ensure we are referring back to the comprehensive plan.
- Commissioner Birkel agreed with Lenahan that in some areas the infrastructure including sewer and water lines may not have the capacity for projects.
- Commissioner Brown referred back to R-1, wondering if the Planning Commission should be more proactive to generate different housing types such as through a change from R-1 to R-2.
- City Administrator Jordan shared an example from staff’s perspective of a conversation with a developer where we may want to communicate with them the door is open for residential. Right now there may be too many unknowns in that conversation.
- Commissioner Brown asked for additional examples of projects, such as Mission Farms in Leawood. Chairman Wolf asked if there were any real downsides to these changes.
- Commissioner Lenahan shared that there were two tiers of commercial districts: The Prairie Village Shops/Corinth Square and other districts. The “character defining” districts could be treated differently than other districts.
- The Commission agreed there were opportunities in the Commercial and Mixed Use areas for expanded residential.
- Staff shared the next discussion would likely be in October. The September meeting could be used to discuss the neighborhood design guidelines. Several Commissioners will be out of town for the September meeting.

ADJOURNMENT

Mr. Wolf adjourned the meeting at 8:00 p.m.

Meeting summary completed by Nickie Lee, Deputy City Administrator, 8/25/2023

Housing Policy – Work Session 1

Agenda

Continuation from 10/25/22, 12/6/22 , 2/7/23, 4/4/23

- Status Review
- Public Forum Summary
- Planning Commission Discussion



Zoning 101 – General Practice

Zoning Ordinance Updates

1. Discussion / Public engagement
(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 101 – General Practice

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Inputs

- ❑ Comprehensive Plan: Village Vision 2.0
- ❑ City Council & Planning Commission Preliminary Discussions
- ❑ Ad Hoc Housing Committee Recommendation
- ❑ Public Forum
 - June 22 Open House
 - July 13 Open House
 - On-line (and in-person) Surveys
- ❑ PC Work Session(s)



