

The public may attend the meeting in person or view it online at
<http://pvkansas.com/livestreaming>.

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JULY 2, 2024
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - June 4, 2024
- III. PUBLIC HEARINGS
- IV. NON-PUBLIC HEARINGS
 - PC2024-111 Site plan exception for fence
6841 Linden Street
Zoning: R-1A
Applicant: Brian and Lauren Bockelman
 - PC2024-112 Site plan for installation of temporary lighting
Shawnee Mission East High School
7500 Mission Road
Zoning: R-1A
Applicant: Shawnee Mission School District
- V. OTHER BUSINESS
- VI. ADJOURNMENT

Plans available at City Hall if applicable.
If you cannot be present, comments can be made by e-mail to
cityclerk@pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue, and shall vacate their position at the table until the conclusion of the hearing.**

**PLANNING COMMISSION MINUTES
JUNE 4, 2024**

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 4 at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, James Kersten, Melissa Brown, Melissa Temple, and Jeffrey Valentino.

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; Terry O’Toole, Council Liaison; Adam Geffert, City Clerk/ Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the May 7, 2024, regular Planning Commission meeting. Mr. Birkel seconded the motion, which passed 5-0, with Mr. Wolf and Mr. Valentino in abstention.

OLD BUSINESS

None.

PUBLIC HEARINGS

None.

NON-PUBLIC HEARINGS

PC2024-107	Proposed amendments to the PV Zoning Regulations in the R-2, R-3, R-4, C-0, C-1, C-2, and MXD districts, planning applications, and other associated changes
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Mr. Brewster stated that consideration of the amendments to the City’s zoning regulations had been continued from the previous meeting to give commission members the opportunity to review resident feedback. He provided a summary of the changes that were being proposed:

- Elements that would change right now:
 - R-3 lot area would be reduced from 2,250 to 1,750 square feet per unit (matching existing projects in R-3 districts)
 - Impervious coverage standards would be added to R-2 (40%), R-3 (50%) and R-4 districts (50%)
 - Residential uses would be allowed in mixed-use buildings in C-1 and C-2 (no development standard changes)

- Other elements that would change (all would require Planning Commission and City Council decision based on a specific proposal):
 - MXD and P- District procedures and criteria coordinated:
 - New specifications for plans (community plans and project plans)
 - Improved criteria - approval of plans and/or deviation from base or default standards
 - Mixed-use and mixed-density neighborhood design guidelines
 - Added “default” building type standards for MXD districts
 - Added recommended corresponding building types from MXD for application in small projects as P- district rezoning

Deviations from district standards would still require neighborhood notification, a public hearing, and approval by the City Council.

Public feedback about the amendments had generally proposed the following changes:

- Three-story / 40’ maximum building height
- Minimum 30% green space
- Minimum 30’ setback
- Remove residential from commercial districts
- Continuation of property owners’ right in the rezoning process

Mr. Brewster addressed each point:

- The draft regulations maintain the 2.5 story / 35’ height limit in all base zoning districts. Only medium and large mixed-use buildings could be built to the proposed four-story / 50’ maximum, which could only be approved through a planned rezoning process requiring neighborhood notification, a public hearing, and Council approval.
- Impervious surface standards were being added to three districts that also have no existing standards. Two mixed-use districts have 20% green space requirements, but only at the project plan scale. As an example, existing properties in the Meadowbrook development have less than a lot-specific 30% green space because they are situated adjacent to a park.
- There are no proposed changes to setbacks in any base district. The current MXD district standards have no required setback, and default to whatever is proposed and approved in a plan. Only a planned rezoning could deviate from setback

requirements. Standards would allow reduced front setbacks of 15' to 30' for some building types based on a plan for improved neighborhood streetscapes, to account for building and lot types that should be rear- or alley-loaded that preserve quality streetscapes. Standards would also allow for reduced front setbacks of 0' to 15' for other building types based on a plan for improved pedestrian streetscapes to account for walkable development patterns.

- The current code does not allow residential uses in C-1 or C-2 zoning districts, but does allow residential uses in C-O subject to either R-1, R-2, or R-3 standards, meaning:
 - A mixed-use building is not allowed, even in the C-O district despite allowing a mix of uses
 - Residential projects in the C-O district will follow residential development patterns and building formats (i.e., not necessarily walkable commercial or mixed-use formats)
 - If mixed-use is to occur in existing C- districts it would require rezoning to a P- district or MXD

The draft regulations add residential uses as a permitted use in C- districts, provided (1) it is limited to mixed-use buildings (upper story or behind ground level commercial); and (2) there are no changes to the physical development standards in these districts (setbacks, heights, etc.) This results in the following:

- A residential use could be located in an existing building subject to meeting all applicable building permits and all other zoning ordinance requirements
 - An existing building could be modified, or a new building constructed with a residential use if it meets all current standards (i.e. setbacks, 2.5 story / 35' height, etc.) This would require a neighborhood meeting, Planning Commission decision, and appeal option to City Council.
 - Any proposal for a new mixed-use building beyond the existing development standards or for residential-only buildings in C-districts would require rezoning to a P- district or MXD, as is currently the case.
- There have never been any proposed changes to rezoning procedures in this process, which are set by state statute. The Planning Commission's resident participation policy, which has been in place for over 20 years, goes beyond those statutes and requires neighborhood meetings for many applications, including rezonings and site plans.

Mr. Kersten asked how the process for a project such as the Meadowbrook development would change if the zoning amendments were passed. Mr. Brewster said the updated regulations would provide better guidance for projects than the existing code.

