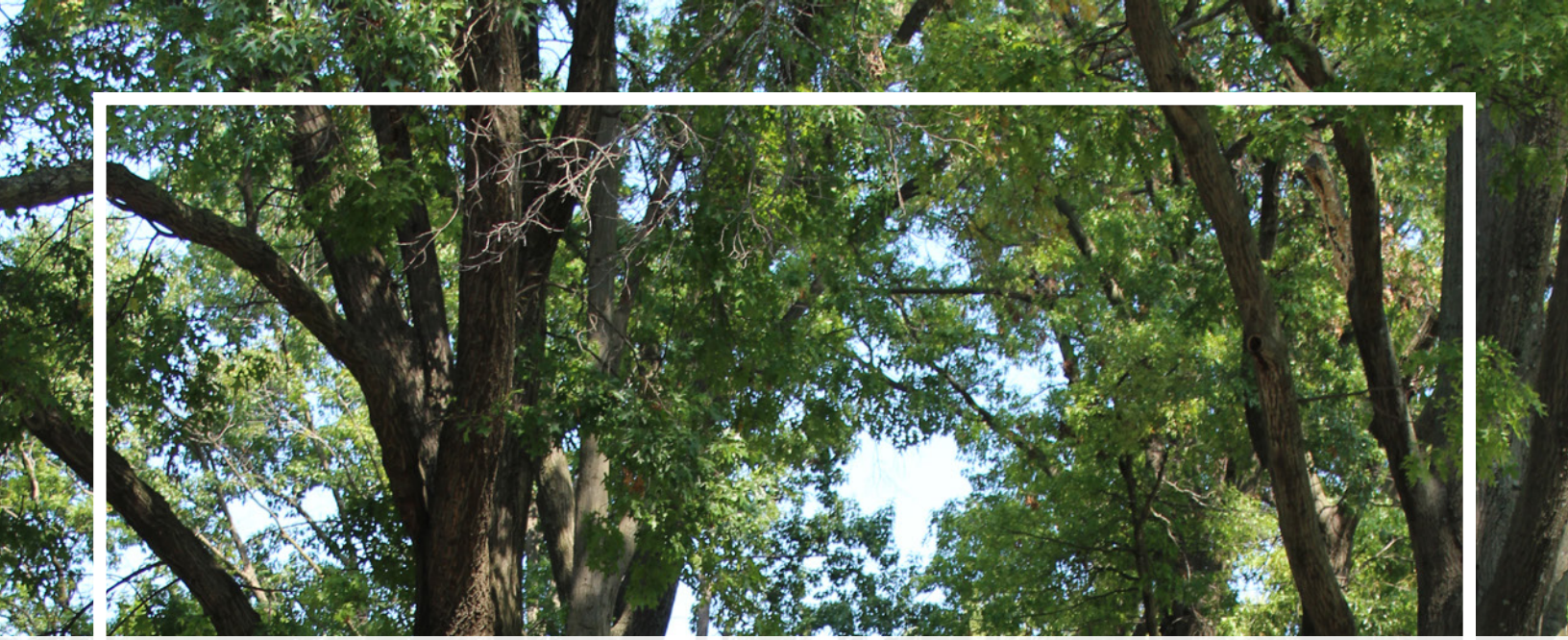


# PRAIRIE VILLAGE, KANSAS

## NEIGHBORHOOD DESIGN BRIEFS

### A Guide for Neighborhood Design

Effective February of 2019, home building in Prairie Village requires review under the adopted neighborhood design standards. The city has undergone significant investment in recent years, and the design standards are intended to preserve the character of neighborhoods in Prairie Village by reinforcing key patterns expressed through existing neighborhood streetscapes, building massing and lot configurations.

The Design Briefs summarize the primary requirements of the neighborhood design standards, and present ideas and options for the patterns and design techniques that will meet the standards.

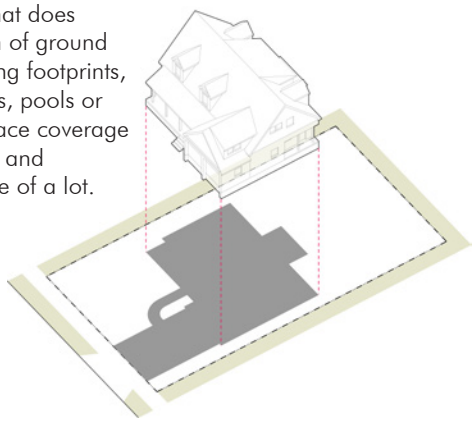
The City Of
Prairie Village, Kansas

# INTRODUCTION

**Prairie Village's neighborhood design standards focus on a number of important design elements affecting compatibility of a new home within established neighborhoods. The following basic design components are critical to neighborhoods in the city.**

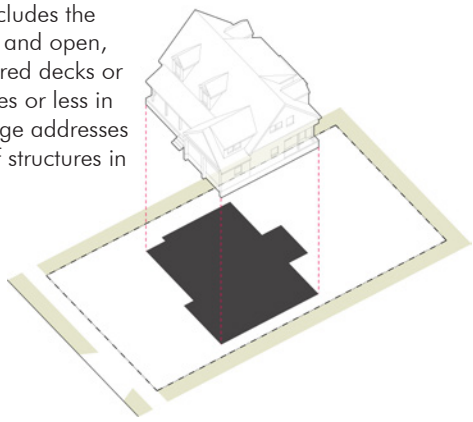
## Impervious Coverage

Impervious surface coverage is the percent of a lot covered by structures or material that does not allow the infiltration of ground water. It includes building footprints, driveways, patios, decks, pools or sheds. Impervious surface coverage addresses the drainage and stormwater performance of a lot.