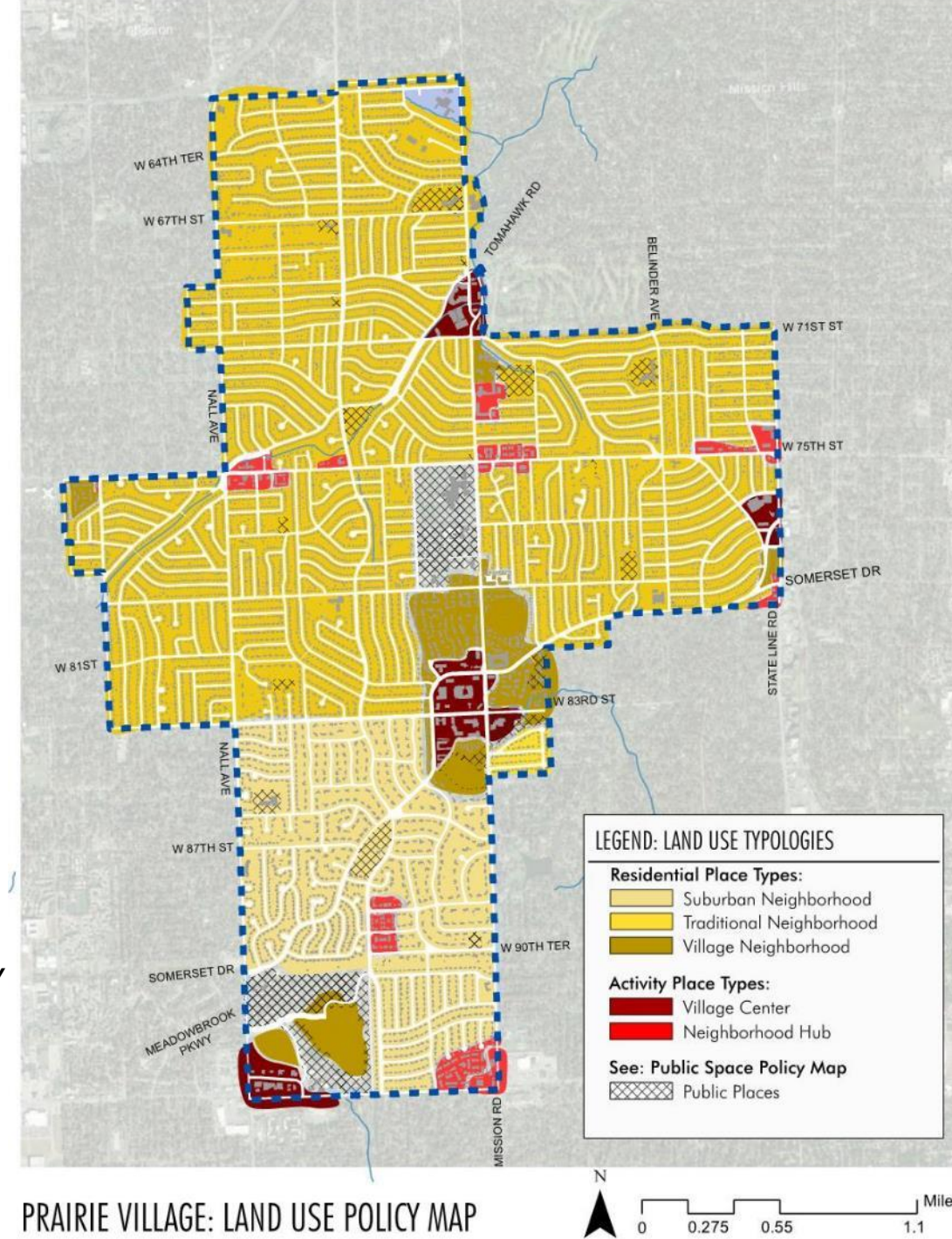
Comprehensive Plan – Village Vision 2.0

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*



Planning Commission Discussions

- **October 25, 2022**

Introduction: Housing policy and current residential districts

- **December 6, 2022**

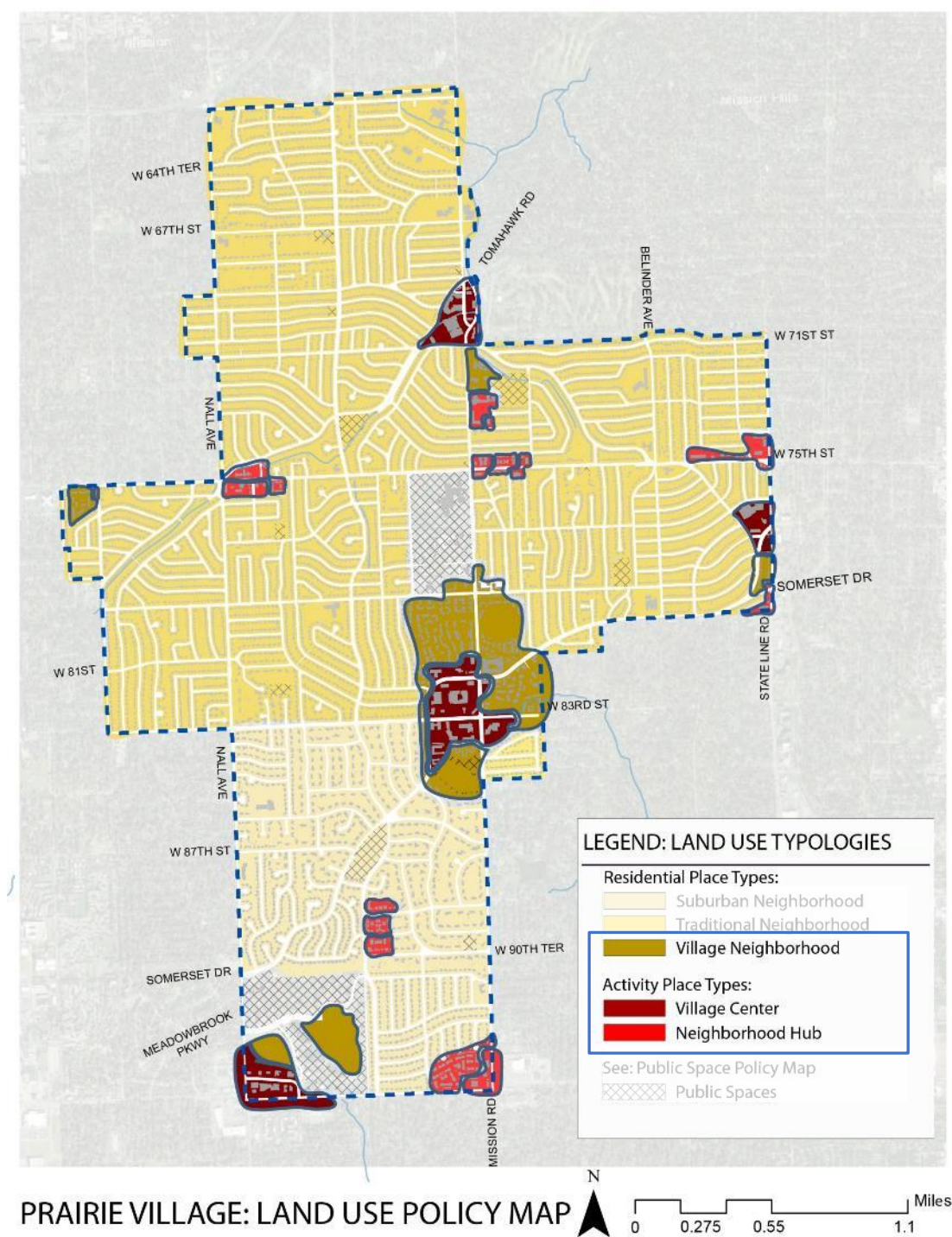
Discussion: Key housing policy terms, zone district issue, and public engagement options

- **February 7, 2023**

Update on City Council direction and Ad Hoc Committee recommendation

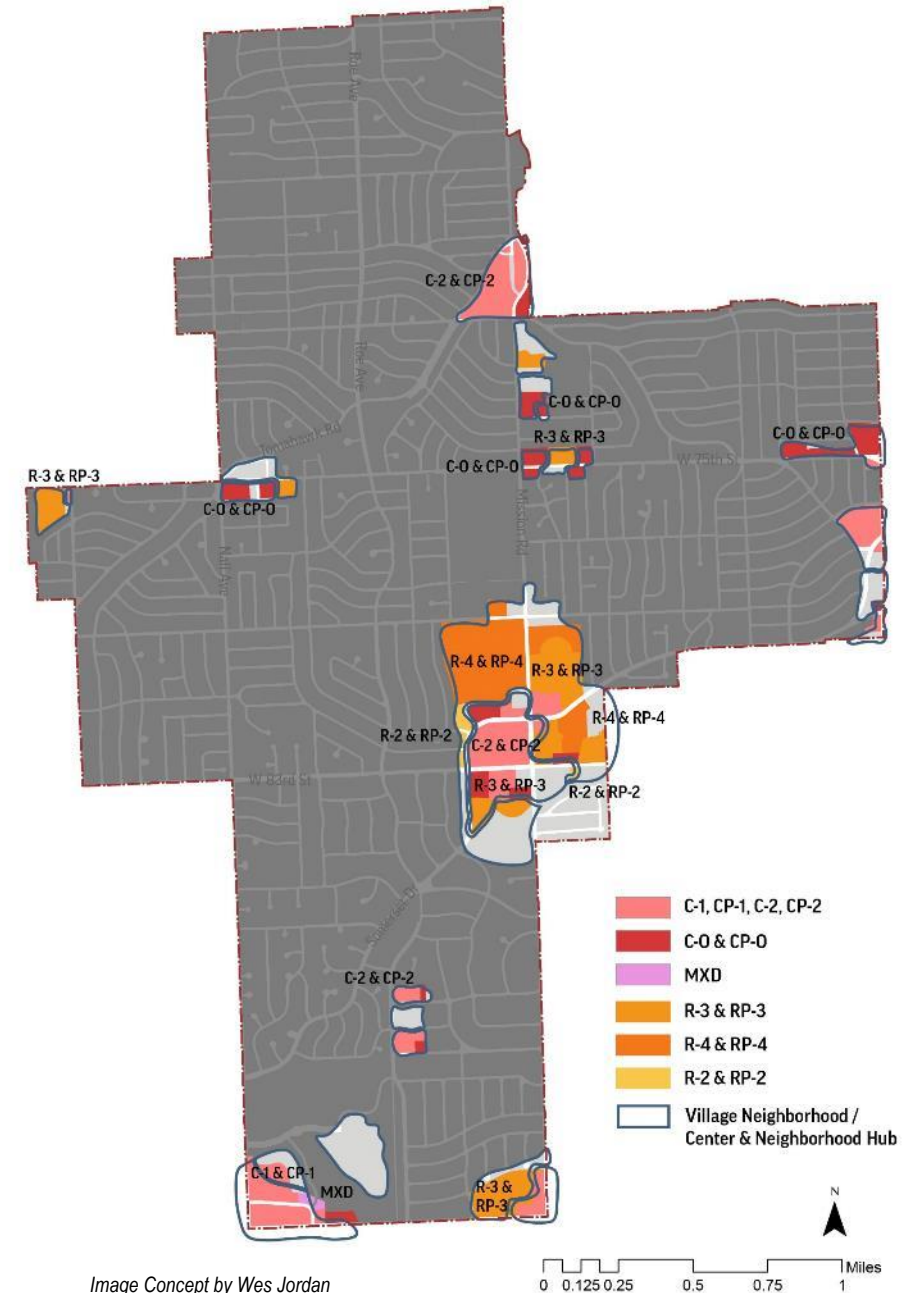
- **April 4, 2023**

Preview / discussion of approach to public engagement



Planning Commission Priorities

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- districts:** *Enable small-scale, higher density apartment buildings?*
6. **C-O, C-1, C-2, or MXD:** *Allow residential and/or mixed-use building types?*



Public Forum Summary

- Where are we at?
- What could change / shouldn't change?
- How could change occur?

Stations and Boards

- Introduction: Comp Plan and Current Zone District Standards
- Housing Options: Range of Type, Scale, & Format
- District-specific Issues / Opportunities
- Neighborhood Design

INTRODUCTION

R-2, R-3, & R-4

Current Conditions:

- R-2 duplexes are on larger lots – average lot size is 11,520 sq. ft.; minimum lot size is 9,600 sq. ft.
- R-3 & R-4 development standards work against smaller-scale, multi-unit buildings. By requiring larger amounts of land:
 - ~20% / 30% building coverage
 - ~2.5K - 3.5K sq. ft. lot size per unit
 - ~35' height
- No design standards in R-2, R-3, and R-4.

Opportunities For More Options:

- Consider duplexes on smaller lots in R-2, 6,000 to 10,000 sq. ft.
- Promote compact, smaller-scale, multi-unit buildings in R-3 & R-4.
- Develop neighborhood, project, and building design standards for multi-unit buildings.

