

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

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE  
TUESDAY, NOVEMBER 12, 2024  
7700 MISSION ROAD  
COUNCIL CHAMBERS  
6:30 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF BZA MINUTES - October 1, 2024**

**III. PUBLIC HEARINGS**

BZA2024-07

Variances to development standards for building coverage, impervious surface coverage, and encroachment on platted building line  
3921 W. 63<sup>rd</sup> Street  
Zoning: R-1A  
Applicant: Consolidated Fire District #2

**IV. OTHER BUSINESS**

**V. ADJOURNMENT**

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

**BOARD OF ZONING APPEALS  
CITY OF PRAIRIE VILLAGE, KANSAS  
MINUTES  
TUESDAY, OCTOBER 1, 2024**

**ROLL CALL**

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, October 1, 2024, at 6:30 p.m. in the Council Chambers of the Municipal Building at 7700 Mission Road. Chair Jonathan Birkel called the meeting to order at 6:30 p.m. with the following members present: James Breneman, James Kersten, Greg Wolf, Melissa Brown, Melissa Temple and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Board of Zoning Appeals: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Adam Geffert, City Clerk/Board Secretary.

**APPROVAL OF MINUTES**

Mr. Wolf moved for the approval of the minutes of the June 4, 2024, Board of Zoning Appeals meeting as presented. Mr. Breneman seconded the motion, which passed unanimously.

**PUBLIC HEARINGS**

BZA2024-04            Variance of required side setback  
                          3507 W. 79<sup>th</sup> Street  
                          Zoning: R-1A  
                          Applicant: Jake Vanderlugt

Mr. Brewster stated that the applicant was requesting a side setback variance from 6' to approximately 5' on the west side lot line for an existing deck. The deck is approximately 8' wide and 13' deep and sits within a reverse corner on the northwest side of the home. The 8' width places the deck approximately 5' from the west property line.

The property is zoned R-1B and is used as a single-family dwelling. R-1B districts require 6' side setbacks, or 3' for open and uncovered porches, decks and patios less than 30" high. The deck is 36" above grade so it is subject to the 6' side setback requirement. It extends to the rear of the house remaining even with the side setback for approximately 13'. The adjacent house is approximately 9' from the house, but the deck is more than 12' from any adjacent structure due to the floor plan of the adjacent house.



Mr. Brewster said that Section 19.54.030 of the zoning regulations required the board to find that all five of the following conditions are met in order to grant a variance. If the board finds that any one of these conditions is not met, a variance should not be granted:

#### **A. Uniqueness**

**That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.**

The property is a 60' wide by 130' deep lot (the minimum lot width in R-1B is 60', although there are wider lots and irregular patterns of 80-, 100-, and 120' wide lot on blocks to the south and north. The house was built in 1951, prior to adoption of the zoning regulations and is a legal non-conforming structure. The R-1B zoning district was amended in 2018 to change the side setback from 4' to 6'. The deck is situated in a reverse corner of the building on the northwest side and has a door from the house onto the deck.

#### **B. Adjacent Property**

**That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.**

The existing house and deck are legal nonconforming structures, and are situated approximately 5' from the west property boundary. The existing house on the adjacent lot is approximately 4' from the property boundary (9' separation of buildings) although the building is off set at the portion of the property where the deck is and is more than 12' from the deck. Both homes are single-story gabled structures approximately 17' high, and the deck is open and unenclosed with a privacy screen on the west side boundary.

#### **C. Hardship**

**That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.**

The existing house and deck are legal nonconforming structures, and a replacement that complies with the required setback would either involve shortening the deck to approximately 7' wide, lowering the deck two steps down from the doorway, or cantilevering the deck over foundational elements that comply with the setback.

#### **D. Public Interest**

**That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The deck is a replacement of a current situation, with only a slight expansion towards the rear yard, not towards the adjacent property. The setback limit is generally intended for large structures between 30" and 29'; this structure is only 36" high and would remain open and unenclosed. Lower structures can encroach closer to the side property line than what is proposed in this case (up to 3' if below 30", while this deck is 5' at 36"). All of this activity occurs on the rear portion of the property and will not have any impact on the streetscape, or other property in the vicinity of these two lots.

#### **E. Spirit and Intent of the Regulation**

**That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.**

Side setbacks are intended to manage the relationship of adjacent buildings. In this case, the buildings will maintain a relationship similar to the current condition. The deck is proposed as a continuation of the side setback line of the principle structure, and will not encroach into the setback more than the principal structure or existing deck. The deck is at or below the first-floor elevation of the existing home and will remain open and unenclosed.

Mr. Brewster said that if the board finds that all five conditions can be met as required by state statutes and Section 19.54.030 of the Prairie Village Zoning Ordinance, then it may grant the variance. If the board does approve the variance, it should be subject to the following conditions:

1. That the variance be granted only to the extent shown with the submitted application and based on submitted plans.
2. The variance, if approved, shall be recorded with the County Register of Deeds within one year of approval.

Mr. Wolf asked if the deck had already been constructed prior to requesting a variance from the BZA. Mr. Brewster said that it had, and that the application for a variance had only been submitted after the side setback issue had been discovered by a codes officer.

Property owner Jake Vanderlugt and contractor Colin Gardner, 15717 Chadwick Street, Overland Park, were present to discuss the application. Mr. Vanderlugt noted that he had purchased the home from Mr. Gardner, and was unaware that the deck had not been constructed to meet City code. He added that he had become involved in the application process because Mr. Gardner had not been responsive to City staff. Aside from a railing that was added after purchasing the home, the deck was fully constructed by Mr. Gardner.

Mr. Valentino noted that there was a 6' fence on top of the deck, and expressed concern that its overall height was too tall.

Mr. Birkel asked if the deck's non-compliance was disclosed by the real estate agent that sold the home. Mr. Vanderlugt said that it was not.

Mr. Dringman stated that the building permit for the deck was submitted after the deck had been built.

After further discussion, Mr. Birkel opened the public hearing at 7:01 p.m.

Mr. Gardner said that he had not originally intended to build a deck at the property, but due to a steep grade in the back yard, it was installed for safety purposes.

Mr. Wolf asked Mr. Gardner whether he knew that he needed to get a permit prior to building the deck. Mr. Gardner stated that the deck was intended to be built at a height of 30" which did not require a permit, but once built, it ended up being 31". Mr. Dringman said that all decks required permits, but that decks 30" in height or less from grade could be within 3' of the side property line.

With no one else present to speak, Mr. Birkel closed the public hearing at 7:07 p.m.

Mr. Wolf asked what the consequences were for these types of code compliance violations. Ms. Lee said that it was a unique circumstance, but that it was being considered by the municipal court, and would likely result in a fine assessed on the contractor.

**After further discussion, Mr. Wolf made a motion to approve the variance with the conditions recommended by staff, with a note encouraging the municipal court judge to take as strong an action as possible against the contractor for the violation, and to consider taking action against the seller's real estate agent for not disclosing the violation. Ms. Temple seconded the motion, which passed unanimously.**

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

Chair Jonathan Birkel adjourned the meeting of the Board of Zoning Appeals at 7:19 p.m.