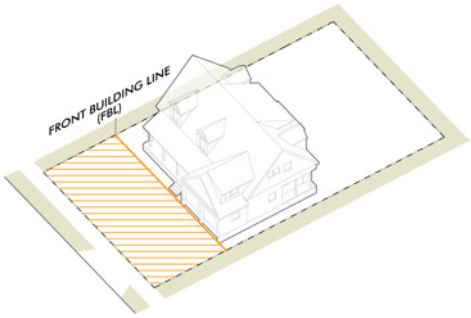
## Building Coverage

Building coverage is the percent of a lot that may be covered with above ground structures. It excludes the first 4 feet of roof eaves and open, unenclosed and uncovered decks or other structures 30 inches or less in height. Building coverage addresses the scale and volume of structures in relation to the lot size.



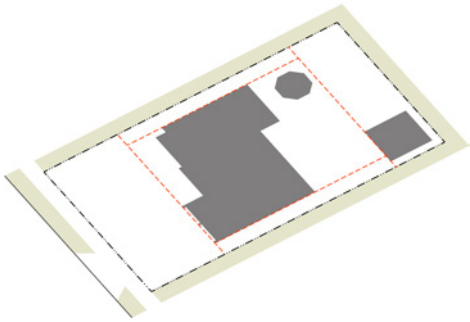
## Frontage Area

Lot frontage refers to the portion of the lot between the front building line and the right-of-way, including landscape, driveways and other accessory features. Lot frontage design creates the relationship between the building and the streetscape, impacting neighborhood character.



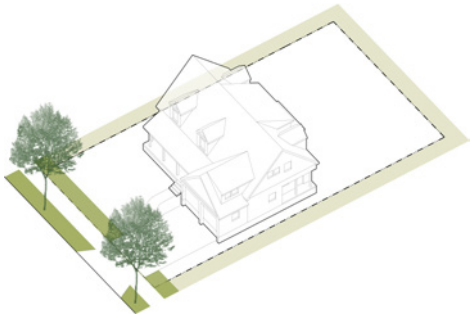

## Setbacks

Building setbacks present the extent of the potential buildable area for a lot, or the point beyond which principle structures cannot be built. Building setbacks are based on distances from front, rear, and side lot lines. Building setbacks, in association with height limits, establish the outer extent of the buildable volume on a lot.



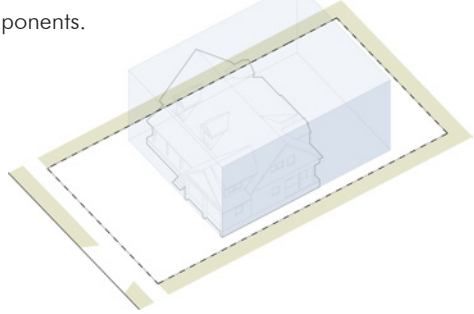
## Street Trees

Street trees are large canopy trees either in the right-of-way, or in the first few feet frontage area. Street trees create a sense of enclosure, comfort and beauty, adding value to Prairie Village neighborhoods.



## Massing

Building massing refers to the overall 3-dimensional size of a house. In addition to height, setbacks and building coverage, massing elements can break down larger buildings into smaller components, reducing the perceived scale of a building. Massing elements include the size and off-sets of wall planes, the placement and extent of doors and windows, and the use of architectural details that break wall planes into smaller components.



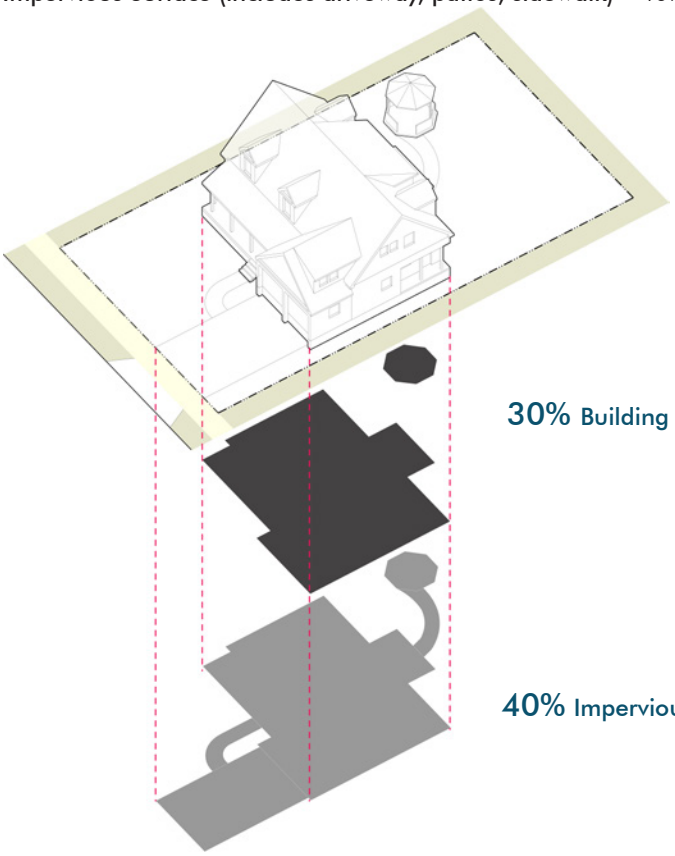
# BUILDING & IMPERVIOUS SURFACE COVERAGE

Building coverage addresses the overall volume of 3-dimensional structures permitted on a lot. It is aimed at regulating scale and massing. Impervious surface coverage address the extent of lot covered with surfaces that cannot infiltrate water. It is aimed at regulating stormwater runoff.