Mr. Breneman proposed the following additional changes to more specifically define building sizes:

- 19.12 - R3 Apartment District

- 19.12.030 - refers to “the following moderate- or large-scale building types” and the list of buildings below that calls out “...small, medium and large-scale building...s”. However, Table 19.23.A lists small, medium and large apartment buildings. Propose to delete the phrase “...moderate- or large-scale...” in the third line.
- 19.14 - R-4 Dwelling District
 - 19.14.030 - refers to “...the following small-and moderate-scale building types from Section 19.23.15...” and the list below that calls out detached houses, attached houses, townhouses and small apartments. Propose to delete the phrase “...small-and moderate-scale...” in the third line.
- 19.16 - District C-0 Office Buildings
 - 19.16.035 - references “...the following small- and moderate-scale building types...”. Propose to delete the phrase “...small- and moderate-scale...” in the third line.
- 19.23 - MXD Planned Mixed Use District
 - 19.23.015 - in the third line there is a phrase “...based on the following building types in Table 19.23.A...”, but there are no building types listed. Propose to delete the word “following” in the third line.
- 19.22.040 - Add “impervious area requirements” to the sentence “Any residential building constructed or located in District C-3 shall comply with height, yard and area regulations”.

Planning Commission members agreed to include Mr. Breneman’s edits in the draft document.

Mr. Valentino asked for clarification about what type of residential uses would be allowed in commercial districts. Mr. Brewster said residential uses could be above or behind commercial structures in C-1 and C-2 districts, with the exception of planned districts. Mr. Valentino also noted that any project requiring rezoning a commercial district to a planned or mixed-use district would need to be evaluated on its own merits through a complete review and evaluation regardless of the number of stories or building height. Because of this, he did not believe it was necessary to reduce the maximum height to three stories / 40’.

Mr. Breneman added that there were already two four-story apartment buildings in the Meadowbrook development.

Mr. Kersten said that he agreed with Mr. Valentino, and was comfortable with the proposed changes to building setback requirements because of the process that would have to be followed in order to obtain approval.

After further discussion, Mr. Breneman made a motion to recommend approval of the proposed amendments to the City's zoning regulations, with his additional edits. The motion was seconded by Ms. Brown and passed unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the Commission, Mr. Wolf adjourned the meeting at 7:39 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: July 2, 2024 Planning Commission Meeting

Application: PC 2024-111

Request: Site plan review for a fence, with an exception

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. Fence standards have specific criteria to evaluate for granting exceptions.*

Property Address: 6841 Linden Street

Applicant / Owner: Brian Bockelman

Current Zoning & Use: R-1A Single-Family District - Single-Family Dwelling

Surrounding Zoning & Use: **North:** R-1A Single-Family District – Single-Family Dwellings
East: R-1A Single-Family District - Single-Family Dwellings
South: R-1B Single-Family District – Single-Family Dwellings
West: R-1A Single-Family District - Single-Family Dwellings

Legal Description: REPLAT OF FONTICELLO GARDENS NO. 2 LT 4 PVC 439A 1 4 (abbreviated)

Property Area: 14,000.06 sq. ft. (0.32 ac.)

Related Case Files: none

Attachments: Application, lot plan, site photos

General Location – Map



General Location – Aerial



Block / Lot – Aerial



Birdseye



Street View



(looking north on 69th – proposed fenced area)



(looking west on 69th – impacted residence on right; subject lot in background left)

BACKGROUND:

The applicant is applying to place a new fence in the corner side yard, with an exception to the required setback on 69th Street, allowing the fence to be approximately 9 feet from 69th street as opposed to the required 31 feet.

The property is a corner lot on the northeast corner of Linden Street and 69th Street. The lot fronts on Linden Street and has driveway access off 69th Street. The adjacent house to the east faces 69th Street so the front yard of this property abuts the side and rear yard of the subject property.

This situation is a street-facing side yard that abuts the front yard of the adjacent house (to the east). The ordinance requires that the fence to be setback the greater of 15 feet or ½ the adjoining lot's front setback. [\[19.44.025\(c\)\(2\)\]](#) In this case the adjoining lot's front setback is approximately 70 feet, requiring the fence to be setback 35 feet.

The side building line of the subject property is approximately 40 feet from 69th Street, and this would leave 5 feet or less of potential fenced side yard area with a strict application of the standards. A large portion of the rear yard of the subject house is used for a side driveway access and rear garage and parking area access. The proposed fencing of the side yard would be approximately 45 feet from the lot line of the abutting lot, and 65 feet from the building due to the large lots and large building separation.

The applicant held a neighborhood meeting on June 18, 2024, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

ANALYSIS:

This property is zoned R-1A. The fence standards in Section [19.44.025](#) apply to this property, and the following specific section is the subject of this application:

C. Location.

3. Fences located on the side street of a corner lot shall be on private property and at least 18 inches from any public sidewalk, whichever is greater, except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of 15 feet or not less than one-half the dept of the front yard of an adjacent building, whichever is the greater setback. [\[Section 19.44.025\(c\)\(2\)\]](#)

This section preserves the relationship of buildings, lots, and yards to the streetscape, recognizing the different situations that typically arise on corner lots.

The proposal is for an exception to place a new fence approximately 9 feet from the lot line and 12 feet from the curb along 69th Street, rather than at the 15 feet setback as required by the ordinance.

The intent of this standard is to protect the front yard and streetscape views of "reverse corner" or "end grain" lots that front on the street differently than the lots that they abut. The relationship of these lots to one another is distinct due to the large lots and building separation. Additionally, the adjacent lot to the east has an unusually large front setback (approximately 70 feet), resulting in the fence standard requiring a large setback from 69th Street (35'). This distance is nearly the same as the placement of the building and would

result in a very small street-side fenced area for this lot (approximately 40 feet existing side setback leaving 5 feet or less of fenced area).

The proposal would place the fence approximately 9 feet from the 69th Street side lot line (12 feet from the curb) for approximately 60 feet.