Adam Geffert  
City Clerk/Board Secretary

# STAFF REPORT

**TO:** Prairie Village Board of Zoning Appeals  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** November 12, 2024 Board of Zoning Appeals Meeting

---

**Application:** BZA 2024-07

**Request:** Variance to increase the permitted building coverage from 30% to 31%.

**Action:** *A variance request requires the Board of Zoning Appeals to evaluate facts and weigh evidence, and a majority of the Board must find that all 5 criteria for a variance have been met in order to approve the request.*

**Property Address:** 3921 W. 63<sup>rd</sup> Street

**Applicant:** Consolidated Fire District No. 2; SFS Architecture

**Current Zoning & Use:** R1-A Single-Family Residential – Fire Station

**Surrounding Zoning & Use:** **North:** R-1B Single-Family Residential – Church and Single-Family Dwellings  
**East:** R-1A Single-Family Residential – School (vacant lawn)  
**South:** R-1A Single-Family Residential - School  
**West:** R-1A Single-Family Residential – School (parking and athletic fields)

**Legal Description:** INDIAN FIELDS LOT 3, Plus metes and bounds portion of LOT 4 PVC-0614 0001

**Property Area:** 1.24 acres (53,792.63 s.f.) – per applicant survey 3 tracts

**Related Case Files:** None; however, this application is related to PC-12 for the associated site plan for a building expansions and front building line adjustment

**Attachments:** Application, variance request form, site plan.

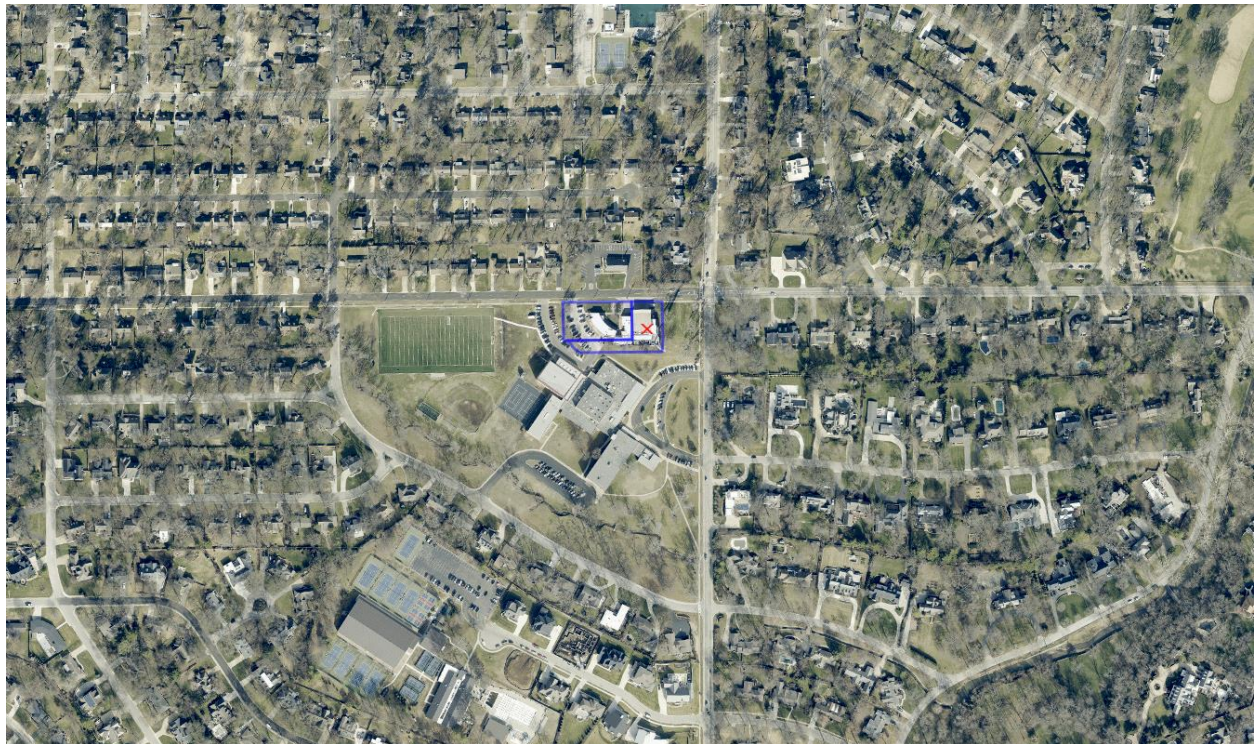
---



General Location – Map



Aerial Map





**Aerial Site**



**Birdseye View**





**Street View**



*Looking south from 63<sup>rd</sup> Street – Addition is proposed in area on left (west).*

**SUMMARY:**

This application requests a variance for building coverage standards from 30% to 31%. The application is for the expansion of the existing fire station for Consolidated Fire District No. 2. This application is associated with related requests for site plan approval for the expansion of the building and a modification of the platted 35' front building line, which require Planning Commission approval. (PC 24-12).

**DETAILS:**

The property is zoned R-1A and is used as a fire station, which is a permitted use in the district. The property is a combination of a platted lot (Lot 3) and a metes and bounds portion of another lot (Lot4) in the Indian Fields subdivision, platted in 1952. The lot is situated within a larger 17-acre campus that includes the Indian Hills Middle School and shared parking areas and athletic fields. Although the station and existing building is setback from the corner of 63<sup>rd</sup> Street and Mission Road to the east, a portion of this lawn area is part of the school's lot and is not the Fire District parcel (the proposed addition is to the east of the building in this vicinity.) All property in the vicinity is zoned for residential – R1-B in Prairie Village north of 63<sup>rd</sup> Street; R-1 in Mission Hills east of Mission Road; and R-1A in Prairie Village for this property and all property to the west and south.

R-1A which requires the following coverages:

- 30% Building Coverage [[19.06.015\(a\)](#)]
- Note: The 40% building coverage does not apply to nonresidential uses in residential districts; however, the applicant's information on coverage and stormwater treatments is relevant to meeting general site plan criteria reviewed separately with PC 24-12. [[19.06.015\(b\)](#)]

The applicant is requesting a variance from the building coverage standard to allow the construction of an addition to the existing fire station. The existing building is approximately 13,180 square feet (24.5% of property), and the addition of 3,500 square feet would bring the total to 16,680 (approximately 31% of the property). The addition is to support expanded operations at this facility (administration, conference room, upgrade mechanical / electrical systems).

The current building edge is 42.2 feet from the east property line and the proposed addition will extend into this area and be 14.58 feet from the east property line, with a second smaller portion expanded on the west and internal to the site. The proposed application meets all other zoning standards. The existing building is 30' from the front property line, meeting the required zoning setback. However, this property also has a 35' platted building line which the existing building and proposed addition does not meet. Modifications to a platted building line require approval by the Planning Commission [[18.18.010](#)], so that issue is coordinated with the site plan review for the building, which the Planning Commission also must approve.



**VARIANCE ANALYSIS (BOARD OF ZONING APPEALS):**

[Section 19.54.030](#) of the Zoning Ordinance requires the Board to find that **all five** of the following conditions are met in order to grant a variance. If the Board finds that any one of these conditions is not met, a variance should not be granted:

**A. Uniqueness**

**That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.**

**In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.**

The property is approximately 165' deep (from 63<sup>rd</sup> Street) and 350 feet wide (along 63<sup>rd</sup> Street). It is situated entirely within a larger 17-acre campus that includes a middle school. There are large lawn areas on the campus, including directly to the east between this building and Mission Road, where the expansion is proposed. Although this is not part of the applicant's property, it does impact how the building is viewed within its setting, and the building otherwise meets all required zoning setbacks. The property also includes shared parking and access for the Fire District, School, and Athletic Fields on the west side.

**B. Adjacent Property**

**That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.**

Although all property is zoned for residential, the property immediately across the street is also a civic use (church), the property to the west and south is part of the school district campus, and the property to the east is the large lawn area of the school property (immediate southwest corner of 63<sup>rd</sup> and Mission Road). The nearest residential properties are at the northwest corner and southeast corners of 63<sup>rd</sup> and Mission Road and are 150 feet and 200 feet from the proposed addition, respectively.

**C. Hardship**

**That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.**

The property is a combination of lots and tracts originally platted in 1952. Due to the shared use of the overall site, the addition is most practical on the east side of the building. This location also is the most practical based on internal operations of the facility. These circumstances present fewer options for the applicant to expand with current outside conditions.

**D. Public Interest**

**That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The proposed addition is to expand operations and allow better utilization of an existing fire station. The station provides 24/7 emergency services to the surrounding areas, and serves administrative functions for a broader area. Additionally, with respect to building and development standards, the application will meet all standards other than the increase in building coverage.