## STANDARDS

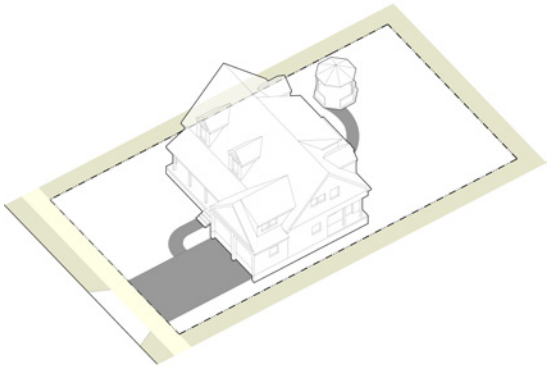
Building Area – 30%

Impervious Surface (includes driveway, patios, sidewalk) – 40%

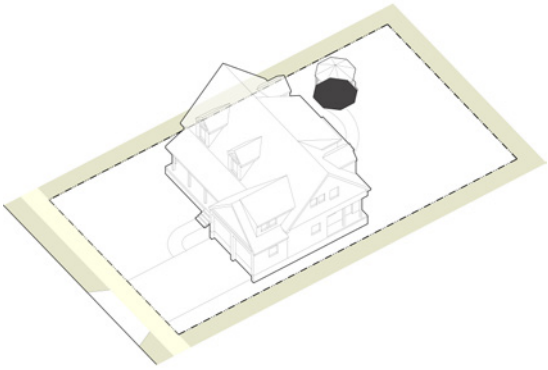


30% Building Coverage

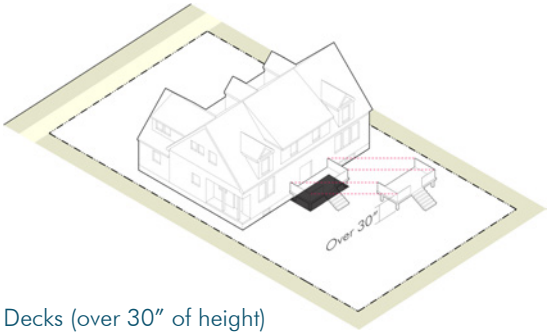
40% Impervious Surface Coverage



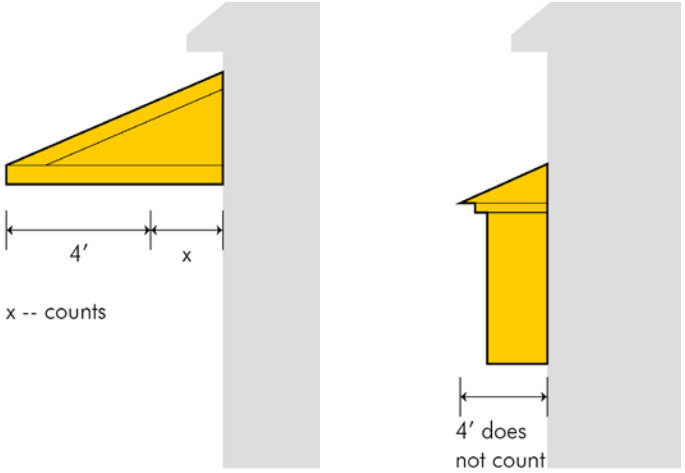
Driveways & Walkway



Accessory Structures




Decks (over 30" of height)

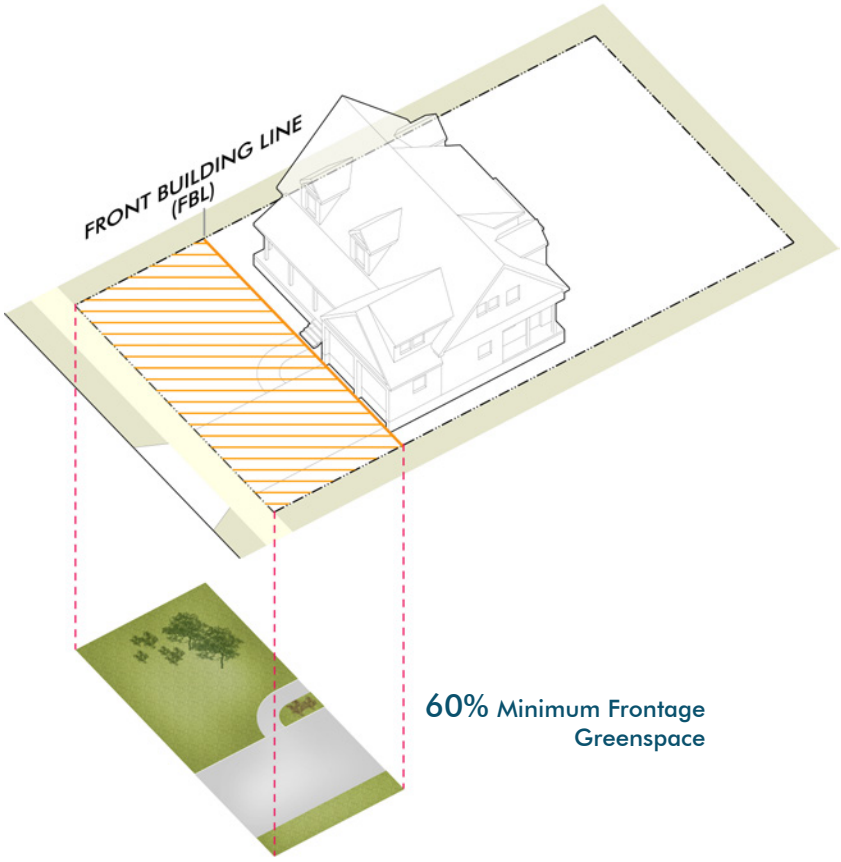



Overhangs

The first 4 feet of overhangs may be excluded from the building coverage. Overhangs may not count to the impervious surface coverage provided the areas under them can infiltrate ground water as demonstrated in a drainage study or subject to other public works criteria.