The following factors that affect this situation:

- The rear yard area is used for side driveway and rear garage and parking access.
- The lots in the area are large, resulting in larger building separations that are less impacted by adjacent property fences.
- The adjacent property has a very large front setback, resulting in the ordinance requiring an unusually large street-side setback for a proposed fence.
- The property most impacted by the proposed exception to the east is at least 65 feet from the fenced area, has an existing landscape buffer and will not have its view of the streetscape to the west significantly impacted by this proposal.
- The proposed fence is a 4 feet high steel rail fence with a high degree of transparency
- The proposed fence will meet all other fence requirements in Section [19.44.025](#), except for the location.

CRITERIA:

In addition to the Site Plan review criteria [[Section 19.32.030](#).], the following are the specific criteria the Planning Commission shall consider for exceptions to the fence standards: [\[19.44.025\(g\)\(1\)\]](#)

- Results in a design that is more compatible
- Provide better screening
- Provides better storm drainage management
- Provides more appropriate utilization of the site.

This fence exception impacts the first and last criteria. The proposed fence location will allow better utilization of the side based on the corner location and other uses of the rear yard area. Further, when comparing the proposed location to the location required by the ordinance, it does not present any significant negative impacts on the public streetscape or the property most impacted to the east. The application will otherwise meet all site plan review criteria and fence standards applicable to this site.

RECOMMENDATION:

Staff recommends approval of this fence site plan with the exception based on the above factors affecting this proposed application.



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Brian Bockelman Phone Number: 563-581-9122

Address: 6841 Linden St Prairie Village, KS 66208 E-Mail brianbcklman@gmail.com

Owner: Brian & Lauren Bockelman Phone Number: 563-581-9122

Address: 6841 Linden St Prairie Village, KS Zip: 66208

Location of Property: 6841 Linden St Prairie Village, KS 66208

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail)

Modification of zoning ordinance PVZC 19.44.025 Fences and Walls due to the unique placement of our house on our corner lot. We are requesting permission to build a fence (4 ft tall) on the south side of our home which will sit fully on our property and not back up to any adjacent properties. The adjacent lot of concern facing the side street (4704 West 69th Street) is supportive of the fencing plans and do not believe it will adversely affect them (as confirmed in the letter attached to this application). The ability to have a partial fenced area is crucial to our family's safety, specifically for children and pets.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

Brian Bockelman / 6/1/24
Applicant's Signature/Date

Brian Bockelman / 6/1/24
Owner's Signature/Date



PVZC 19.44.025 Fences and Walls
(2)Fences located on the side street of a corner lot shall be on private property and at least 18 inches from any public sidewalk, whichever is greater, except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of 15 feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greater setback.

Then Green line represents where the zoning code allows a fence to be placed.

The Red box represents where the proposed fence would be located.

Peter E. Bowers
 Peter E. Bowers
Garland T. Bowers
 Garland T. Bowers

State of Kansas } S.S.
 County of Johnson }

Be it remembered, that on this 2nd day of May 1959, before me, the undersigned, a Notary Public, in and for the County and State aforesaid came Peter E. Bowers and Garland T. Bowers his wife, who are personally known to me to be the same persons who executed the foregoing instrument, and duly acknowledge the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last above written.

Jane Stewart
 Notary Public.

My commission expires January 19, 1963

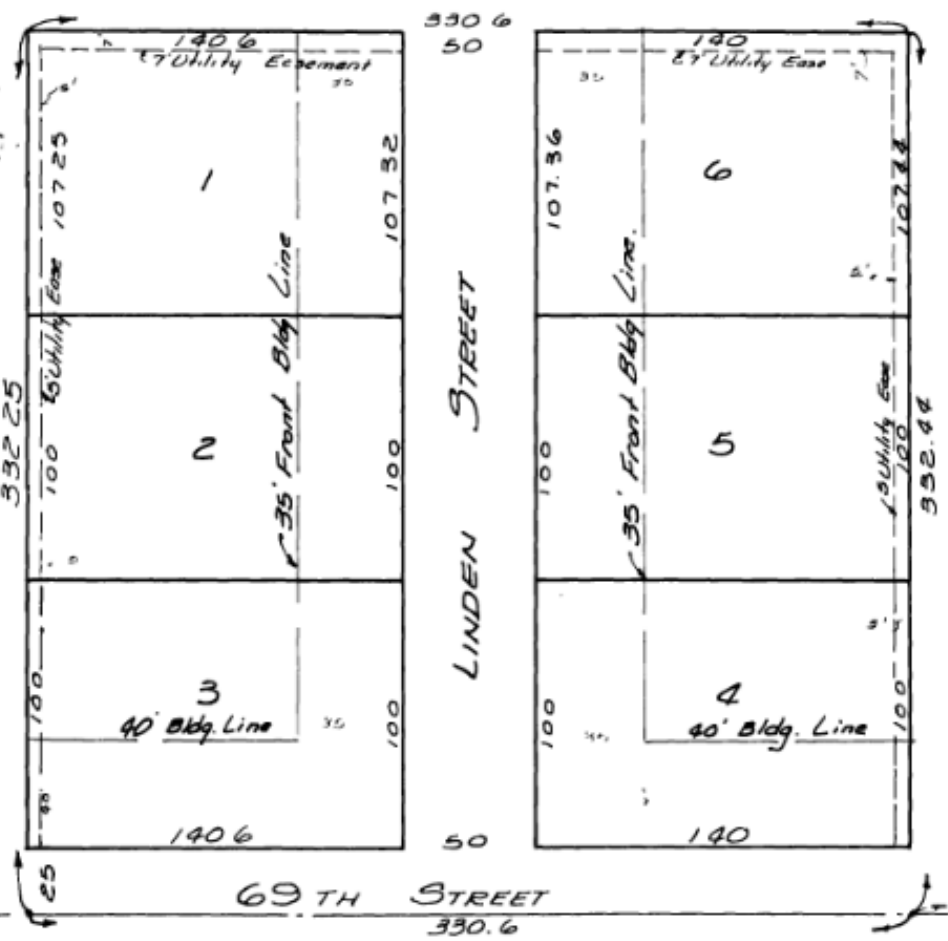
Approved by the City Council of Prairie Village Kansas
 Date May 4, 1959, by *[Signature]*

Approved by Board of County Commissioners of Johnson County Kansas this day of _____ 1959.