Currently Zoned - R-2, R-3, & R-4 Properties

Standards	R-2	R-3	R-4
Lot Area	11,520 sq. ft. min	11,520 sq. ft. min	11,520 sq. ft. min
Building Coverage	20%	30%	30%
Height	35'	35'	35'
Front	25'	30'	30'
Side	7'	10'	10'
Rear	10'	10'	10'

C-DISTRICTS & MXD

Current Conditions:

- C-0 district allows residential, but subject to R-2 and R-3 development standards.
- C-1 & C-2 do not allow residential or mixed-use buildings.
- MXD district intended for very large-scale, master planned development.

Opportunities For More Options:

- Enable residential and mixed-use buildings in C-districts in strategic or limited ways.
- Create better "default" standards or development criteria for the MXD district that will allow smaller-scale infill development.

Currently Zoned - C-0, C-1, C-2, & MXD Properties

Standards	C-0	C-1	C-2	MXD
Lot Area	11,520 sq. ft. min	11,520 sq. ft. min	11,520 sq. ft. min	11,520 sq. ft. min
Building Coverage	20%	30%	30%	30%
Height	35'	35'	35'	35'
Front	25'	30'	30'	30'
Side	7'	10'	10'	10'
Rear	10'	10'	10'	10'

What could change? | Neighborhood Design

DESIGN STANDARDS

Exploring design elements that help the medium and higher density housing fit into the community while respecting neighborhood character. What design elements would have the most impact to the neighborhood character of higher density housing development?

ELEMENTS OF COMMONALITY

Housing Types

Streetscape / Frontage

- Street trees
- Building placement
- Entry feature
- Access and parking

Impervious Surface Coverage
The amount of the lot that a building and improvements can cover.

Frontage Area
The space between the building and the sidewalk or public space.

Building Setbacks
The distance from the building to the property lines, including the front, rear, and sides of the property.

Streetscape Design
The arrangement of street elements - travel lanes, sidewalks, street trees, plantings, seating, and other elements to create a usable space for people.

Building Mass
The size and height of the building.

Building Scale & Massing

- Footprint
- Height
- Modulation
- Details / Features

QUESTION: What design elements are important to create higher density housing appropriate for Prairie Village?

- Impervious Surface Coverage
- Frontage Area
- Building Setbacks
- Streetscape Design
- Building Mass

Public Forum Summary

- Where are we at?
- What could change / shouldn't change?
- How could change occur?

Questionnaire Responses

- Total responses: 523
 - Paper – 84
 - Online - 439
- Approximately 60% completion rate for online (i.e. 35% to 45% did not complete all questions and just filled in open comments.)
- 32% provided comments to Q7 (“other concerns”) and 40% provided comments to Q11 (“additional comments”)

Community Housing Questionnaire

Thank you for attending tonight's housing forum. Please take a few minutes to review the information provided and fill out the Community Housing Questionnaire by following the QR code below.

Thank you for your feedback! An...
discus

WELCOME TO PUBLIC FORUM #2

Thank you for attending tonight's housing forum. Please take a few minutes to review the information provided and fill out this questionnaire. City staff are present to answer any questions regarding the information being presented. Your feedback will inform discussions currently being held by the Planning Commission and City Council regarding the future of housing in Prairie Village. Specifically, potential changes to the R-2, R-3, R-4, and the commercial and mixed-use districts.

Questions

1. Have you ever participated in previous public sessions that address housing issues (like the Open House from the Comprehensive Plan)?
 Yes No
2. Which types of housing are appropriate for the R-2, R-3, and R-4 districts? See Design Board for definitions of elements. *(Select all that apply)*

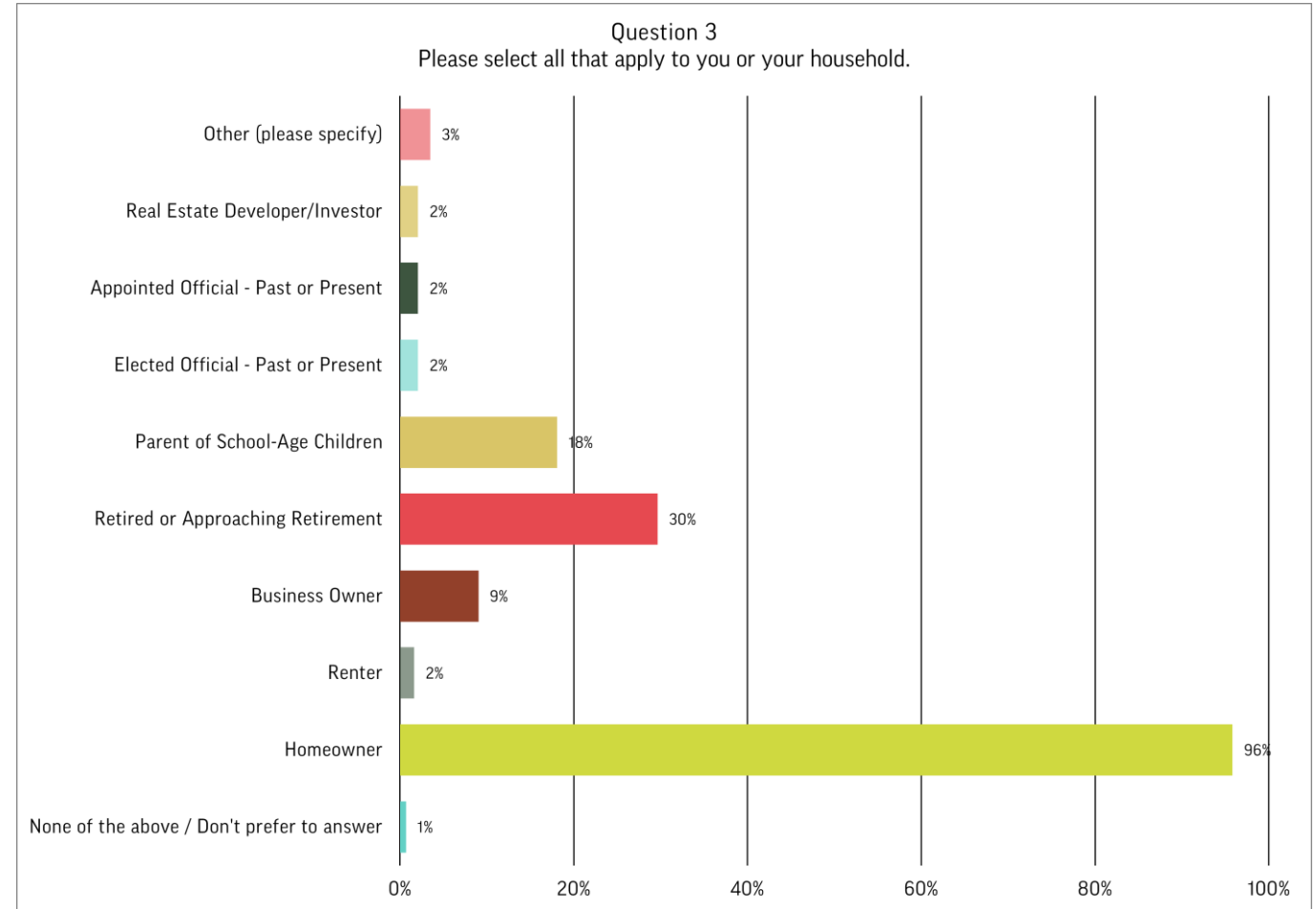
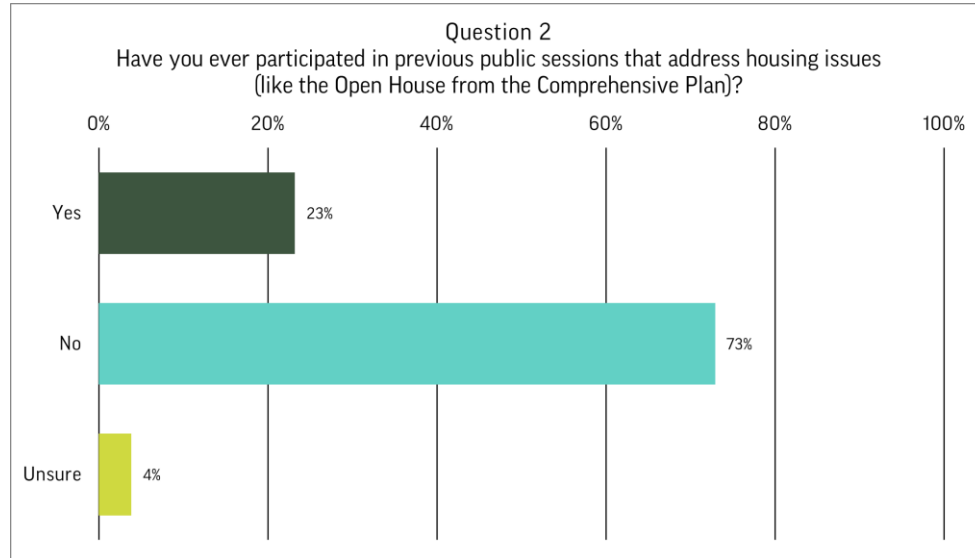
	R-2	R-3	R-4
A. Duplex - 6k sq. Ft. Lot			
B. Small lot houses - 3k sq. Ft. Lot			
C. Small lot houses - 2.5k sq. Ft. Lot			
D. Row houses - 1.5k sq. Ft. Lot			
E. Apartment - small			
F. Apartment - medium			
G. Apartment - large			