# GREENSPACE

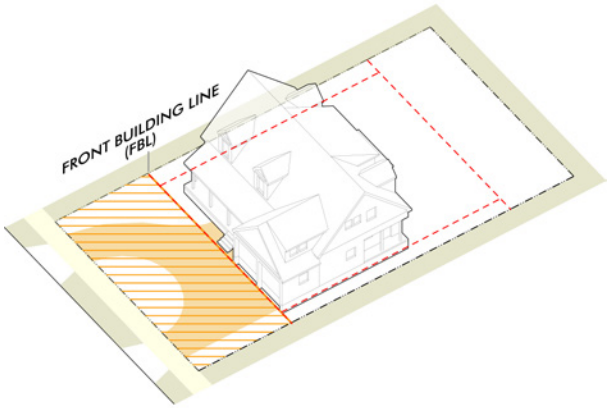
**The frontage area is critical for maintaining the relationship between a home and the public streetscape, commonly referred to as "curb appeal". Well-designed frontages create consistency along neighborhood streetscapes which better accommodates a variety of architectural styles and a variety of building sizes.**



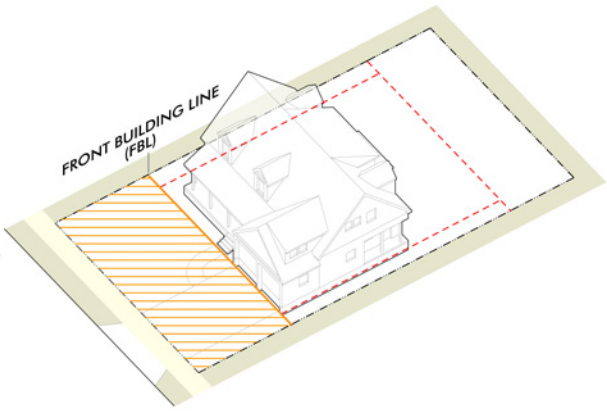

60% Minimum Frontage Greenspace

## STANDARDS

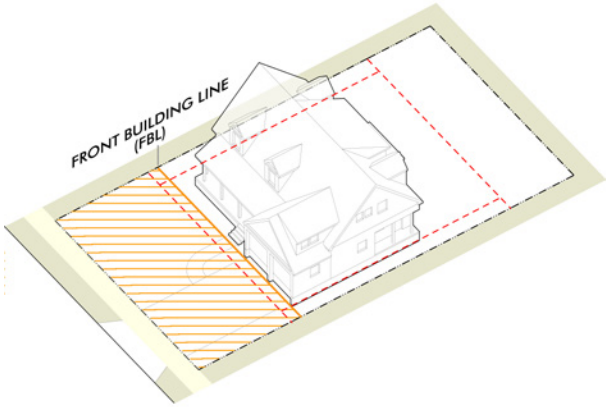
Frontage Greenspace – minimum 60%
Frontage greenspace is measured between the front building line (the forward-most portion of the habitable space on the structure) and the front lot line.



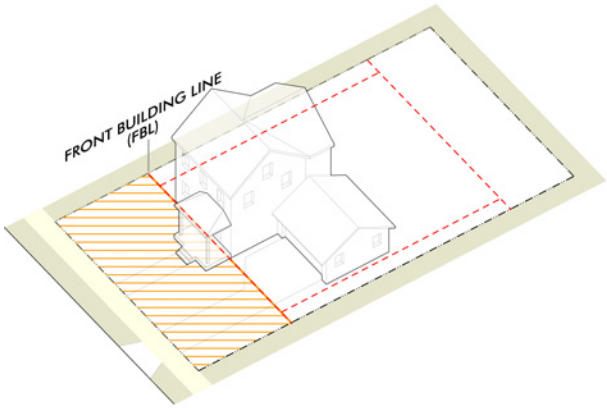

**Exception:** 50% green space on lots less than 70' wide IF on collector or arterial street for extra car space (so they don't need to back out of their driveway).




Front building line at setback




Front building line behind setback




Front building line at setback with porch encroaching

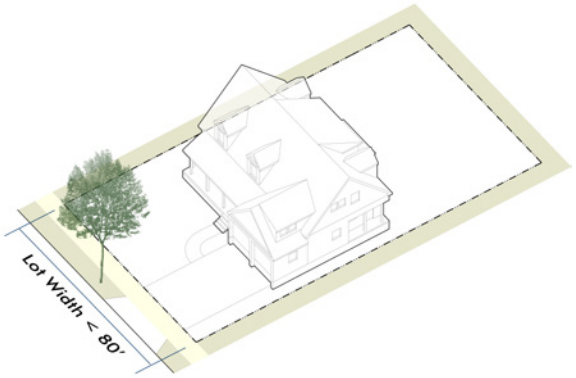
# STREET TREES

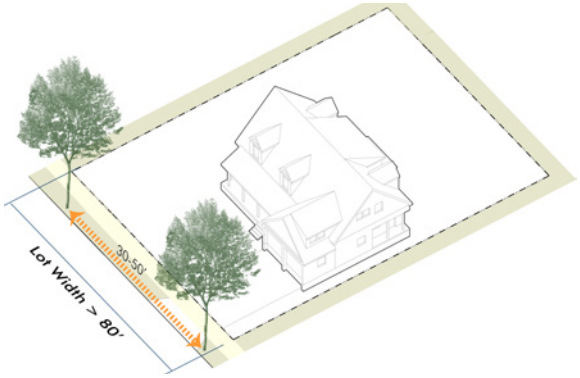
**Neighborhoods in Prairie Village are overwhelmingly characterized by street trees. Along many local streets, public space is lined and enclosed by the mature street trees making up a large proportion of the city's tree canopy. The adopted standards are intended to reinforce and maintain this important characteristic of Prairie Village neighborhoods. Maintaining this canopy, filling in gaps, and planting new trees years in advance of older mature trees disappearing is crucial to preserving this important feature.**