 Chairman of Board Commissioner
 _____ Attest: _____
 Commissioner County Clerk.

575154
 STATE OF KANSAS, Johnson Co., ss.
 This instrument was filed for record on the
 1959 MAY 6 AM 10:13
 and duly recorded in Book 21
 of Plat
 page 36
Marguerite M. Brunner
 Register of Deeds

Attest: *Jane Stewart*
 City Clerk



REPLATTED BY
 PAYNE & BROCKWAY
 ENGINEERS
 OLATHE KANSAS
 BY *S. A. Brockway*

SEAL ME 14
 OWN THE " " " "
 L 90 Line NE 1/4 SW 1/4 Sec 16-12-25

6841 Linden St.
Prairie Village, KS 66208
June 13, 2024

Hello new neighbors,

We just moved into the neighborhood over at 6841 Linden Street and wanted to let you know that we're hoping to get a new fence built. We're on the corner of 69th and Linden, and our plan is to have the fence on the south side of our house facing 69th street. The reason for this letter is that we were told the position of the fence is not in conformance with current Prairie Village zoning regulations. We haven't been given a very concise reason as to why that's the case, but rules are rules, so here we are.

We've applied to the City of Prairie Village Planning Commission for approval to place the fence where we hope to, and they require us to provide an opportunity for our lovely new neighbors (you) to review our request and pose any questions or concerns. We want to stress there is absolutely no obligation for you to do anything if you don't want to. You can stop reading this and throw it away right now if you want. There's a chance you aren't reading it at all. And that would be fine.

But in case you do want to chat about it, we're planning to have a meeting in our driveway at 6841 Linden Street on Tuesday, June 18th at 7 p.m. that you're invited to attend and express any concerns. And by "meeting" we mean we'll be having a couple drinks out in our driveway which you're free to partake in. We'll then submit a summary of the "meeting" to the Prairie Village Planning Commission which will identify who showed up and what concerns (if any) were brought forward. Again, zero requirement for you to attend.

The fence in question will be a four foot high, black steel fence that will mimic the look of a lot of the fences we've seen in the neighborhood. The reason for the fence is that we have two mini Australian Shepherds (Tyson and Penny) who have a ton of energy to burn and generally make our lives miserable when they don't have space to play. So please help us. Please.

If you plan to attend, shoot me (Brian) a text at 563-581-9122 or just swing by and say hi. Can't wait to meet you!

Your new neighbors,

Brian and Lauren Bockelman

Hey Adam!

We were able to have our neighborhood meeting with our neighbors on Tuesday, June 18th. We mailed invitations to everyone on the list you sent us within a '200 radius. I've attached that invite in case you need it. Below is a list of everyone who showed up. Luckily, not a single person had a problem with our plans.

Attended (and expressed support):

Clif and Leslie VanBlarcom
Brent and Jil Fuson
Whitt and Kelsey Potts
Neil Barnett
Chick and Melissa Ragland
Jean O'Brien
Neel Jiwanlal
Kirsten and Brandon Large
Tim Kennedy

Not attended, but reached out and expressed support:

Tricia and Paul Stephens
Jacy and Heidi Conley

Tricia and Paul Stephens
4704 West 69th Street
Prairie Village, KS 66208

May 24, 2024

Lauren and Brian Bockelman
6841 Linden Street
Prairie Village, KS 66208

Dear Lauren and Brian:

We would like to welcome you to the neighborhood and are looking forward to having you as next-door neighbors. Thank you for sharing your plans for fencing. We support your fence-building plan and see no concerns with proceeding as you have planned. Please let us know if you have questions.

Sincerely,



Tricia and Paul Stephens

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: July 2, 2024 Planning Commission Meeting

Application: PC 2024-112

Request: Site Plan for addition to Shawnee Mission East

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application.*

Property Address: 7500 Mission Road

Applicant: Duane Cash, Incite Design Studio, for Shawnee Mission School District (Unified School District # 512, Owner)

Current Zoning & Use: R-1A Single-Family Residential – SME High School

Surrounding Zoning & Use: **North:**R-1B Single-Family Residential - Single-Family Dwellings
East: C-O Commercial Office – Office Building; R-1A Single-Family Residential - Single-Family Dwellings and Office Buildings
South: R-1A Single-Family Residential – Municipal Complex
West: R-1A Single-Family Residential - Single-Family Dwellings: R-1B Single-Family Residential – Single-Family Dwellings