PRAIRIE VILLAGE KANSAS

PRAIRIE VILLAGE KANSAS

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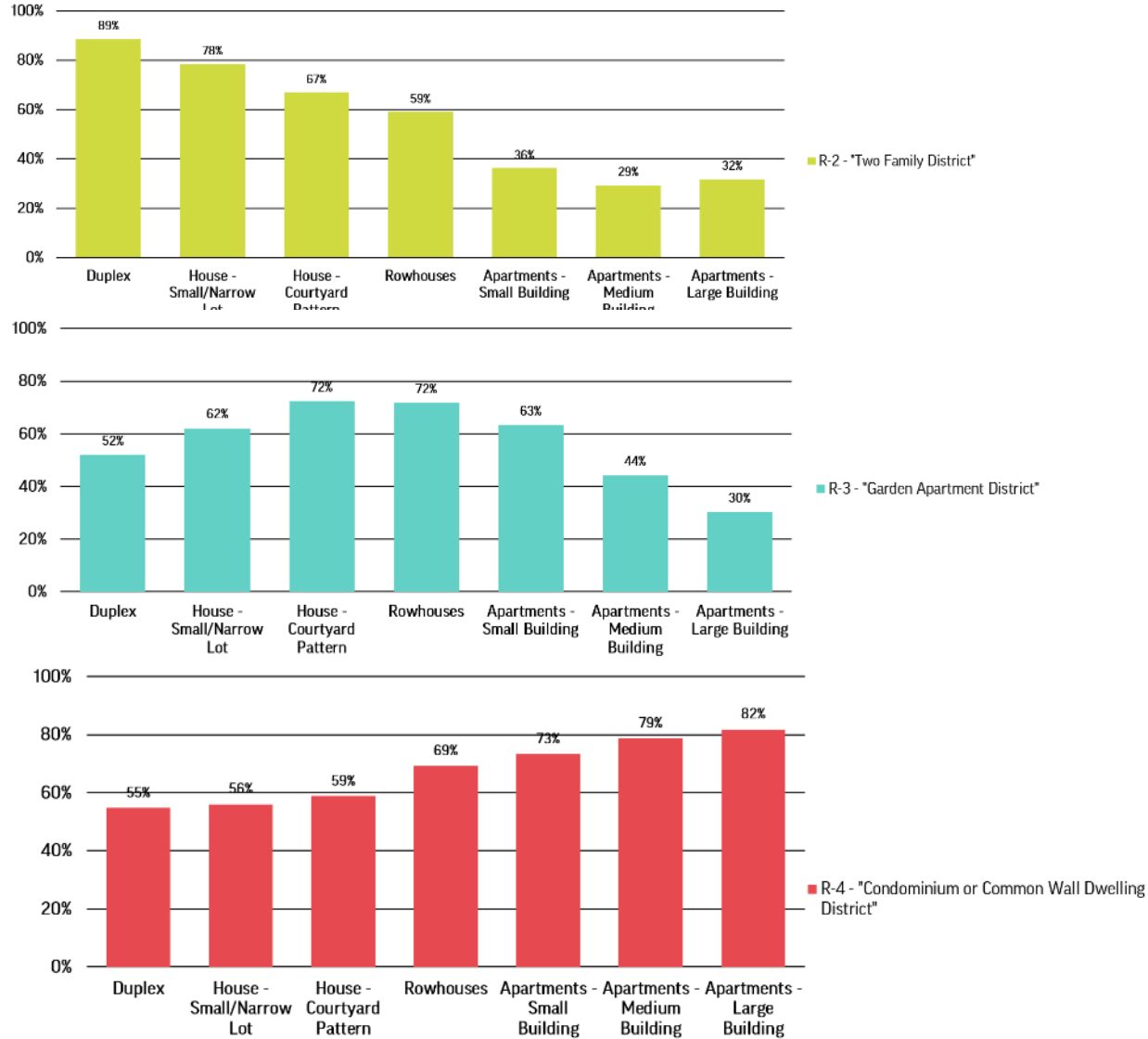
Public Forum Summary



Public Forum Summary

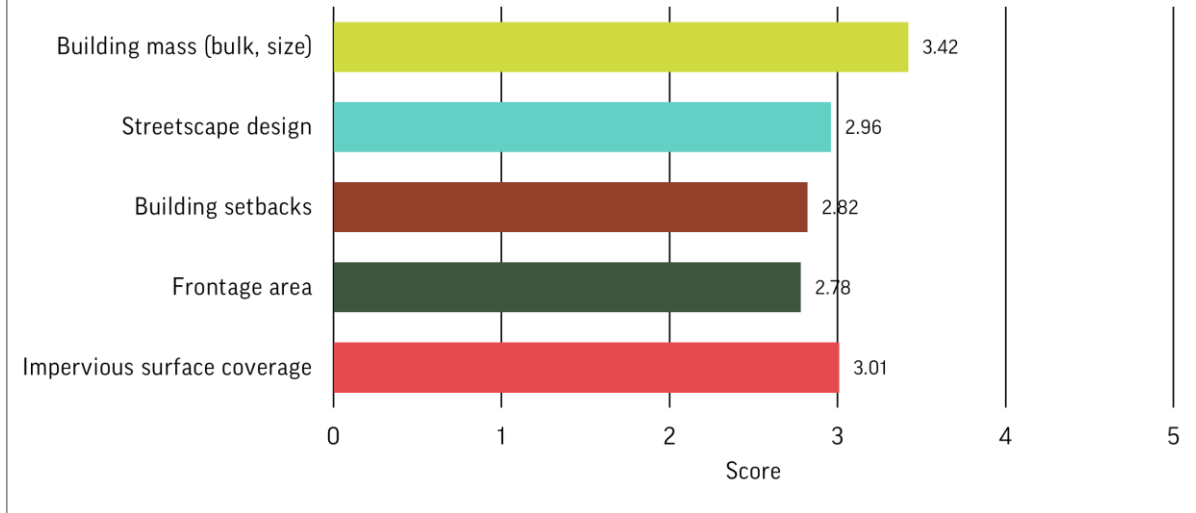
Question 4

Please review the conceptual housing types, Zoning Map, and location of existing multifamily zoning districts for Prairie Village. Which types of housing are appropriate for the existing multifamily districts (R-2, R-3, and R-4)? Select all that apply.