## PLANTING REQUIREMENT

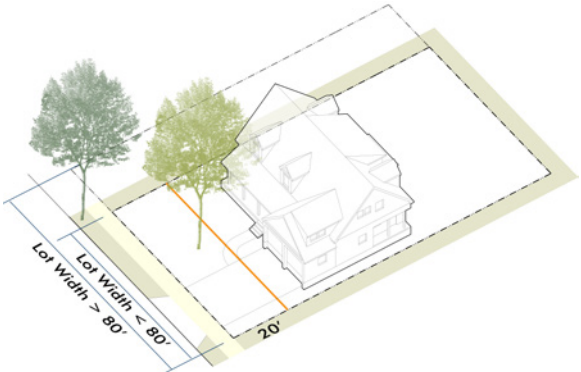
**Required Trees by Lot Width:**
**<80'** – 1 tree per lot
**>80'** – 1 tree per every 50' increment, with average spacing between 30-50'

**Existing Trees –** counted if within 20' of front lot line or in right-of-way



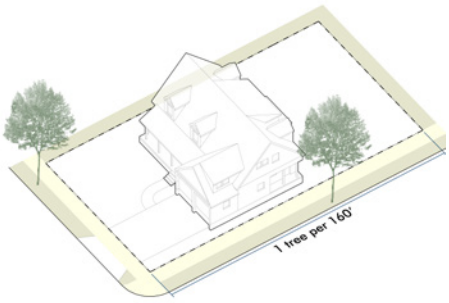




Street trees shall be create a rhythm along the streetscape and enclosure of the tree canopy.



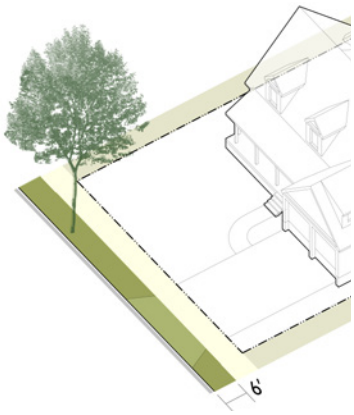

**Existing Trees:** Existing trees counted if within 20' of front lot line or in right-of-way can meet the requirement.

**Corner Lots:** Corner lots may count areas not within the building frontage at a reduced rate, provided the overall intent of this section is met along all frontages."

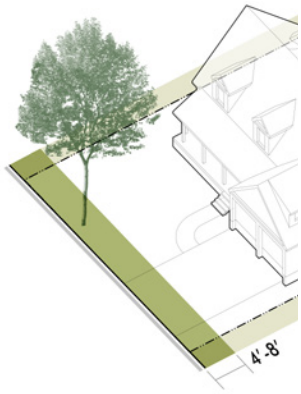



## PLANTING AREA

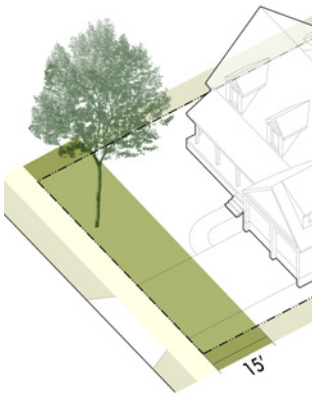
1. Centered between the sidewalk and curb where at least 6 feet of landscape area exists;
2. 4-8' from the back of curb where no sidewalk exists; or
3. Within the first 15' of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.