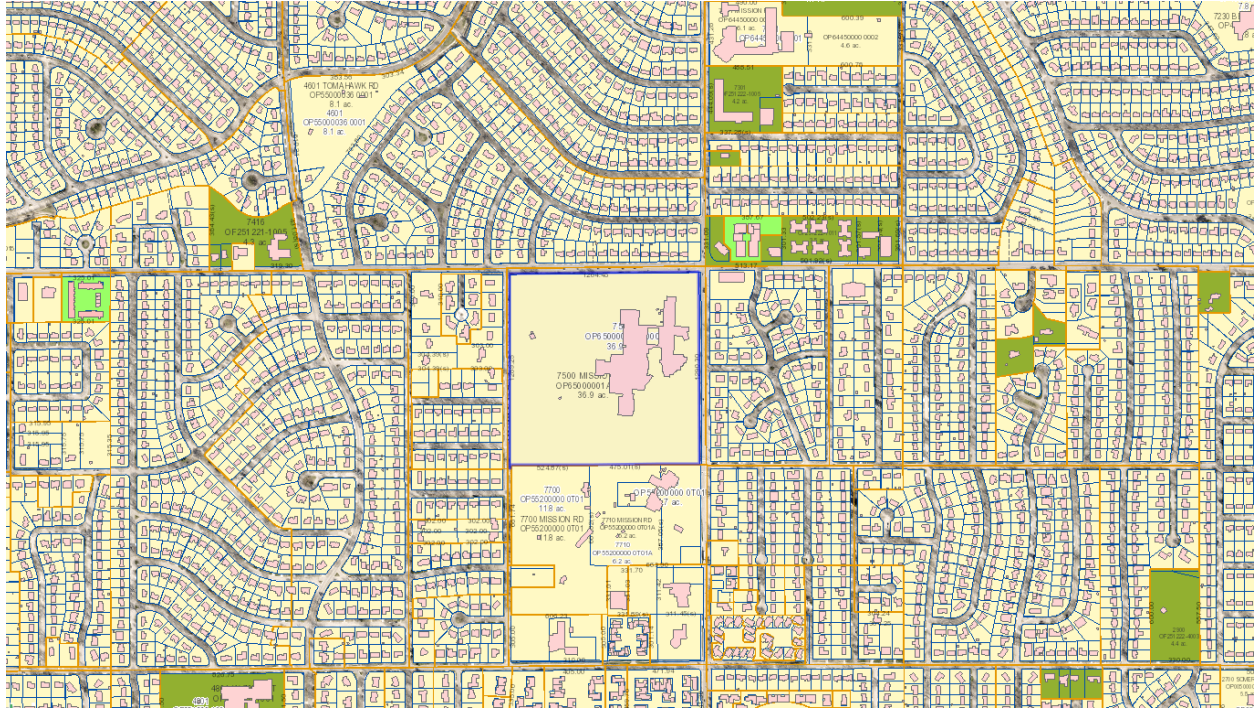
Legal Description: School Block 1, except east 12 feet

Property Area: 36.94 acres (1,608,976.10 sq.ft.)

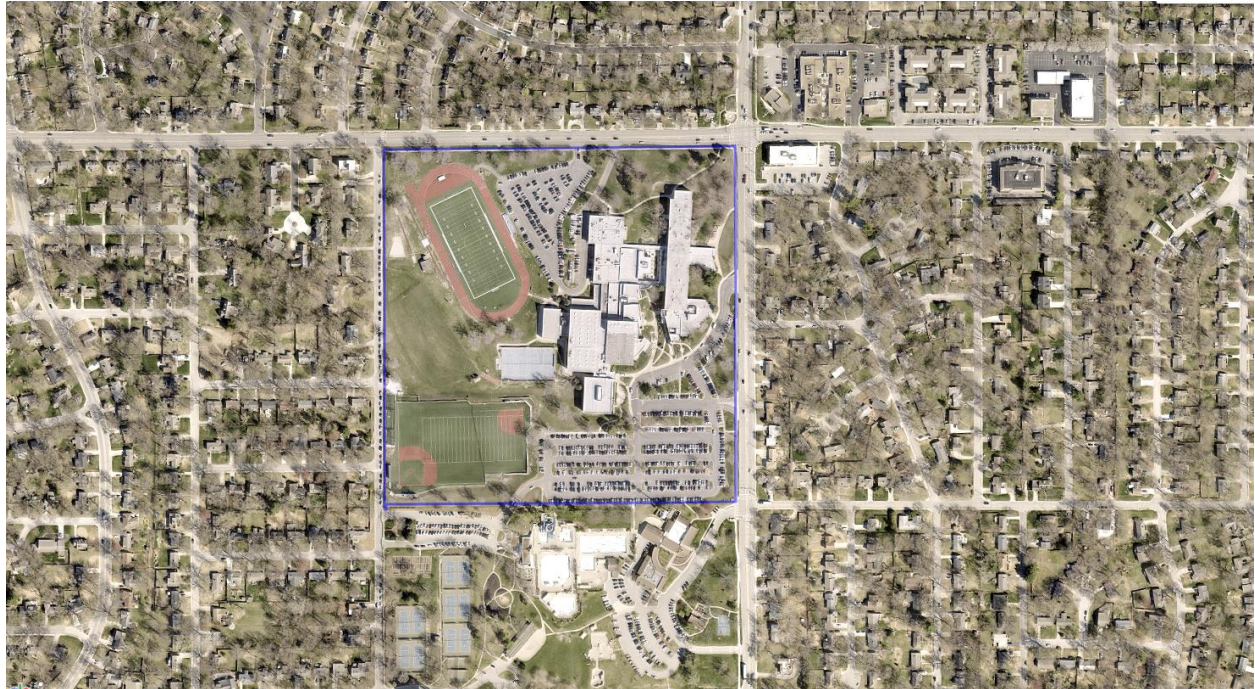
Related Case Files: PC 2015-106 Site Plan – Monument Sign
PC 2007-106 Site Plan
PC 97-01 SUP for Storage Building

Attachments: Application, Site Plan, Lighting Specifications

General Location Map



Aerial Map



Site



Aerial view of site



Bird's eye view of block

Street Views



Street view (looking southeast at fields from Delmar)



Street view (looking southwest at the fields from 75th Street)

Background:

The applicant is proposing to use temporary lighting on the northwest field at Shawnee Mission East High School for athletic practices. The need for this is generated by health and safety concerns for athletes during heat events and is in furtherance of a Kansas State High School Athletic Association (KSHSAA) policy. The applicant anticipates needing the lights in August and September when weather conditions would prevent practice during normal after school times (3:00PM to 6:00PM). During these periods, early morning practices are most favorable to the health and safety of the student athletes and would meet the KSHSAA policy. The limited periods where risk is the highest is based on a combination of heat and humidity, but basically occurs when temperatures exceed 87.8 degrees. The applicant has supplied anticipated utilization based on past years' records but is requesting lighting during any future weather events that achieve this condition, and specifically to use the lights between 5:00AM and 7:40AM on these days (noting that sunrise is typically around 6:30 during this period and lights may not be needed long after the sun rise).