Question 5

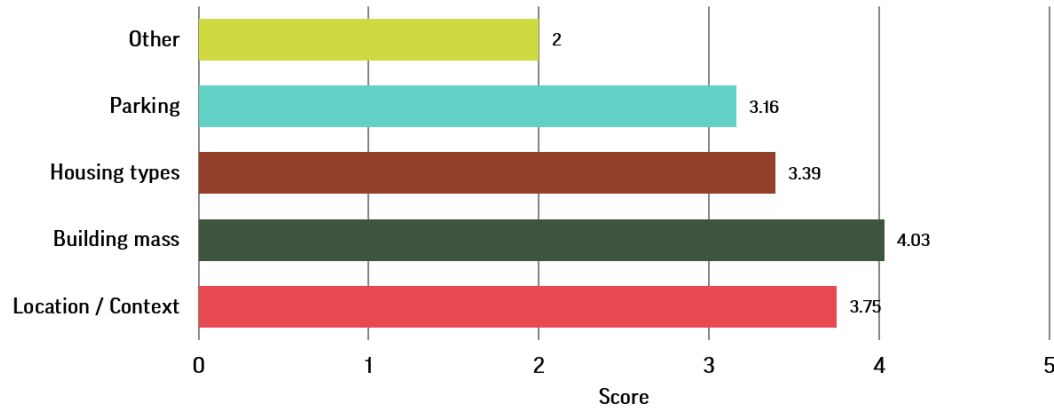
What design elements are most important to address in creating higher density housing appropriate for Prairie Village within the R-2, R-3, or R-4 districts? Please rank your preferences from 1 - highest priority to 5 - lowest priority.



Public Forum Summary

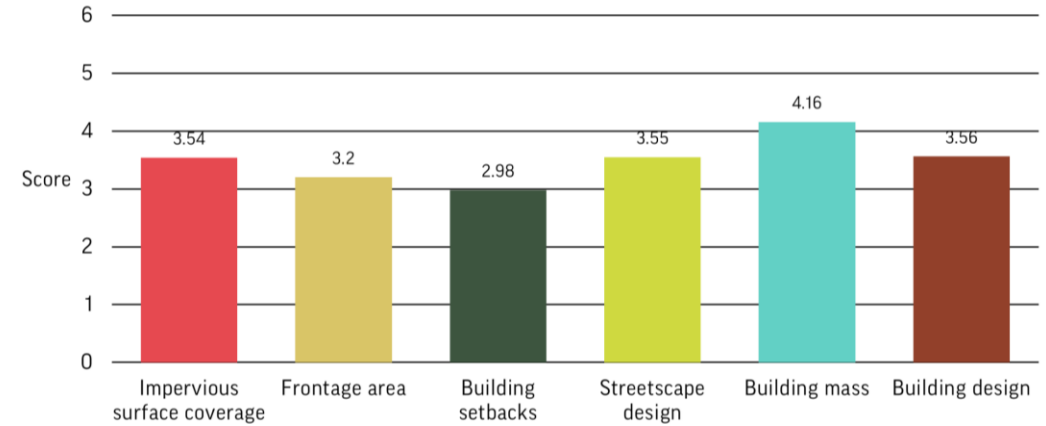
Question 6

Do you have concerns with the mixing of residential uses in commercial use districts? If so, what are those concerns? Please rank your topic of concern from 1 – highest concern to 5 – lowest concern. If you are not concerned about the specific topic, please check "N/A".



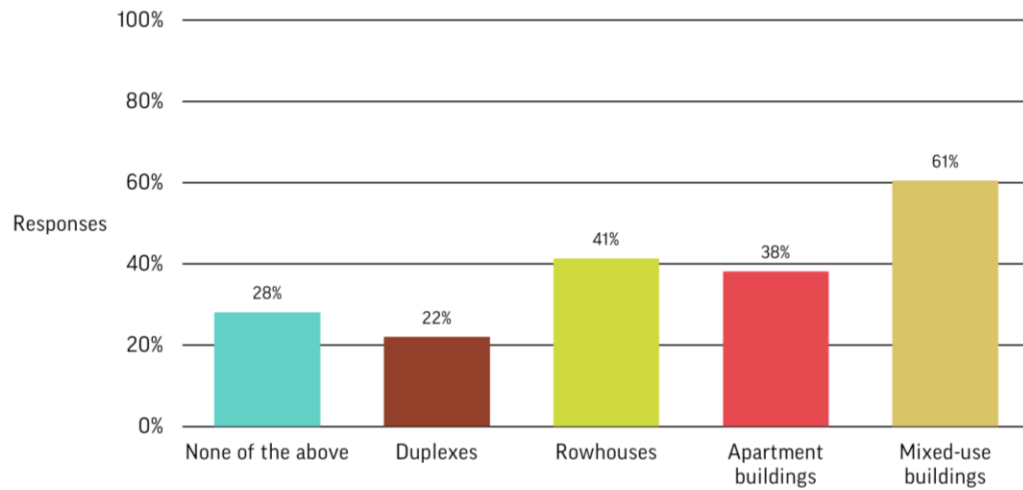
Question 9

What design elements are most important to address in creating higher density housing appropriate for Prairie Village with the C-0, C-1, C-2, or MXD districts? Please rank your preferences from 1 – highest priority to 6 – lowest priority.



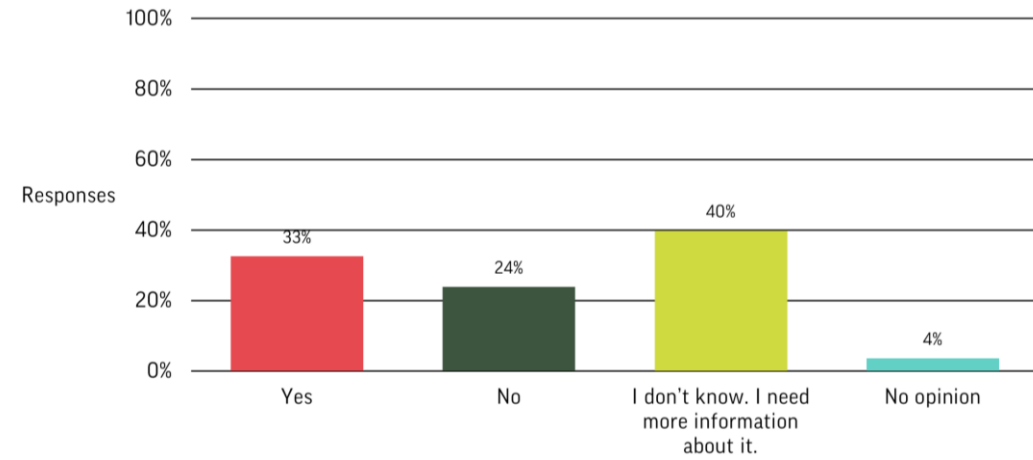
Question 8

Which types of housing are appropriate to incorporate with commercial uses? Please select all that are appropriate or select None.