1. Center of landscape area




2. 4'-8' from curb




3. Within the first 15' of the front lot line

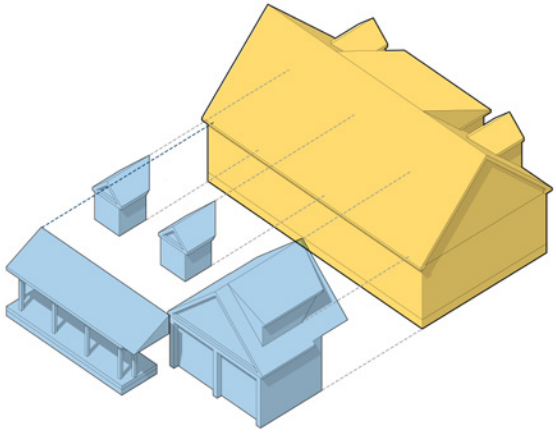
# MASSING: Wall Planes

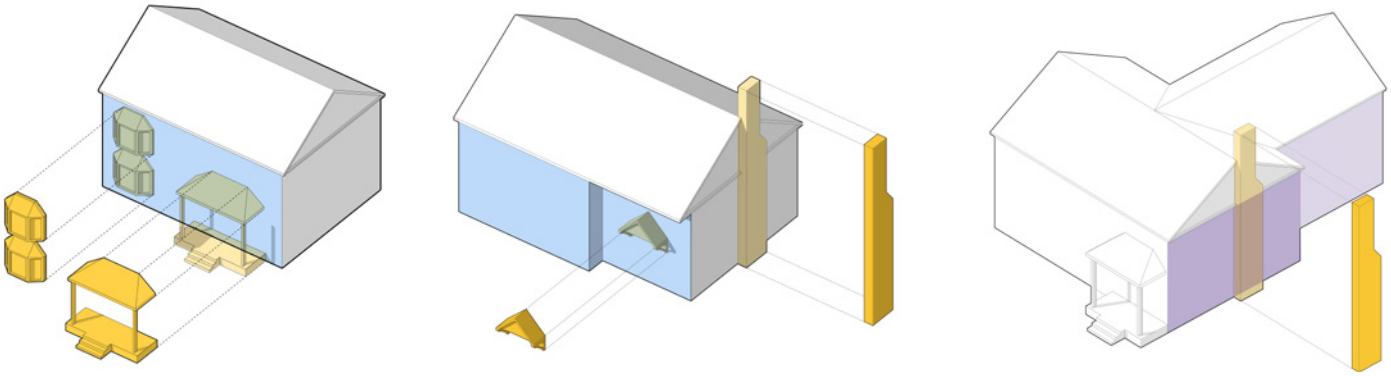
**Massing that breaks down the building volume into smaller components can reduce both the perceived and actual volume and scale of the house. Reduce massing improves the relationships of buildings to the streetscape, to the lot, and to adjacent houses. Application of different massing techniques can create diversity and interest along the streetscape, and add points of emphasis for quality design.**

## STANDARDS

**Planes Over 500 sqft –** Wall planes over 500 square must have projecting or recessed features that on at least 20% of the facade. This breaks up the wall plane and adds depth and texture to the wall.

**Planes Over 800 sqft –** Wall planes along side lot lines may not exceed 800 square feet, without an additional 4' setback on at least 25% of the elevation.

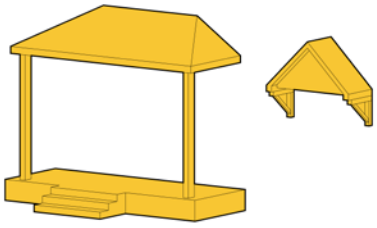




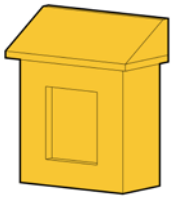
Over 500 sqft

Over 800 sqft

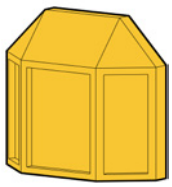
## Other Elements



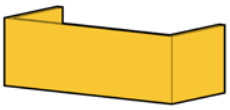
Entry Feature



Projecting Windows



Bay Windows



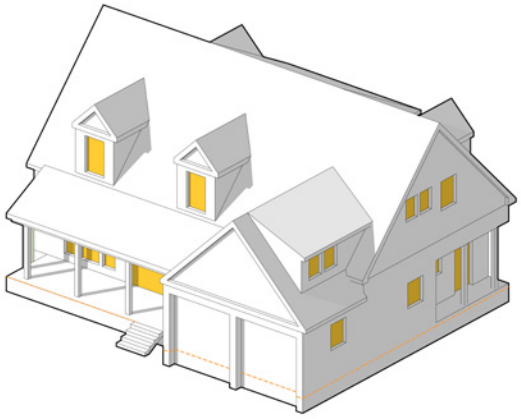
Balcony

# MASSING: Windows

**Windows and doors create human-scale connections between buildings and the spaces around buildings. The location and design of window and door openings can add interest to buildings, break down wall planes, add depth and texture to facades, and create points of emphasis and quality design.**

## STANDARDS

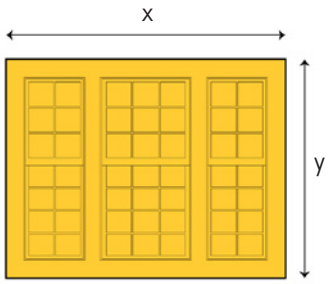
**Windows:**
**Front or street-facing side** – minimum 15%
**Side elevation** – minimum 8%
**Rear elevation** – minimum 15%
*Moldings or architectural details integrated with the window or door count for up to 3% of requirement*



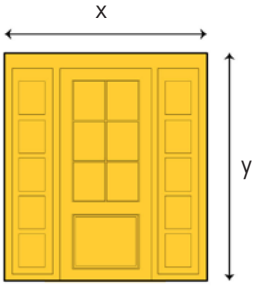
**Front:** minimum 15%

**Side:** minimum 8%, minimum 15% if facing street

### What Counts?




Window: Multiply X by Y




Door: Multiply X by Y

Garage Does NOT Count

Window and door openings with molding or other integrated architectural details may count these elements to the required percentage. (up to 3%).

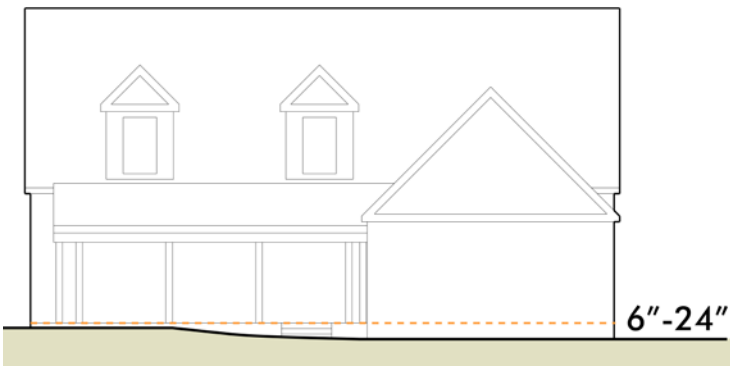
# MASSING: Building Foundations

**Foundation standards balance the need for proper drainage at the foundation, the appropriate grading of the site, and the overall siting and massing of the building as it relates to the streetscape and to adjacent buildings.**