#### **E. Spirit and Intent of the Regulation**

**That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.**

The building coverage standard is intended to regulate the scale and mass of residential buildings in relation to lots. Although the standard also applies to civic or other non-residential buildings for the same intent, it can sometimes lead to unintended results. In this case, the minimal degree of the variance (only slightly above the required 30%) and the proposed addition and existing building setting within a larger campus result in significant open areas.

#### **EFFECT OF DECISION:**

After reviewing the information submitted and considering the testimony during the public hearing, if the Board finds that **all five conditions** can be met as required by state statutes and [Section 19.54.030](#) of the Prairie Village Zoning Ordinance, then it may grant the variance. If the Board does approve the variance, it should be subject to the following conditions:

1. That the variance be granted only to the extent shown with the submitted application and based on submitted plans.
2. The variance by conditioned upon the coordinate approval of the site plan; should the site plan not be approved by the Planning Commission for any reason, this variance shall not apply or shall require separate review with any amended or additional site plan.
3. The variance, if approved, shall be recorded with the County Register of Deeds within 1 year of approval.

## PC-24-12

Planning Commission  
and BZA Application

Status: Active

Submitted On: 10/18/2024





### Primary Location

3921 W 63RD ST  
Prairie Village, KS 66208

### Owner

CONSOLIDATED FIRE DIST. NO.  
2  
W 63RD ST 3921 PRAIRIE  
VILLAGE, KS 66208

### Applicant

 Lindsay Tatro  
 816-541-2253 ext. -----  
 ltatro@sfsarch.com  
 2100 Central Street  
Suite 31  
Kansas City, MO 64108

## Project Description

### Requested Action\*

Commercial Site Plan Review/Exception  
Request

### Legal Description\*

Tract 1:

Lot 3, Block A, INDIAN FIELDS, a subdivision of Prairie Village, Johnson County, Kansas, according to the recorded plat thereof.

Tract 2:

A tract of land lying in the Northeast Quarter (NE 1/4) of Section 16, Town 12 South, Range 24 East, Johnson County, Kansas, and also being a part of Lot 2, Lot 3, and Lot 4, Block A, INDIAN FIELDS, a platted subdivision in the City of Prairie Village, Johnson County, Kansas, said tract being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 2, Block A, INDIAN FIELDS; THENCE South 00°00'00" West, a distance of 165.00 feet; THENCE North 90°00'00" West, a distance of 271.32; THENCE along a curve to the right having an initial tangent bearing of North 50°56'19" West, a radius of 212.50 feet, a distance of 188.92 feet to a point on the North line of said Lot 4, and the South Right of Way line of 63rd Street; THENCE North 90°00'00" East along said North line, a distance of 349.92 feet to the point of beginning.

## Applicant Information

**What are you applying for?**

Planning Commission

**Applicant Name\***

Lindsay Tatro

**Address\***2100 Central Street, Suite 31, Kansas  
City, MO 64108**Phone Number\***

816-541-2253

**E-Mail\***

ltatro@sfsarch.com

**Owner Name\***

Steve Chick

**Location of Property\***3921 W 63rd St, Prairie Village, KS  
66208**Owner Phone Number\***

913-432-1105 ext. 401

**Owner E-Mail\***

steve.chick@cf2.org

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

Commercial site plan review and consideration of 3 variance requests for the expansion of Consolidated Fire District 2 Fire Station #22 located at 3921 W 63rd Street.

The project includes construction of an approximately 3,500 square foot addition to the existing 13,180 square foot fire station and interior renovation. The fire station will continue to be operated by the Consolidated Fire District 2, and will include expanded 24/7 operations as well as fire administration, a conference room, and mechanical/electrical system upgrades. The fire district intends to occupy and maintain emergency response operations from this station during the phased addition and renovation construction.

Variations to the development standards for District R1-a outlined in Table 19.06.A are requested for Building Coverage and Impervious Surface Coverage. An additional variance is requested to encroach on the platted 35' Building Line along 63<sup>rd</sup> Street to align with the existing front of building.

## Acknowledgement

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). As a result of the filing of said application, the 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 the City for all costs incurred by the 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 owed whether or not Applicant obtains the relief requested in the application.

**Applicant Signature\***

**Date\***

✓ Lindsay C Tatro  
Oct 15, 2024

10/18/2024

## Board of Zoning Appeals Only - Complete Only if Instructed

### Detailed Description of Variance Requested

Variance to the development standards for District R1-a outlined in Table 19.06.A to increase the maximum Building Coverage to 33% of lot.

Variance to the development standards for District R1-a outlined in Table 19.06.A to increase the maximum Impervious Surface to 65% of lot. (See also Request for Waiver Letter)

Variance to the platted 35' Building Line along 63<sup>rd</sup> Street. Request to align with the existing front of building and meet the development standards for District R1-a outlined in Table 19.06.A for a 30' minimum front setback.

**Adjacent Zoning: North**

**Adjacent Land Use: North**

R1-b

Church and Single Family Dwelling

**Adjacent Zoning: South**

R1-a

**Adjacent Land Use: South**

Public School

**Adjacent Zoning: East**

R1-a

**Adjacent Land Use: East**

Public School

**Adjacent Zoning: West**

R1-a

**Adjacent Land Use: West**

Public School

**Present Use of Property**

Fire Station

**Proposed Use of Property**

Fire Station

**Utility lines or easements that would restrict proposed development**

No

**Does your project meet the following standard:****Uniqueness**

Yes

**Provide an explanation for how the following standard is met: Uniqueness**

A fire station is an atypical use in R1-a zoning district and is therefore unique.

**Does your project meet the following standard:**

**Adjacent Property**

Yes

**Provide an explanation for how the following standard is met: Adjacent Property**

Adjacent property owners will not be adversely impacted if these variances are granted. The new additions will match the existing building in material and character. The new additions will be built no closer to 63<sup>rd</sup> Street than the existing building and within the stated minimum front building setback for the R1-a zoning district. The modest increase of overall impervious surface area and building coverage area will not greatly impact adjacent properties. The building additions align with the Neighborhood Design Standards design objectives.

**Does your project meet the following standard:**

**Hardship**

Yes

**Provide an explanation for how the following standard is met: Hardship**

The development standards for district R1-a are primarily applicable to residential structures. Strict application of the standards for a fire station will limit the ability of Consolidated Fire District No. 2 to expand emergency response services and accommodate additional personnel at this location.

**Does your project meet the following standard:**

**Public Interest**

Yes

**Provide an explanation for how the following standard is met: Public Interest**

The expansion of the existing fire station is in the best interest of public safety and will expand capacity for emergency response at this location.

Does your project meet the following standard:

**Spirit and Intent**

Yes





**Provide an explanation for how the following standard is met: Spirit and Intent**

The building additions are not opposed to the general spirit and intent of the zoning regulations. The new additions will match the existing building in material and character. The new additions will be built no closer to 63<sup>rd</sup> Street than the existing building and within the stated minimum front building setback for the R1-a zoning district. The modest increase of overall impervious surface area and building coverage area will not be greatly different than the existing condition. The building additions align with the Neighborhood Design Standards design objectives.

Does your project meet the minimum variance?