Key specifications for the proposed light units are:

- EPA Tier 4 engine – Yamar 2TNV
- Average sound 60dB(A) at 7 meters away
- 4 320W LED bulbs
- 211,200 LM – Luminous flux (power at the light source)
- 9,436 square meter illuminated area (1 lux)
- 27.34 max height (8,834 mm)

These specifications generally produce an effective lighting range of approximately 200 feet from the source and direction of the light fixture according to typical industry specifications.

The applicant held a neighborhood meeting on June 25, 2024, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

Lighting Standards:

The zoning ordinance uses performance criteria for all outdoor lighting. It required light levels to not exceed 0.0 footcandles when adjacent to a residential zoned and 0.2 footcandles with adjacent to a non-residential zoned, measured five feet above grade at the property line [[19.34.050\(d\)\(1\)](#)]. A variety of standards for specific types of lighting also impact what types of lights may be permitted within this broad performance standard. The standards also have two exceptions which are applicable to this specific circumstance. Outdoor sports facilities and park lighting is independently reviewed by the Planning Commission, which may approve lights that do not strictly conform to the standards. [[19.34.050\(d\)\(9\)](#)] Additionally, temporary outdoor lighting that does not conform to the standards may be permitted by the Planning Commission subject to three specific criteria: (1) public and/or private benefits from the lighting; (2) any annoyance or

safety problems that may result; and (3) duration of temporary nonconforming lighting. [\[19.34.050\(d\)\(8\)\]](#)

The latter exception is most applicable to the applicant's proposal.

The applicant is proposing between 2 and 4 temporary lighting units to be located on the lower field in 2 possible configurations – (1) on the west side of the field facing east, or (2) one at each diagonal corner of the field facing inward (whichever achieves the best lighting situation for the field will be used.). The lighting is supported by a generator unit and the lights extend to approximately 27 feet high. The closest of the proposed locations is approximately 175 feet from the property line and approximately 280 feet from the nearest residence (west across Delmar), and is more than 300 feet from most. Additionally, further to the south on Delmar and north across 75th Street is partially screened from this area by grades between the street and the field.

Site Plan Criteria:

Specific lighting plans, and this particular exception to the lighting standards, require a site plan reviewed by the Planning Commission. The following are the site plan review criteria, supplemented with the specific lighting standards where applicable: [Section 19.32.030]

A. Generally.

- 1. The plan meets all applicable standards**
- 2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.**
- 3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.**

This property is zoned R-1A and institutional uses including schools are allowed in R-1A. The relevant surrounding property is zoned R-1A (west of the field) and R-1B (north of the field). Under general lighting standards the ordinance would require light levels to be no more than 0.0 foot candles at the property line. Note: foot candles measure the amount of light that falls on the property at any one particular location. Although it is related to the amount of light at the light source, it is based on many other factors and cannot necessarily be measured except by a performance reading of actual field conditions. It is possible that the proposed lighting system would meet the generally applicable lighting standards. Specifically, the proposed lighting sources will be at least 175 feet from the property line, and in most cases over 300 feet. Lights closer to the property line will be directed inward and should not have a significant direct light effect on the property line, right-of-way, or abutting property. The more evident aspect of the proposed plan will be the view of the illuminated area (i.e. the glow when viewing the field) rather than the spill of any direct light beyond the property.

Additionally, temporary outdoor lighting beyond lighting that meets the standards may be approved subject to the Planning Commission evaluation of the following criteria:

- (1) public and/or private benefits from the lighting;

- (2) any annoyance or safety problems that may result; and
- (3) duration of temporary nonconforming lighting.

[\[19.34.050\(d\)\(8\)\]](#)

The applicant has proposed only using the lights in limited situations when the health and safety of student athletes could be at risk based on KSHSAA policies. The proposed lighting is a significant distance from the perimeter of the property, and light levels and sound levels from the generators appear to be within industry standards and comparable to city ordinances measuring both light and noise. Additionally, the temporary and mobile nature of the proposed plan could allow for adjustments in the use of the equipment, should lighting or noise have any unexpected impacts beyond what the ordinance or limited exceptions would allow. Further, the applicants proposed use of the lights would be limited to the lower field area, between the hours of 5:00AM and 7:40AM, and only to facilitate practices on days that exceed heat conditions during normal practice hours according to the KSHAA policy (likely August and September).

B. Site Design and Engineering.

- 1. The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
- 2. The plan provides or has existing capacity for utilities to serve the proposed development.**
- 3. The plan provides adequate stormwater runoff.**
- 4. The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

No specific changes to access and parking are proposed with this plan. The proposed lighting units are mobile and temporary, powered by their own generator and engines and do not require any utility connections

C. Building Design.

- 1. The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
- 2. The selection and application of materials will promote proper maintenance and quality appearances over time.**
- 3. The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
- 4. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

There are no building plans associated with this plan.

D. Landscape Design.

1. **The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.**
2. **The plan enhances the environmental and ecological functions of un-built portions of the site.**
3. **The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.**

The proposed equipment is mobile and temporary and is not significantly different than other accessory equipment commonly used by the school for operations and co-curricular activities. Therefore, no specific site design, landscape, or screening is required. However, it is anticipated that due to the temporary nature of this proposal lights will be lowered when not in use, and equipment will be stored in a discrete location when *not in operation and removed or stored in a structure when not in season*.