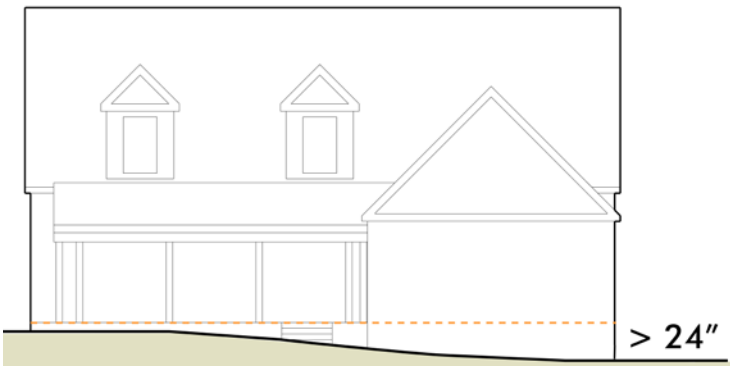
## STANDARDS

**Maximum Foundation Exposure –** 24"; additional must be covered with siding material, or complementary decorative materials such as stone or brick

**Foundation of Rebuilds –** no more than 12" higher than foundation of previous home

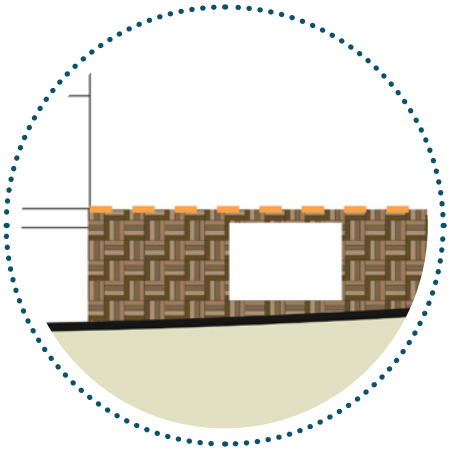



**Building Foundation:** 6"-24" above grade




**Building Foundation:** more than 24" above grade

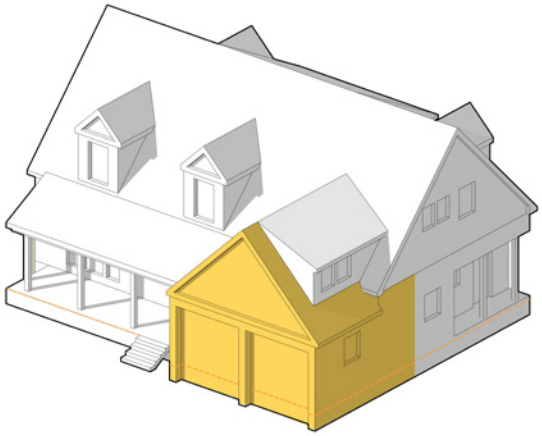

**Building Foundation:** more than 24" of foundation exposed due to grade changes



Covering the foundation with decorative materials such as stone or brick that compliments the principal materials of the building.

# GARAGES

**Garage massing refers to the proportion and total area of the garage's building face, and its relationship to the main mass. The placement, extent, and size of the garage can have significant impacts on the character of a neighborhood or "curb appeal," particularly when similar patterns are repeated across multiple lots along the streetscape.**



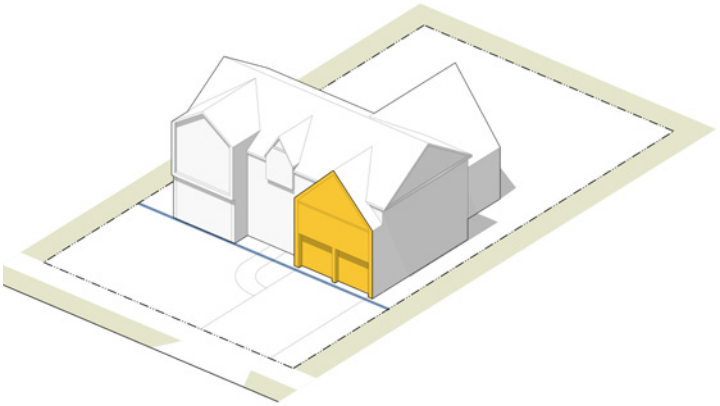
## STANDARDS

**Maximum Garage Door Measurements**
Width – 9' (single) or 18' (double)
Height – 8'

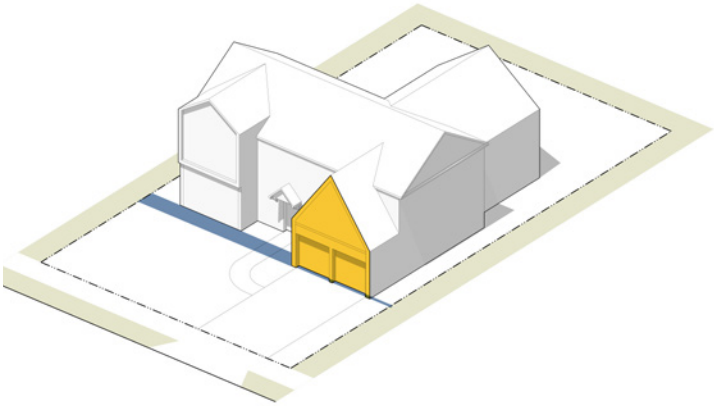
**Maximum Forward-facing Garage Width**
Total Building Width <48' – 50%
Total Building Width 48-60' – 24'
Total Building Width >60' – 40%

**Forward-Facing Garage Entries**
R-1A – More than 2 entries require at least one of the garages to be offset by at least 2ft
R-1B – Maximum 2 (2 single or 1 double)