Yes

## Attachments

- |   |  |                 |
|---|--|-----------------|
|  | <p><b>Site Plan</b></p> <p>2024-10-18 - CFD2-22 - Site Plan Review - Drawings.pdf</p> <p>Uploaded by Lindsay Tatro on Oct 18, 2024 at 3:36 PM</p>  | <b>REQUIRED</b> |
|  | <p><b>Certified List of Property Owners (staff will upload)</b></p> <p>PC-24-12 200' Property Owners.xlsx</p> <p>Uploaded by Adam Geffert on Oct 22, 2024 at 10:41 AM</p>  |                 |
|  | <p><b>2024-10-18 - CFD2-22 - Site Plan Review - Survey.pdf</b></p> <p>2024-10-18 - CFD2-22 - Site Plan Review - Survey.pdf</p> <p>Uploaded by Lindsay Tatro on Oct 18, 2024 at 3:36 PM</p>                                   |                 |
|  | <p><b>2024-10-18 - CFD2-22 - Site Plan Review - Drainage Waiver Request.pdf</b></p> <p>2024-10-18 - CFD2-22 - Site Plan Review - Drainage Waiver Request.pdf</p> <p>Uploaded by Lindsay Tatro on Oct 18, 2024 at 3:37 PM</p> |                 |



DRAWING INDEX

SHEET NUMBER	SHEET NAME	SD - 08/23/2024	PRELIMINARY PLAN REVIEW - 09/19/2024	SITE PLAN REVIEW - 10/18/2024	DESIGN DEVELOPMENT - 10/22/2024	75% CD - 11/26/2024	PERMIT DOCUMENTS - 01/07/2025
G001	COVER						
G002	CODE SUMMARY						
G003	PARTITION TYPES						
G004	TYPICAL ADA CLEARANCES						
G005	PROJECT SYMBOLS AND TYP. MOUNTING HEIGHTS						
C100	SITE PLAN						
C200	GRADING PLAN						
C300	UTILITY PLAN						
L100	LANDSCAPE PLAN						
S001	GENERAL NOTES						
S005	CMU DETAILS						
S101	FOUNDATION PLAN						
S102	ROOF FRAMING PLAN						
S200	FOUNDATION SECTIONS						
S300	ROOF FRAMING SECTIONS						
AD111	FIRST FLOOR DEMOLITION PLAN						
AD131	FIRST FLOOR CEILING DEMOLITION PLAN						
A001	ARCHITECTURAL SITE PLAN						
A051	SLAB EDGE AND DRAINAGE PLAN						
A111	FLOOR PLAN - LEVEL 1						
A121	ENLARGED PLANS						
A131	CEILING PLAN - LEVEL 1						
A141	ROOF PLAN - LEVEL 1						
A150	FINISH LEGEND AND SCHEDULE						
A151	FINISH PLAN - LEVEL 1						
A161	FURNITURE PLAN - LEVEL 1						
A201	EXTERIOR ELEVATIONS						
A211	INTERIOR ELEVATIONS						
A212	INTERIOR ELEVATIONS						
A301	BUILDING SECTIONS						
A311	STAIR AND ELEVATOR SECTIONS						
A321	WALL SECTIONS						
A511	PLAN DETAILS						
A521	SECTION DETAILS						
A531	CEILING DETAILS						
A541	INTERIOR CASEWORK DETAILS						
A561	SIGNAGE TYPES AND SCHEDULES						
A601	DOOR TYPES AND SCHEDULES						

SHEET NUMBER	SHEET NAME	SD - 08/23/2024	PRELIMINARY PLAN REVIEW - 09/19/2024	SITE PLAN REVIEW - 10/18/2024	DESIGN DEVELOPMENT - 10/22/2024	75% CD - 11/26/2024	PERMIT DOCUMENTS - 01/07/2025
MEP001	MEP COVER SHEET						
MEP200	MEP - ROOF DEMO						
MEP201	MEP - ROOF						
M001	MECHANICAL - DEMOLITION						
M101	MECHANICAL - HVAC						
M401	MECHANICAL CONTROLS SCHEMATICS						
M501	MECHANICAL SCHEDULES						
M601	MECHANICAL DETAILS						
P001	PLUMBING - DEMOLITION						
P101	PLUMBING - DOMESTIC WATER						
P201	PLUMBING - WASTE & VENT						
P401	PLUMBING RISER DIAGRAMS						
P501	PLUMBING SCHEDULES						
E001	ELECTRICAL - DEMOLITION						
E101	ELECTRICAL - LIGHTING						
E201	ELECTRICAL - POWER						
E301	ELECTRICAL - SPECIAL SYSTEMS						
E401	ELECTRICAL SCHEDULES AND RISER DIAGRAM						
E402	PANELBOARD SCHEDULES						
E501	ELECTRICAL DETAILS						
T001	TELECOMMUNICATIONS						
FP001	FIRE PROTECTION						

**OWNER:**  
 CONSOLIDATED FIRE DISTRICT NO. 2  
 3921 WEST 63RD STREET  
 PRAIRIE VILLAGE KANSAS 66208  
 O: 913.432.1105

**ARCHITECT-OF-RECORD:**  
 SFS ARCHITECTURE  
 2100 CENTRAL, SUITE 31  
 KANSAS CITY MISSOURI 64108  
 O: 816.474.1397  
 F: 816.421.8024

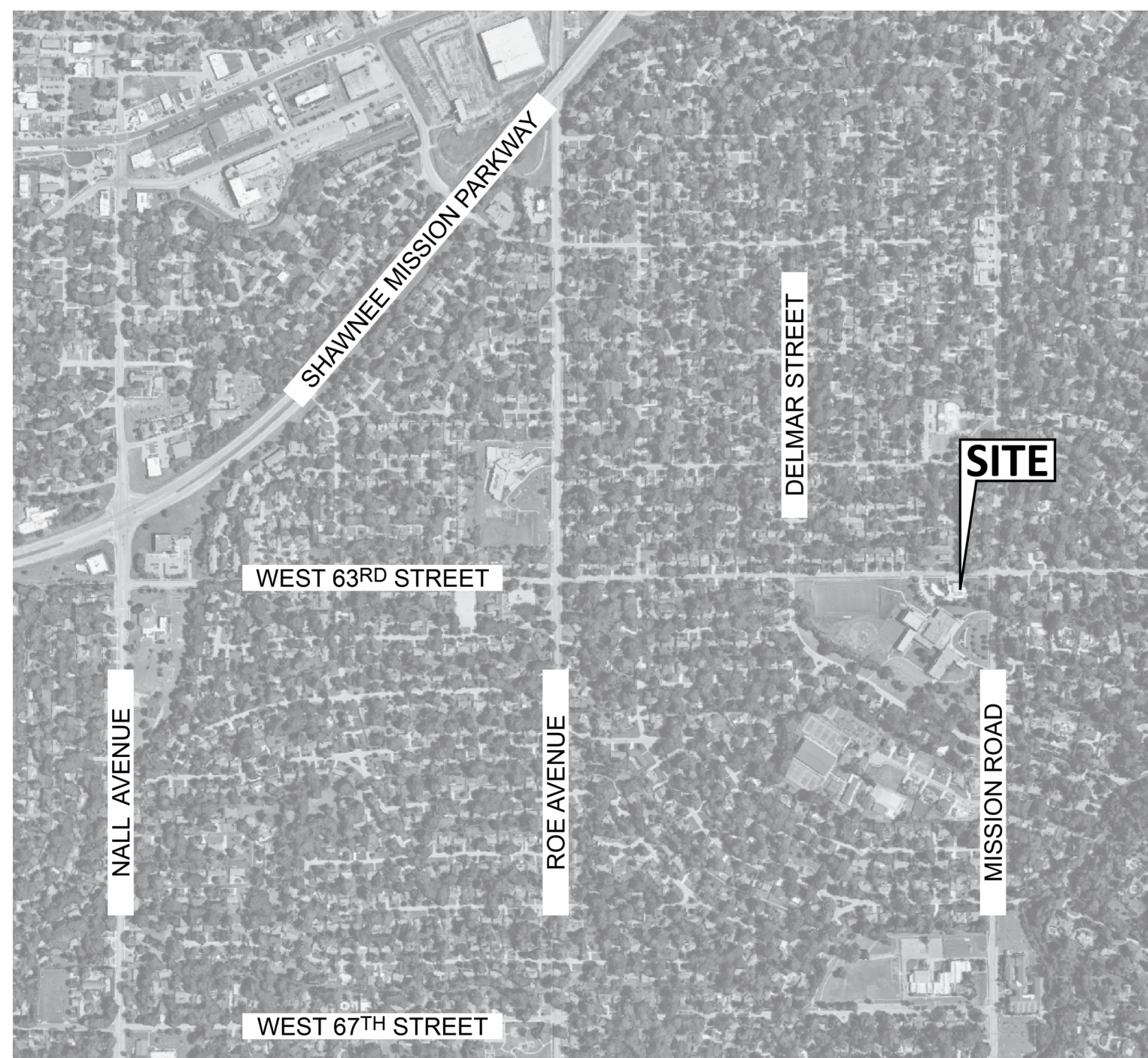
**CONSTRUCTION MANAGER:**  
 HAREN COMPANIES  
 8035 NIEMAN ROAD  
 LENEXA KANSAS 66214  
 O: 913.495.9558