Question 10

Would the introduction of a Public Space Network within the R-2, R-3, R-4, and Commercial Districts assist in the protection of neighborhood character for multifamily development and the adjacent neighborhoods?



Public Forum Summary

Open-ended Comments

Q7: Other Concerns Not Listed

- 126 respondents (31.7% of the 523)
- 28 mentioned wanting no change
- 22 discussed housing options – 11 were pro/interested; 11 were against/concerned
- 37 discussed building massing and design
- 24 discussed impacts such as infrastructure, parking, safety.
- 9 discussed walkability and bike ability
- 9 discussed themes on the natural environment
- 16 discussed things not related to the questions or the open house topics

Q11: Additional Comments

- 212 respondents (40.5% of the 523)
- 76 mentioned wanting no change
- 53 discussed housing options – 47 were pro/interested; 7 were against/concerned
- 49 discussed building massing and design
- 40 discussed impacts such as infrastructure, parking, safety.
- 15 discussed walkability and bike ability
- 7 discussed themes on the natural environment
- 51 discussed things not related to the questions or the open house topics

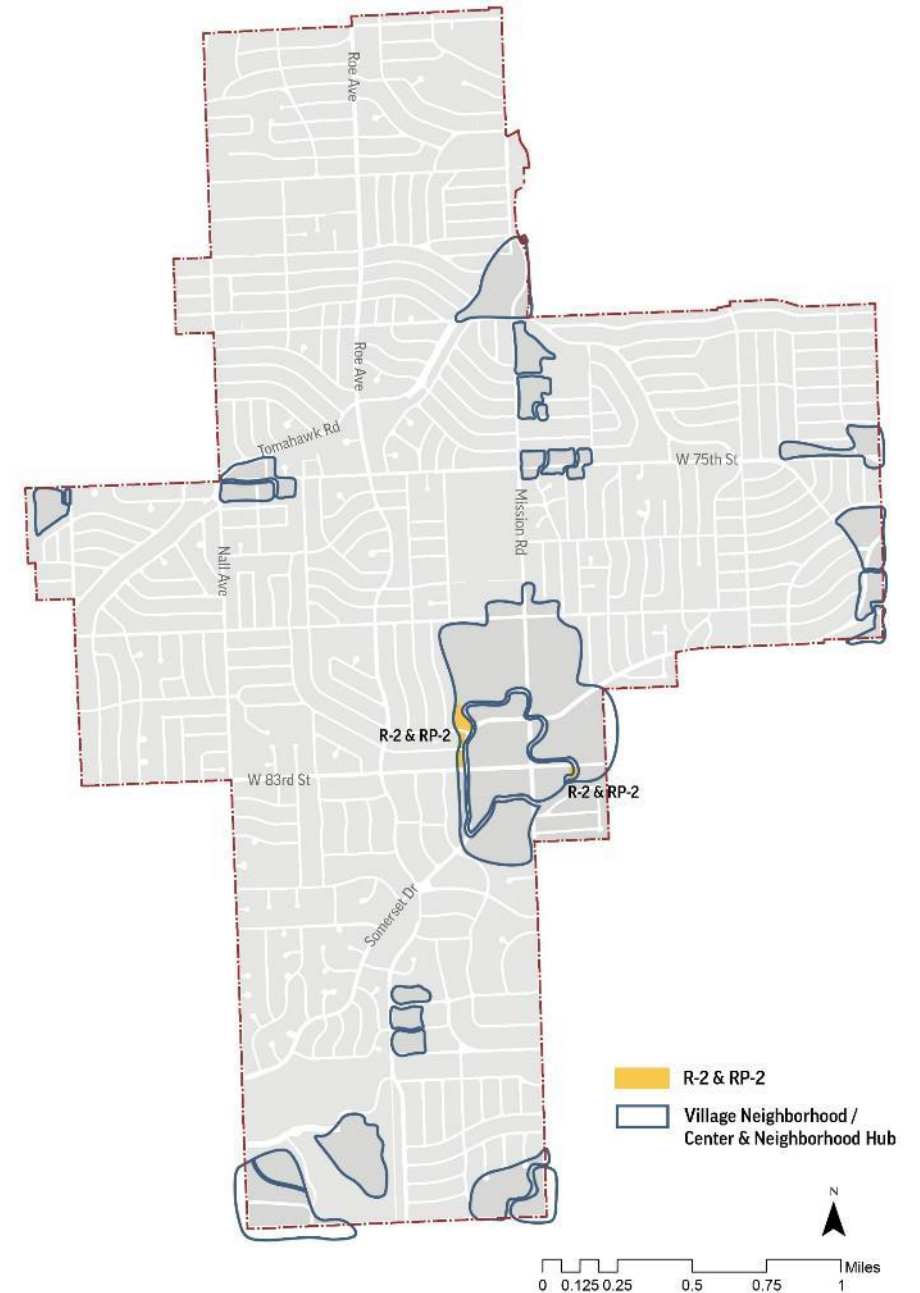
R-2

Current Standards

- 9.6K s.f. lot (4.8K / unit)
- 30% max. lot coverage
- 2-unit buildings only; (1-unit buildings comply with R-1A – 10K s.f. lots)
- 1,100 s.f. minimum unit size
- 35' / 2.5 story max. height

Options

- ❑ No change
- ❑ Allow more “house-scaled” options:
 - Detached houses (smaller lots, courtyard patterns, etc.)
 - Duplexes on smaller lots
 - Row Houses
 - Other