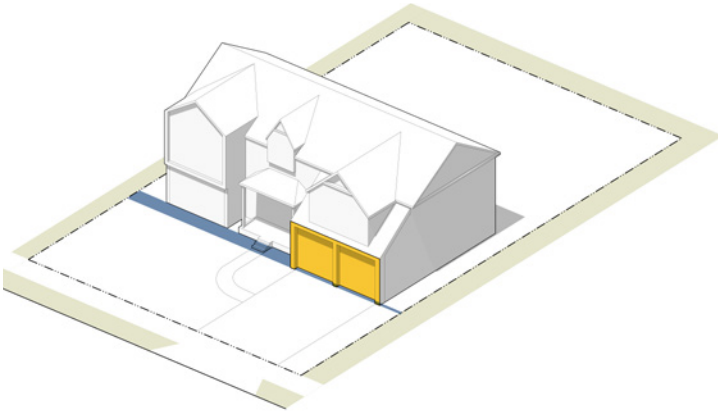
*Any site or building configuration that permits 3 or more entries requires side or rear access.*



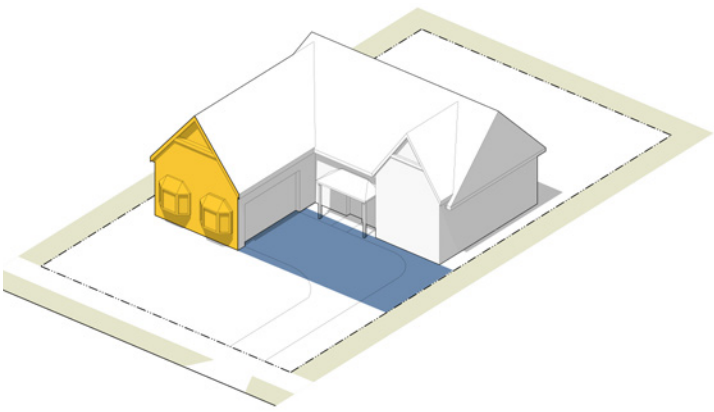
**Set back from, or flush with, building face:**
500 square feet



**Up to 4 feet in front of building face:**
360 square feet



**4 - 12 feet in front of building face:**
216 square feet, plus dormers and entry feature (garage may not be more than 4 feet in front of the entry feature)



**Greater than 12 feet in front of building face:**
Wall plane limit of 360 square feet, side oriented garage doors.

# GARAGES -- Other Options

The placement of garages has a significant influence on neighborhood streetscape as well as indiviual lot space. Below are some examples:

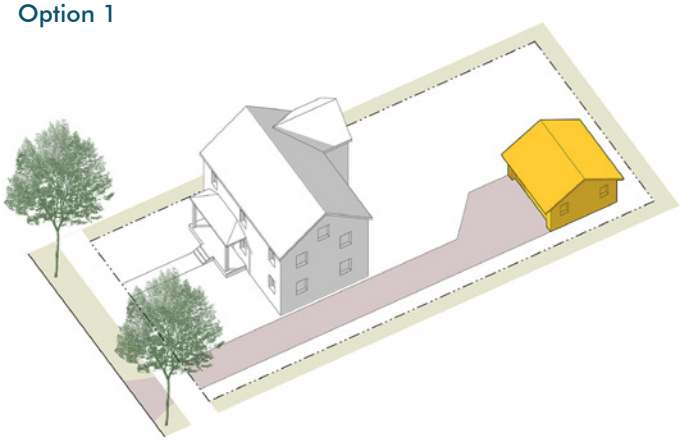
- Detached garage with narrow driveway.

- Attached frontloaded garage with narrow driveway.

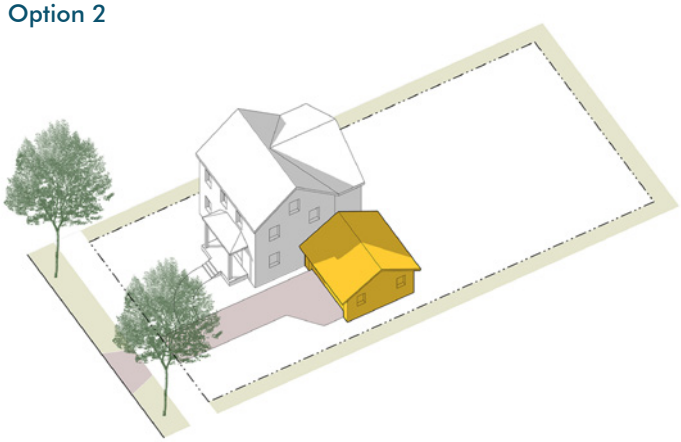
- Attached garage at the back of building, accessing with narrow driway.

- Attached garage at the back of building on a corner lot.

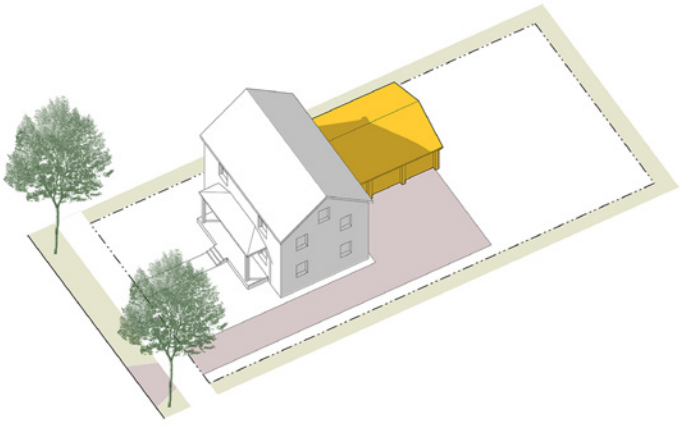
Option 1



Option 2



Option 3



Option 4