**CIVIL:**  
 CFS ENGINEERS  
 1421 EAST 104TH STREET, SUITE 100  
 KANSAS CITY MISSOURI 64131  
 O: 816.333.4477

**LANDSCAPE ARCHITECT:**  
 CFS ENGINEERS  
 1421 EAST 104TH STREET, SUITE 100  
 KANSAS CITY MISSOURI 64131  
 O: 816.333.4477

**STRUCTURAL:**  
 BOB D CAMPBELL & COMPANY  
 4338 BELLEVIEW AVE  
 KANSAS CITY MISSOURI 64111  
 O: 816.531.4144

**M/E/P/E ENGINEER:**  
 PKMR ENGINEERS  
 13300 WEST 98TH STREET  
 LENEXA, KANSAS 66215  
 O: 913.492.2400

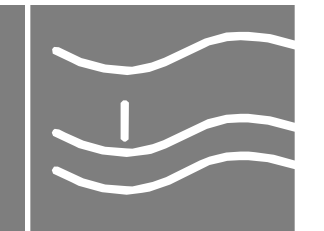


VICINITY MAP  
N.T.S.



AREA PLAN  
N.T.S.

241224  
 10.18.2024  
 SITE PLAN REVIEW  
**CFD2 Station No. 22 Renovation and Expansion**  
 3921 W 63rd St Prairie Village, KS 66208





CODE PLAN LEGEND

NEW CONSTRUCTION, EXISTING CONSTRUCTION, ICC 500 STORM SHELTER, SMOKE PARTITION, 1 HOUR FIRE PARTITION, 2 HOUR FIRE BARRIER, ROOM NAME, ROOM NUMBER, SQUARE FEET/OCCUPANT, LOAD FACTOR, NUMBER OF OCCUPANTS, DOOR NUMBER, OCCUPANT EGRESS (ACTUAL / ALLOWED), EGRESS WIDTH REQUIRED, EGRESS WIDTH PROVIDED, FEK-1, FEK-2

PROJECT INFORMATION
PROJECT NAME: CFD2 STATION NO. 22 RENOVATION AND EXPANSION
OWNER: CONSOLIDATED FIRE DISTRICT NO. 2
LOCATION: 3921 W 63RD ST PRAIRIE VILLAGE, KS 66208
DESCRIPTION: RENOVATION AND ADDITION, FIRE STATION, FULLY-SPRINKLERED, NON-SEPARATED APPROACH

APPLICABLE DESIGN BUILDING CODES AND STANDARDS
2018: INTERNATIONAL BUILDING CODE (IBC)
2018: INTERNATIONAL FIRE CODE (IFC)
2018: INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017: NATIONAL ELECTRICAL CODE (NEC) NFPA 70
2018: INTERNATIONAL FUEL GAS CODE (IFGC)
2018: INTERNATIONAL PLUMBING CODE (IPC)
2018: INTERNATIONAL MECHANICAL CODE (IMC)
2010: ADA ACCESSIBILITY GUIDELINES (ADAAG)

PROJECT DATA SUMMARY (SECTIONS 304, 310, AND 311 TABLES 504.3, 504.4, 506.2, AND 506.3)
OCCUPANCY CLASSIFICATION: B BUSINESS (PRIMARY); R-2 RESIDENTIAL (BUNK WING); S-2 LOW-HAZARD STORAGE (APPARATUS BAY)

CONSTRUCTION TYPE: II-B
ALLOWABLE AREA: 55,680 SQUARE FEET\*
ACTUAL AREA: EXISTING: 13,178 SQUARE FEET; ADDITION: 3,555 SQUARE FEET
TOTAL AREA: 16,733 SQUARE FEET
ALLOWABLE HEIGHT: 4 STORES; 78 FEET (ABOVE GRADE PLANE)
ACTUAL HEIGHT: 1 STORY; 27 FEET (ABOVE GRADE PLANE)
ZONING: R-1a

\*BASED ON R-2, MOST RESTRICTIVE OCCUPANCY: 48,000 + (16,000 x 0.48) = 55,680 SQUARE FEET

SLEEPING UNITS - SEPARATION PROTECTION REQUIREMENTS (SECTIONS 420.2 AND 708.3)
PER IBC SECTION 1020.1, WALLS BETWEEN BUNK ROOMS AND RESPECTIVE CORRIDOR ARE REQUIRED TO BE MIN. 1/2-HOUR RATED. SINCE THE OCCUPANT LOAD SERVED IS GREATER THAN 10, PER IBC SECTION 420.2, WALLS BETWEEN THE BEDROOMS AND ASSOCIATED LIVING SPACES ARE REQUIRED TO BE CONSTRUCTED AS MIN. 1/2-HOUR RATED FIRE PARTITIONS.

PER IBC SECTION 1107.6.2.3.1 / TABLE 11.7.6.1.1, ONE SLEEPING UNIT IS REQUIRED TO BE ACCESSIBLE.

STORM SHELTER - CRITICAL EMERGENCY OPERATION REQUIREMENTS (SECTION 423.3 AND 423.4.2)
PER SECTION 423.3, FIRE STATION SHALL COMPLY WITH TABLE 1604.5 AS A RISK CATEGORY 'M' STRUCTURE, AND SHALL BE PROVIDED WITH A STORM SHELTER CONSTRUCTED IN ACCORDANCE WITH SECTION 423.4.2. STORM SHELTERS SHALL BE LOCATED WHERE THE MAXIMUM DISTANCE OF TRAVEL FROM NOT FEWER THAN ONE EXTERIOR DOOR OF EACH BUILDING TO A DOOR OF THE SHELTER SERVING THAT BUILDING DOES NOT EXCEED 1,000 FEET. A COMPLIANT STORM SHELTER IS LOCATED WITHIN 1,000 FEET, AT INDIAN HILLS MIDDLE SCHOOL, AND THE OWNER (CFD2) HAS ACCESS VIA KNOX BOX.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HRS) - (TABLE 601)

Table with 2 columns: Building Element, Rating (HRS). Includes Structural Frame (0 HRS), Bearing Walls (0 HRS), Non-bearing Walls (0 HRS), Floor Construction (0 HRS), Roof Construction (0 HRS).

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HRS) (TABLE 602)

FIRE SEPARATION DISTANCE IN FEET (HRS): X < 10' = 1 HR RATING; FIRE SEPARATION DISTANCE IN FEET (HRS): X >= 10' = 0 HRS RATING

OCCUPANCY LOAD CRITERIA (1004.5)

Table with 2 columns: Assembly Spaces, Business Areas, Locker / Exercise Rooms, Exercise Rooms, Accessory Storage Areas, Mechanical Equipment Room, Residential. Includes values like 15 SF NET / OCC, 150 SF GROSS / OCC.

EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005.3)

Table with 2 columns: Stairways (Inches/Occupant), 36" Wide Stair (36" Clear), 44" Wide Stair (44" Clear), Other Egress Components (Inches/Occupant).

COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)

Table with 2 columns: Occupancy - B, Occupancy - R-2, Occupancy - S-2. Includes values like 150' MAX, 125' MAX, 100' MAX.

EXIT ACCESS TRAVEL DISTANCE (1017.2)

Table with 2 columns: Occupancy - B, Occupancy - R-2, Occupancy - S-2. Includes values like 300' MAX, 250' MAX, 400' MAX.

NUMBER OF EXITS PER OCCUPANT LOAD (SECTION 1006)

Table with 2 columns: Exits, Values. Includes 1-500, 501-1,000, 1,001-5,000, Greater than 1000.

NOTE: SEPARATION DISTANCE OF EXIT DOORS OR EXIT ACCESS SHALL NOT BE LESS THAN 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION.

MINIMUM CORRIDOR WIDTH (TABLE 1020.2)

1. THE MINIMUM CORRIDOR WIDTH SHALL BE AS DETERMINED BY THE NUMBER OF OCCUPANTS SERVED, BUT NOT LESS THAN 44", OR 36" CLEAR WITH A REQUIRED CAPACITY OF LESS THAN 50.

DEAD ENDS (SECTION 1020.4)

OCCUPANCIES B, R-2, AND S-2; 50' MAX. IN LENGTH

PLUMBING CODE REVIEW (SECTION 2902)

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

Table with 2 columns: Occupancy Type, Fixtures. Includes Water Closets, Lavatories, Service Sinks, Showers.

TOTAL BUILDING OCCUPANTS: 197

Table with 5 columns: OCC, PEOPLE, WCs, URINALS, LAVS, DRINKING FOUNTAINS. Includes rows for M, F, FAMILY, TOTAL.

FIXTURE REQUIREMENT CALCULATIONS

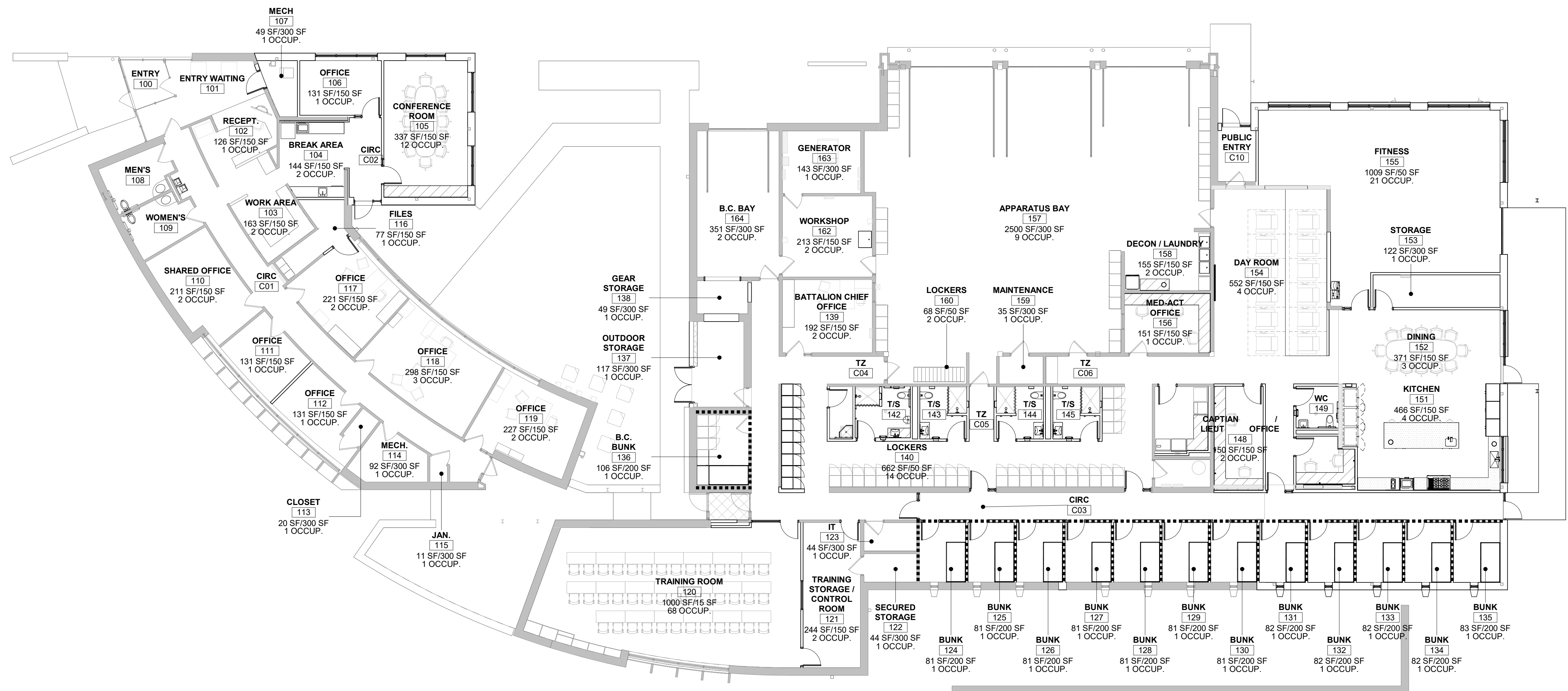
OCCUPANCY BY TYPE: B=160, R-2=13, S-2=24
WATER CLOSETS (WCs):
B OCC = 160/2 = 80 OCC
MEN 1/25 FOR FIRST 50 = 50/25 = 2 WCs
WOMEN 1/25 FOR FIRST 50 = 50/25 = 2 WCs
30/50 THEREAFTER = 0.6 WCs

R-2 OCC = 13/2 = 7 OCC
MEN 1/10 = 7/10 = 0.7 WCs
WOMEN 1/10 = 7/10 = 0.7 WCs
S-2 OCC = 24/2 = 12 OCC
MEN 1/100 = 12/100 = 0.12 WCs
WOMEN 1/100 = 12/100 = 0.12 WCs
TOTAL REQUIRED = 2 + 0.7 + 0.12 = 3.42 MEN + 4 WOMEN WCs

LAVATORIES (LAVs):
B OCC = 160/2 = 80 OCC
MEN 1/40 FOR FIRST 80 = 80/40 = 2 LAVs
WOMEN 1/40 FOR FIRST 80 = 80/40 = 2 LAVs
R-2 OCC = 13/2 = 7 OCC
MEN 1/10 = 7/10 = 0.7 LAVs
WOMEN 1/10 = 7/10 = 0.7 LAVs
S-2 OCC = 24/2 = 12 OCC
MEN 1/100 = 12/100 = 0.12 LAVs
WOMEN 1/100 = 12/100 = 0.12 LAVs
TOTAL REQUIRED = 2 + 0.7 + 0.12 = 2.82 MEN + 3 WOMEN LAVs

SHOWERS:
R-2 OCC = 13/2 = 7 OCC
MEN 1/8 = 7/8 = 0.88 SHOWERS
WOMEN 1/8 = 7/8 = 0.88 SHOWERS
TOTAL REQUIRED = 0.88 MEN = 1 MEN SHOWER
0.88 WOMEN = 1 WOMEN SHOWER

DRINKING FOUNTAINS:
1 PER 100 = 197 / 100 = 1.97 = 2 DRINKING FOUNTAINS
SERVICE SINKS:
1 PER BUILDING = 1 SERVICE SINK



A1 CODE PLAN - LEVEL 1
6002/ 3/32" = 1'-0"