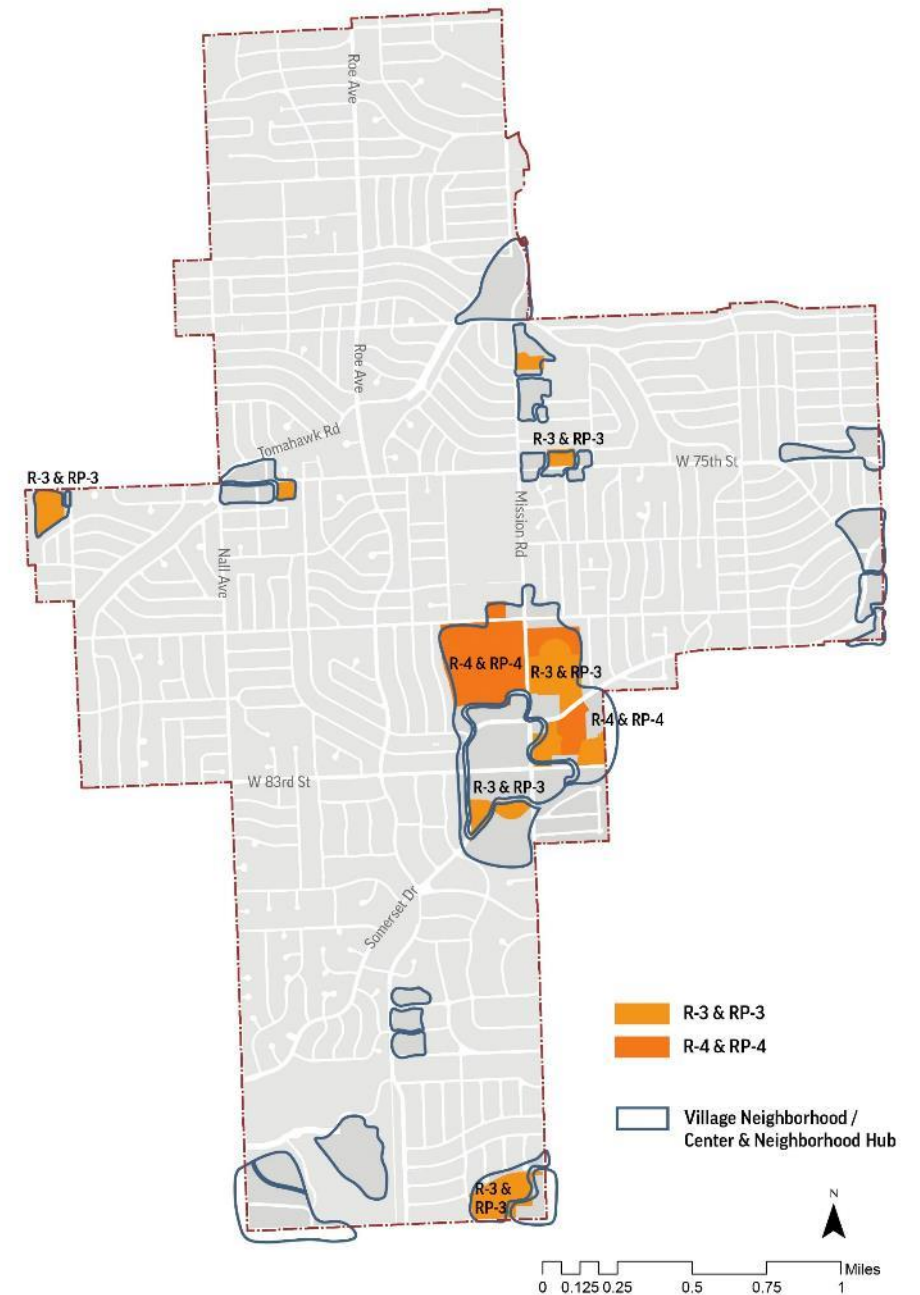
R-3 & R-4

Current Standards

- 2.5K s.f. / unit (R-3); 3.5K s.f. / unit (R-4)
- 20% max. lot coverage (R-2); 30% (R-4, and elsewhere in R-3)
- 35' / 2.5 story max. height

Options

- No change
- Create greater distinctions in scale / intensity between R-3 / R-4
 - Units / acre
 - Lot size / project scale
 - Lot coverage
 - Height
 - Other building type / scale standards
- Improve criteria for planned applications



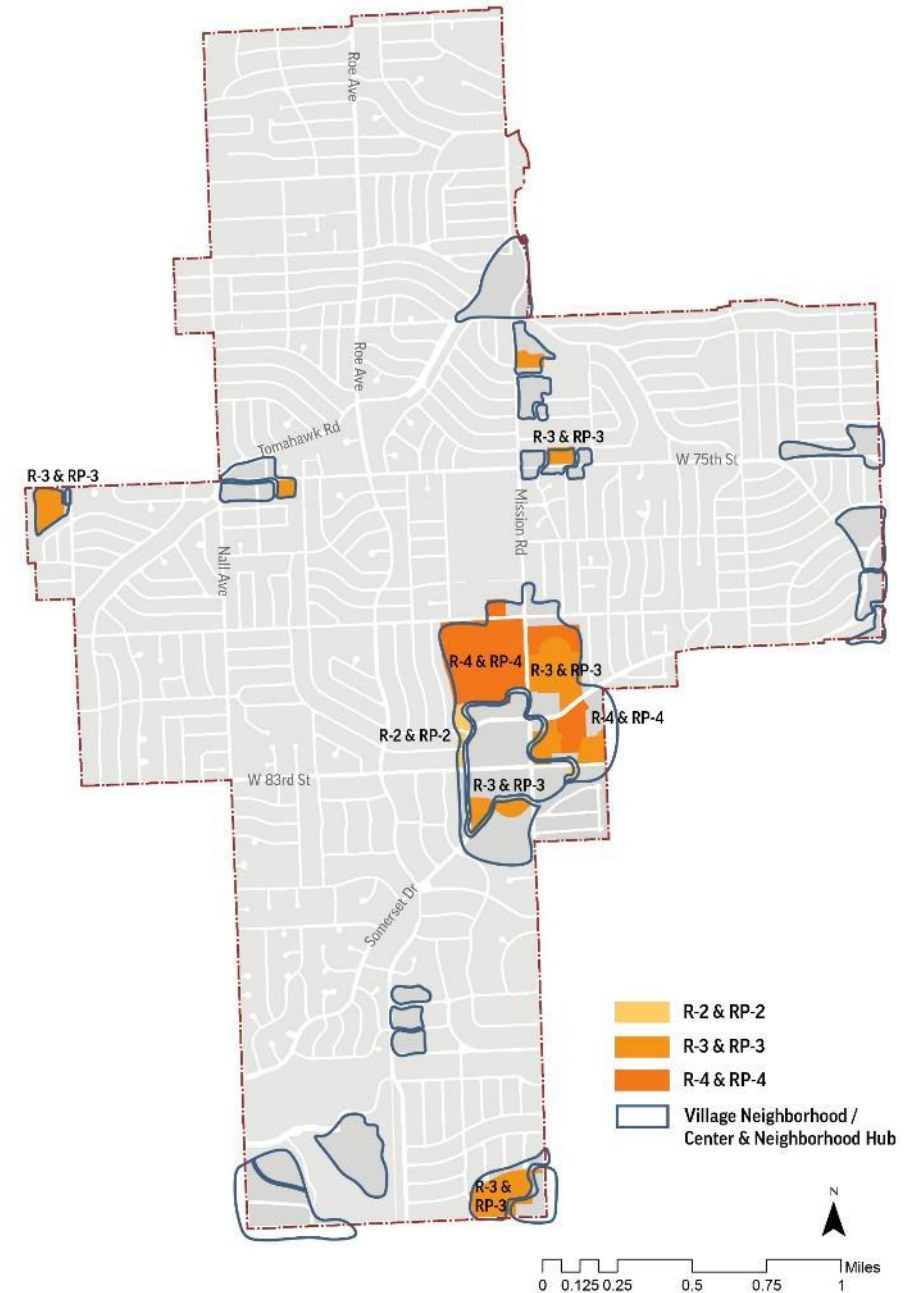
R-2, R-3, & R-4 Design

Current Standards

- No standards

Options

- ❑ No change
- ❑ Consider similar approach as R-1A & R-1B
 - Streetscape
 - Frontages (building placement, landscape, car/access/parking limits)
 - Building Massing (wall planes, blank wall limits, transparency)
 - Site plan review for exceptions
- ❑ More defined site plan review / architectural review
- ❑ Incorporate into “planned zoning” approach