RECOMMENDATION:

Staff recommends approval of the site plan for temporary outdoor lighting at 7500 Mission Road subject to the following condition:

1. The use of the lights is only to facilitate practices during heat events that limit practice in normal hours according to the KSHSAA policy.
 2. The anticipated use of the lights is during the following periods (although some use outside of these parameters could be permitted if meeting the overall intent of the exceptions)
 - a. Days where forecasted temperatures (or other combination of conditions) exceed 87.8 degrees or otherwise arise to the Red or Black conditions of the KSHSAA policy during the normal practice hours of 3:00PM to 6:00PM
 - b. Hours of operation are limited to morning hours between 5:00 AM and 7:40AM.
 - c. Anticipated months of operation are August and September.
 3. The location of the lights shall be on the lower field as shown in the application, or any other locations that are at least 300 feet from the property lines.
 4. The applicant shall take all measures to direct light to the fields and away from adjacent property – particularly for any light location that is less than 300 feet from the property line.
 5. The application shall work with surrounding residents should any unexpected impacts of noise or lighting occur – particularly those that could exceed the light standard of the ordinance at the property lines or noise level according to the noise ordinance, including other reasonable limitations on the location, operation of facilities, or direction / performance of the lighting units.
 6. The equipment be stored out of site from surrounding property or removed from the site in prolonged periods of non-use (i.e. out of season), and lowered and located to minimize visibility from adjacent property in other non-operational periods (i.e. days not needed during season).
-



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.:
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Kent Glaser SMSD Phone Number: 913-993-6414
Director of Activities/Athletics

Address: 8200 W 71st Shawnee Mission E-Mail: kentglaser@smsd.org
66204

Owner: SHAWNEE MISSION SCHOOL DISTRICT Phone Number: 913-993-6414

Address: _____ Zip: _____

Location of Property: SHAWNEE MISSION EAST HIGH SCHOOL PRACTICE FIELD

Legal Description: _____

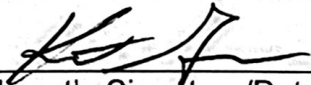
Applicant requests consideration of the following: (Describe proposal/request in detail) _____

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.

 6/7/24
Applicant's Signature/Date

Owner's Signature/Date

Proposal for Temporary Lighting on the SM East Practice Field

June 7th, 2024

Purpose: Provide temporary lighting to allow safer practices in the AM hours during heat restricted days.

Additional information:

The KSHSAA heat policy for practices has changed. Guidelines now involve taking a WBGT (Wet Globe Bulb Temperature) reading and then applying modifications to practices. At times in August and early September this means our weather conditions may reach the Red and Black Zone levels and thus limit or prevent practices from occurring during the normal after school time frame (3PM – 6PM). During these high heat and humidity days, the best environmental conditions for practices exist in the AM hours, especially for football due to the equipment they wear.

This table displays the zones we determine based on the WBGT readings. Please note that WBGT is not the same as Temperature.

WBGT LEVEL/ZONES	ACTIVITY MODIFICATION
≤ 79.9° F	<ul style="list-style-type: none"> Normal activities Provide at least 3 separate rest breaks each hour with a minimum duration of 3 minutes each.
80° - 84.6° F	<ul style="list-style-type: none"> MINIMUM 3 separate rest breaks each hour with a minimum duration of 4 minutes each. Cold water immersion tub or other rapid cooling method should be prepared and ready.
84.7° - 87.7° F	<ul style="list-style-type: none"> MINIMUM 4 separate rest breaks each hour with a minimum duration of 4 minutes each. 2 HOUR MAXIMUM length of practice (not including rest breaks) Cold water immersion tub or other rapid cooling method prepared and ready Consider competition alterations <ul style="list-style-type: none"> Coordinate with contest officials to allow for additional breaks Shorten length of sub-varsity competitions Shorten length of course (Cross Country) Football specific: <ul style="list-style-type: none"> Protective equipment should be limited to helmets and shoulder pads, and these should be removed for conditioning. If practice begins in a cooler range (green or yellow), but increases to orange during practice, players may continue practice in full protective gear.
87.8° - 89.7° F	<ul style="list-style-type: none"> 1 HOUR MAXIMUM length of practice (not including rest breaks) MINIMUM 20 minutes of rest breaks distributed throughout the 1 hour of practice Cold water immersion tub or other rapid cooling method prepared and ready Consider competition alterations <ul style="list-style-type: none"> Coordinate with contest officials to allow for additional breaks Shorten length of sub-varsity competitions Shorten length of course (Cross Country) Consider delaying practice/competitions until a cooler WBGT is reached Football specific: <ul style="list-style-type: none"> No protective equipment should be worn. No conditioning activities
≥ 89.8° F	<ul style="list-style-type: none"> No outdoor workouts. Delay practice/competitions until a cooler WBGT is reached.

Knowing that we will have heat restricted days we are seeking the ability to take advantage of the morning hours for practices on the SM East turf practice field that is inside of the track. To do so we will rent portable lighting from Herc Rental. KSHSAA allows practices to begin on Monday, August 19th. Last year in tracking all our red and black zone days we had a total of 6 days. Those days were August 21-25 and September 5th.

While we cannot predict the days ahead of time that heat restrictions will be in place, based off past data we know there are not significant number of days involved.

What we do know is that sunrise in mid-August is approximately 6:30 AM and we would need to light the AM practices for approximately an hour and half (5AM – 6:30AM) and then turn them off as sunrise occurs. Morning practices are limited in overall time duration due to the start of the school day which is 7:40 AM. While after school practices are the preferred time slot, we need to have the option of AM practices due to the KSHSAA guidelines. Since East does not have any lighted fields the AM practice times are further restricted, and temporary lighting is currently the best option to extend that timeframe.