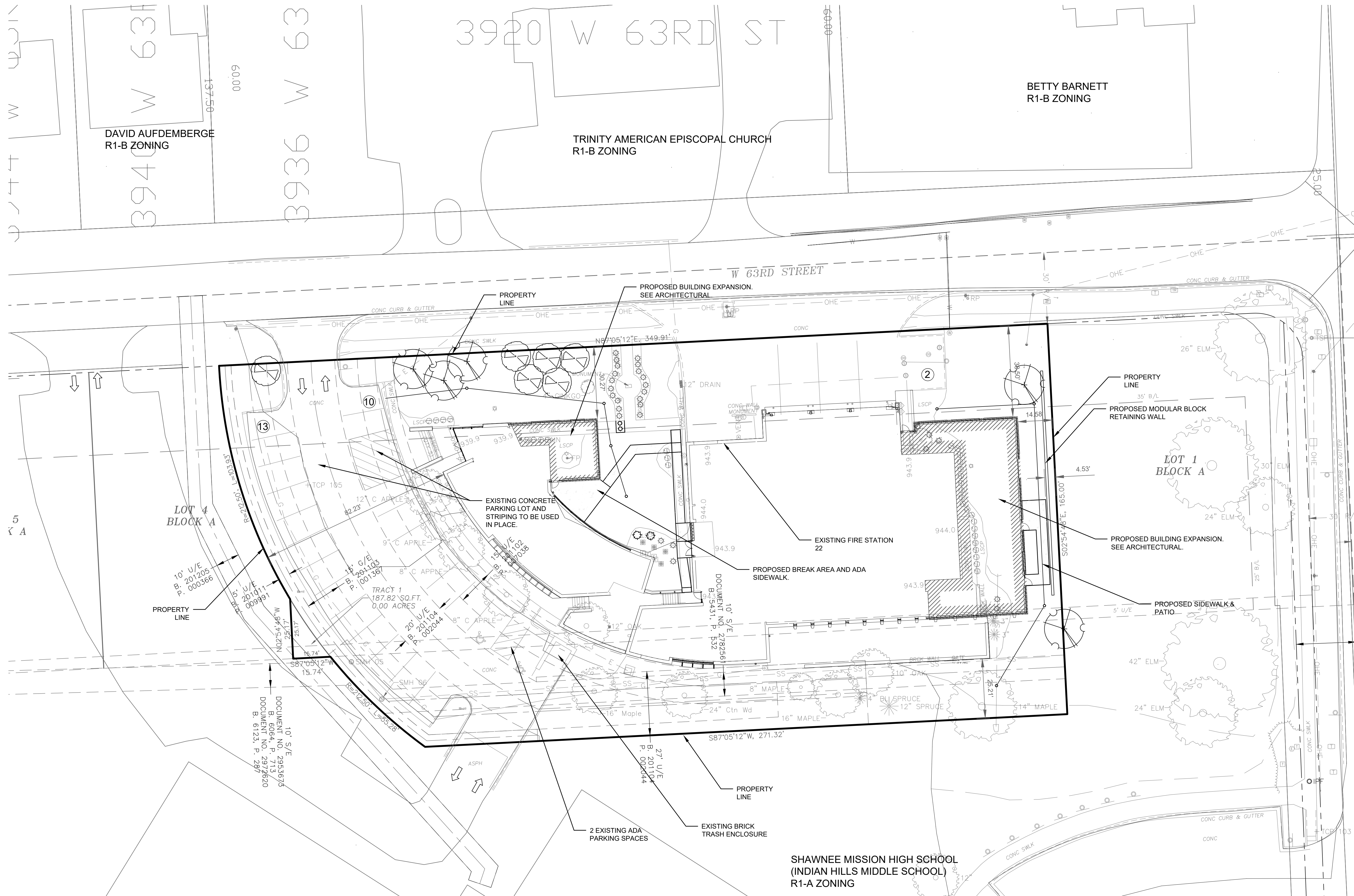


MARK	DATE	DESCRIPTION

SFS PROJECT NO. 24124  
ISSUED FOR: SITE PLAN REVIEW  
ISSUE DATE: 10.18.2024  
© 2024 SFS ARCHITECTURE

SITE PLAN  
C100

G  
F  
E  
D  
C  
B  
A



LEGAL DESCRIPTION:

Tract 1:  
Lot 3, Block A, INDIAN FIELDS, a subdivision of Prairie Village, Johnson County, Kansas, according to the recorded plat thereof.

Tract 2:  
A tract of land lying in the Northeast Quarter (NE 1/4) of Section 16, Town 12 South, Range 24 East, Johnson County, Kansas, and also being a part of Lot 2, Lot 3, and Lot 4, Block A, INDIAN FIELDS, a platted subdivision in the City of Prairie Village, Johnson County, Kansas, said tract being more particularly described as follows:  
BEGINNING at the Northeast corner of Lot 2, Block A, INDIAN FIELDS; THENCE South 00°00'00" West, a distance of 165.00 feet; THENCE North 90°00'00" West, a distance of 271.32; THENCE along a curve to the right having an initial tangent bearing of North 50°56'19" West, a radius of 212.50 feet, a distance of 188.92 feet to a point on the North line of said Lot 4, and the South Right of Way line of 63rd Street; THENCE North 90°00'00" East along said North line, a distance of 349.92 feet to the point of beginning.

SITE DATA TABLE:

AREA OF SITE	52,114.11 SF (1.196 ACRES)
BUILDING AREA (INCL CANOPY BEYOND 4')	17,165 SF (33% OF SITE)
IMPERVIOUS AREA	35,270 SF (65.3% OF SITE)
PARKING REQUIREMENTS	TO BE DETERMINED BY THE PLANNING COMMISSION. 25 SPACES PROVIDED (INCL 2 ADA SPACES)
SETBACK REQUIREMENTS (FROM TABLE 19.06 A)	FRONT SIDE 30' MINIMUM 7' (20% OF LOT WIDTH BETWEEN BOTH SIDES = 70') REAR 25' MINIMUM

NOTES:

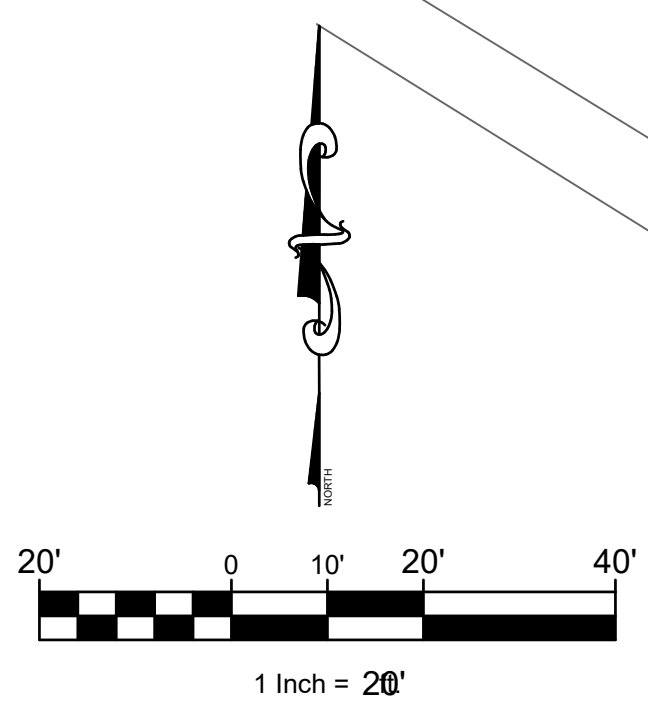
- EXISTING CONCRETE PARKING LOT AND DRIVEWAYS WILL BE USED IN PLACE.
- EXISTING PARKING LOT LIGHTING WILL BE USED IN PLACE.
- THERE IS NO NEW SIGNAGE BEING PROPOSED.
- EXISTING BRICK TRASH ENCLOSURE WILL BE USED IN PLACE.