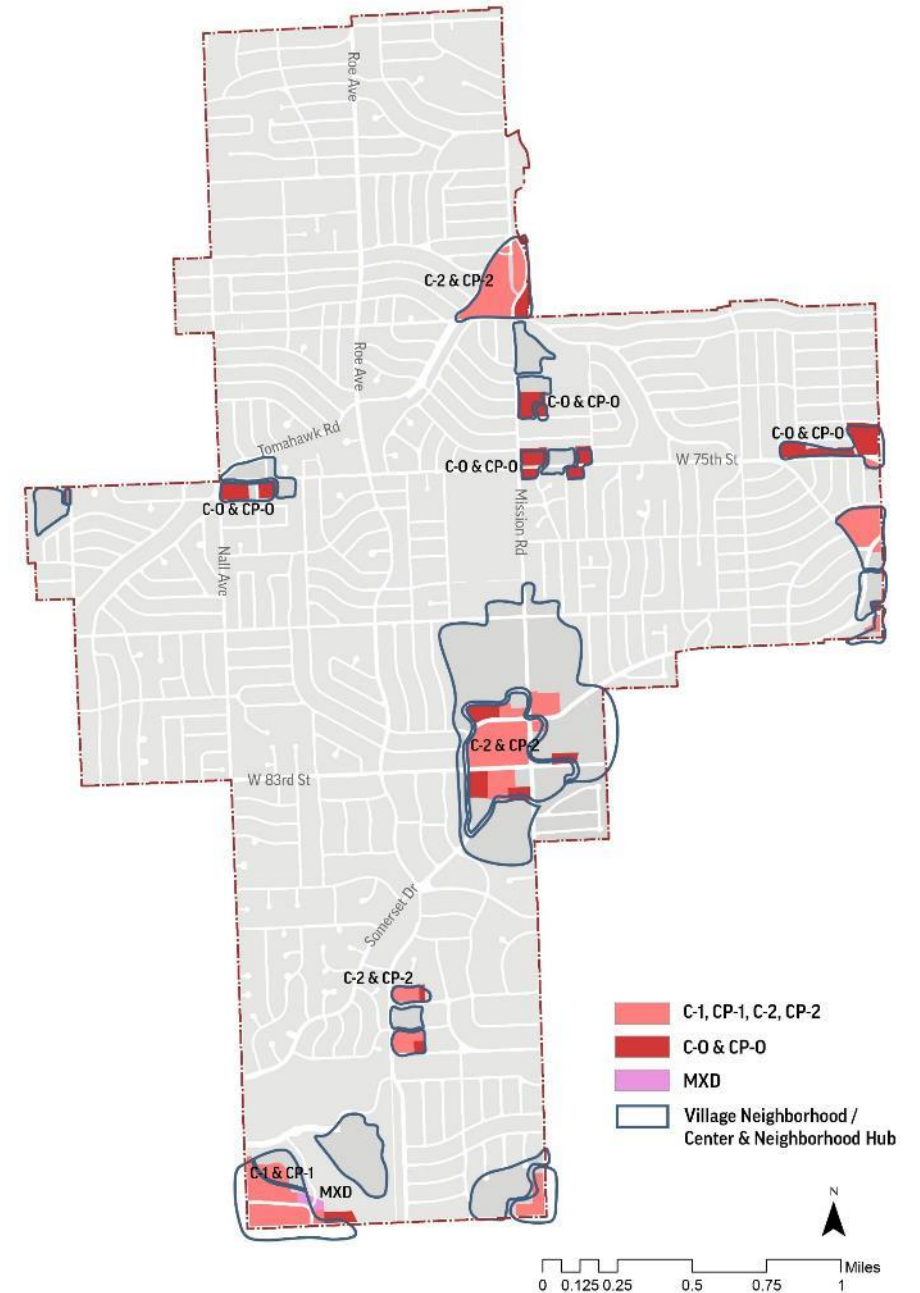
C-O, C-1, C-2, & MXD

Current Standards

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

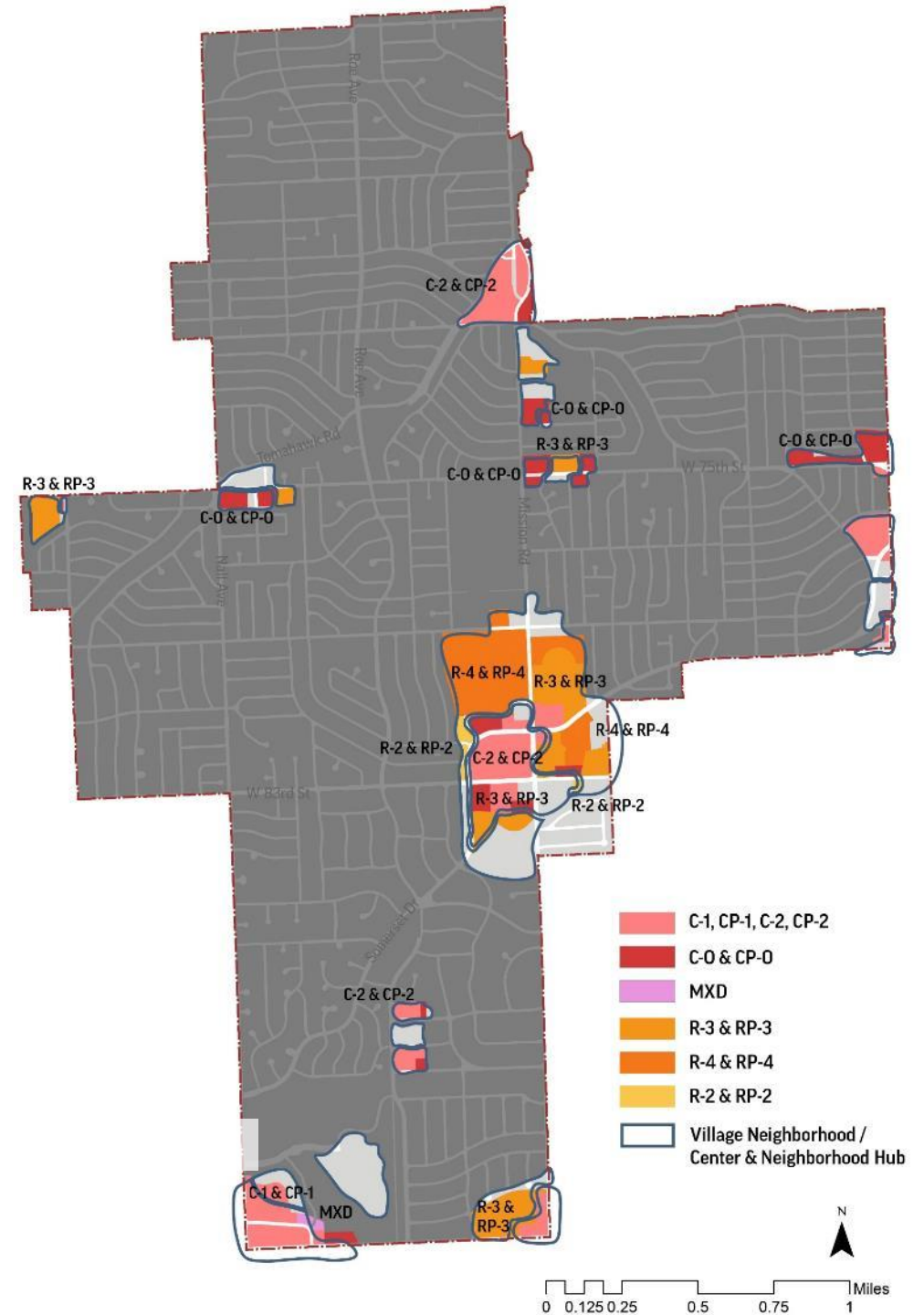
Options

- ❑ No change
- ❑ Target C-O residential options to more compact / walkable (i.e. monitor R-2 through R-4 updates)
- ❑ Consider residential in C-1 or C-2
 - Only if mixed-use project / building
 - Residential only as part of broader mix of uses in district / center
- ❑ Improve criteria for planned applications (MXD and/or residential in C-1 or C-2)



Zoning Ordinance Updates

1. Discussion / Public engagement
(Option: dependent on issues)
2. Notice - public
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Housing Policy – Work Session 1

Discussion