Proposed Temporary Lighting:



Vertical Mast Towable LED Light Tower

Engine Driven LED Light Towers | 510-1055

Telematics

Mobile Access Control

This light tower for rent from Herc Rentals provides much-needed illumination on dimly lit sites while improving security. This vertical mast towable LED light tower features a high performance EPA Tier 4 engine, ensuring superior fuel efficiency while minimizing environmental harm. It includes 320W LED bulbs for an ultrabright output, significantly improving visibility in even the darkest areas. You can use your light tower overnight or on a 7-day scheduler for customized timings.



GLT4-A Y2
Yanmar 2TNV

LIGHT TOWERS
DIESEL LINE

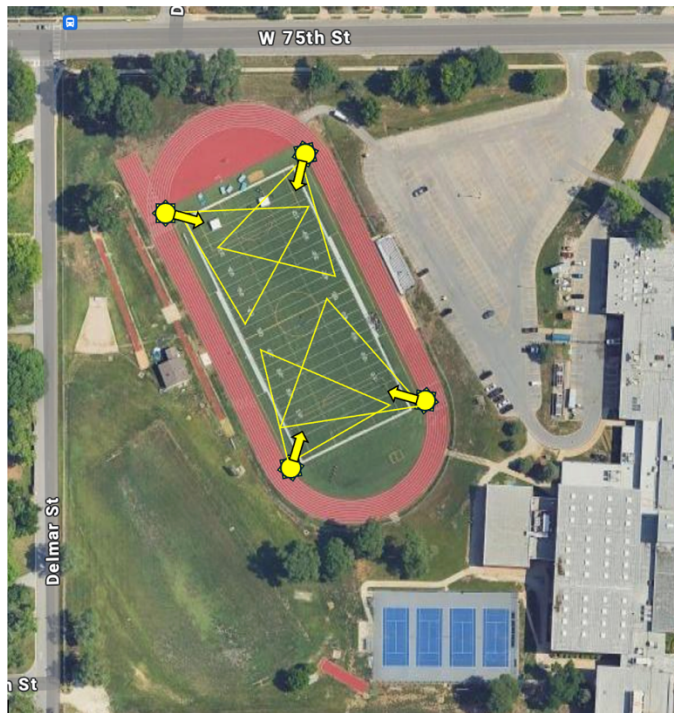
GLT4-A Y2	Technical Data
Minimum dimensions (L x W x H)	2156 x 1400 x 2403 mm
Maximum dimensions (L x W x H)	3096 x 2166 x 8334 mm
Dry weight	923 kg
Mast lifting system	Hydraulic
Mast rotation	340°
Floodlights	4 x 320 W G5 LED
Luminous flux	211200 Lm
Illuminated area (1 lux min)	9436 m ²
Engine	Yanmar 2TNV
Engine cooling	Liquid
Cylinders (q.ty)	2
Engine speed (50/60 Hz)	1500 / 1800 rpm
Alternator (50/60 Hz)	3.5kVA 230V / 4.2kV 240V
Outlet socket (16A)	√
Inlet plug (16A)	√
Avg. sound pressure	60 dB(A) @ 7m
Tank capacity (gross/net)	200/180 l
Running time	225 h
Liquid containment (110%)	√
Wind speed resistance	110 km/h

The above specifications show both the lumens and sound that the light towers emit.

Sample Temporary Lighting Orientation with 2 lights



Sample Temporary Lighting Orientation with 4 lights



We are not 100% sure if 2 light towers will suffice and are prepared to place 4 light towers in the corners of the field. We also note that the field sits in a lower elevation location compared to the neighborhood directly west and that will significantly assist in keeping the light to the field location only.

In summary, we are seeking approval to temporarily light the SM East practice field with 4 light towers (2 if possible), as shown in the previous diagrams, on days when the heat prevents practices to occur during the normal afternoon starting August 19th through approximately September 27th.

Sincerely,



Kent Glaser

Director of Athletics and Activities

913-993-6414





Public Notice Letter

DATE: 6/13/2024
SUBJECT: 7500 Mission Rd
Prairie Village, KS 66208
Johnson County, KS

Dear Property Owner:

This letter is intended to provide public notice to surrounding property owners within 200', per the included boundary map, for the proposed temporary lighting at Shawnee Mission East High School, located at 7500 Mission Road, in Prairie Village, Kansas. The Shawnee Mission School District has filed an application with the City Planning Commission for site plan approval. The Owner intends to place temporary lighting on the turf practice field inside the track. The proposal is explained more in the included proposal documents and is intended to allow safer practices in the AM hours during heat restricted days. The application will be heard by the City Planning Commission on Tuesday, July 2nd, 2024.

You are invited to attend an informal neighborhood meeting on Tuesday, June 25th, 2024, at 6 pm. The meeting will be held at the Shawnee Mission East High School auditorium. Attendees should enter through door 37 on the southeast side of the building.

We look forward to meeting with you to discuss the temporary lights.

Sincerely,
Shawnee Mission School District

A handwritten signature in black ink, appearing to read 'K. Glaser'.

Kent Glaser
Director of Athletics and Activities
Shawnee Mission School District

Adam,

We had our public neighborhood meeting this evening at the SM East Auditorium. **We had zero attendees at the meeting.** I did receive a phone message today from a neighbor who was unable to attend and had a question. I will call him tomorrow and answer his question(s). I also had one email last week when the letters were being received. That is all I can summarize at this point from the public. We look forward to the next step of the process and being at the planning commission meeting on July 2nd.

Kent Glaser
Director of Athletics and Activities
913-993-6414