LEGEND:

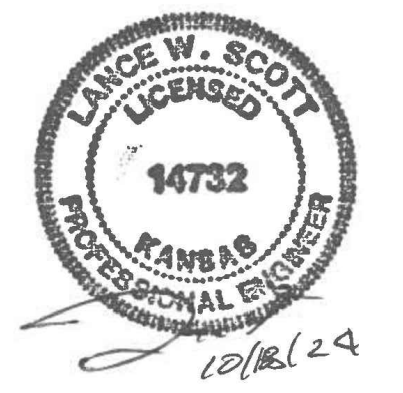
- EXISTING PARKING COUNT
- NEW CONCRETE SIDEWALK
- LIMITS OF NEW BUILDING ADDITION
- DIRECTION OF TRAFFIC FLOW

REQUEST FOR VARIANCE:

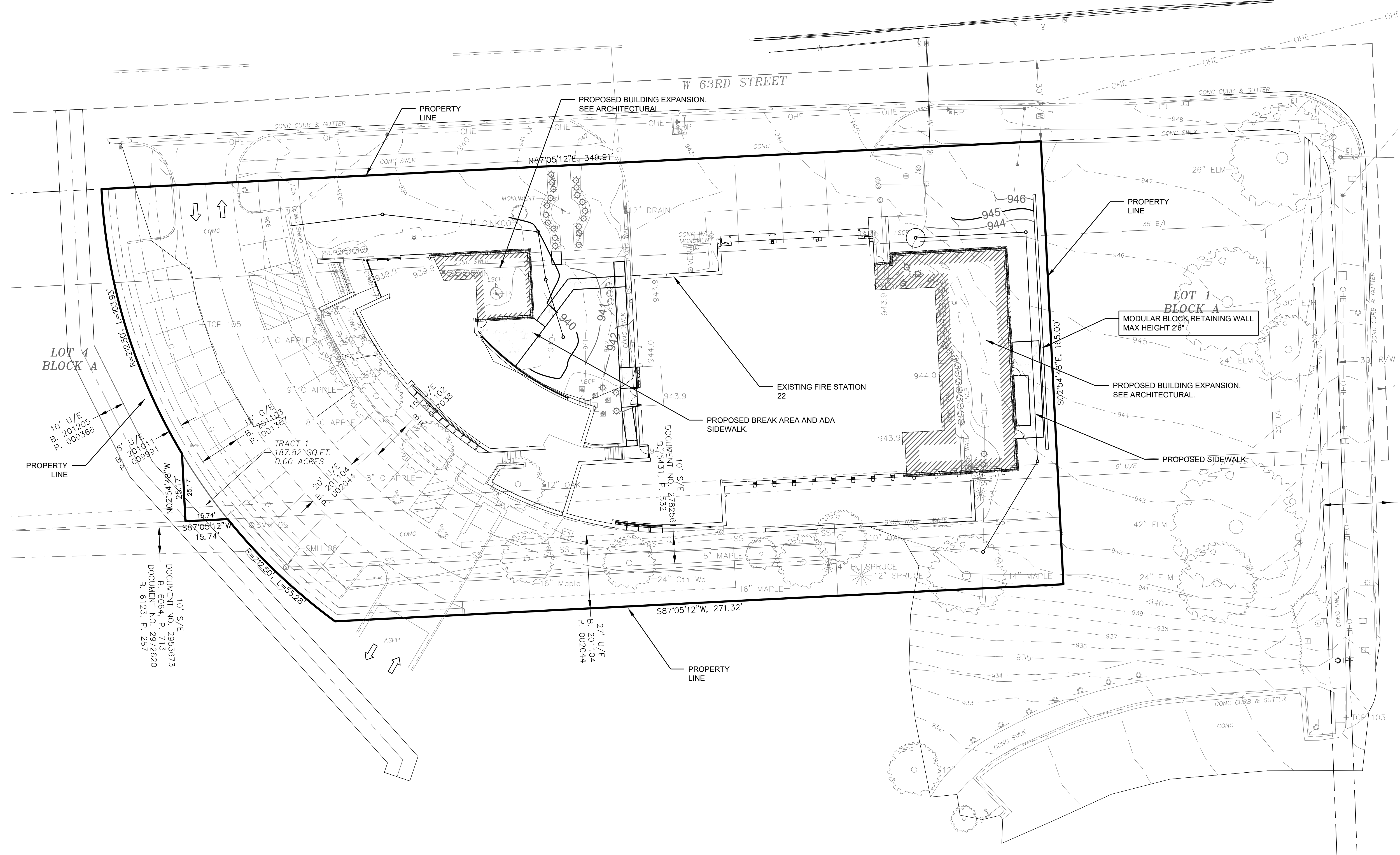
- V1 INCREASE IN IMPERVIOUS AREA FROM 40% PER TABLE 19.06A OF THE ZONING REGULATIONS TO 65.3% (SEE REQUEST FOR WAIVER LETTER.)
- V2 INCREASE IN MAXIMUM BUILDING COVERAGE FROM 30% PER TABLE 19.06A OF THE ZONING REGULATIONS TO 33%
- V3 ENCROACHMENT ON 35' FRONT SETBACK LINE (PER PLAT) TO 30' TO MATCH EXISTING BUILDING AND TABLE 19.06A OF THE ZONING REGULATIONS.



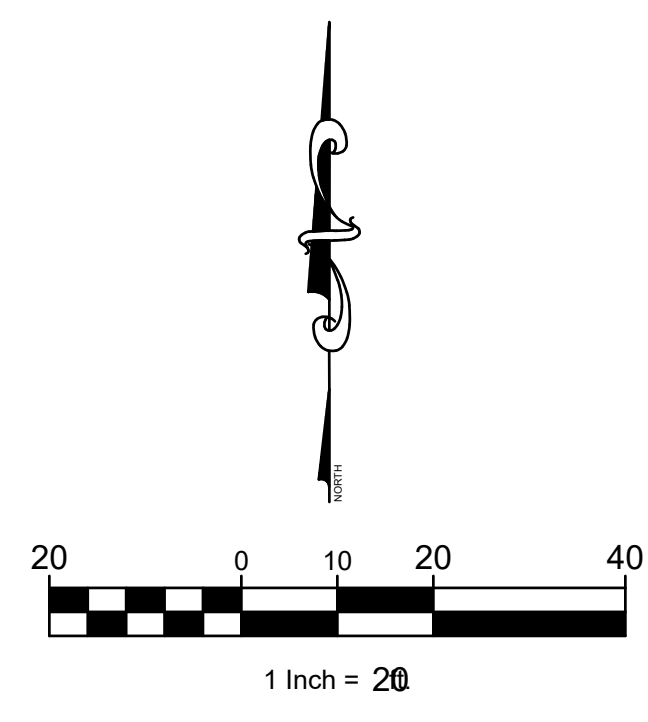




G  
F  
E  
D  
C  
B  
A



DATUM:  
CONTOURS ARE SHOWN AT 1' INTERVALS AND  
ARE REFERENCED TO USGS DATUM.



© 2024 10/03/2024 5:00:15 PM Jobeek Docs/241224 - CFD2 Station 22241224 - CFD2 Station 22241224 - ARCH - R24.rvt

CFD2 Station No. 22 Renovation and Expansion

Johnson County Consolidated Fire District 2

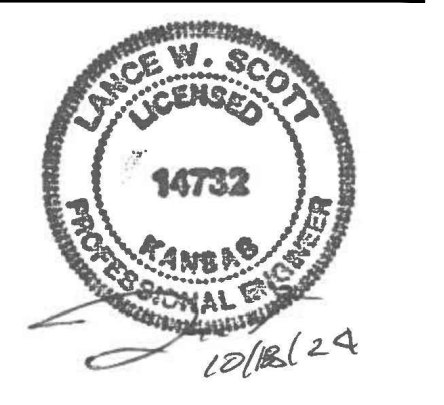
3921 W 63rd St Prairie Village, KS 66208

MARK	DATE	DESCRIPTION

SFS PROJECT NO. 24124  
ISSUED FOR: SITE PLAN REVIEW  
ISSUE DATE: 10.18.2024  
© 2024 SFS ARCHITECTURE  
GRADING PLAN

C200





**CFD2 Station No. 22 Renovation and Expansion**

Johnson County Consolidated Fire District 2

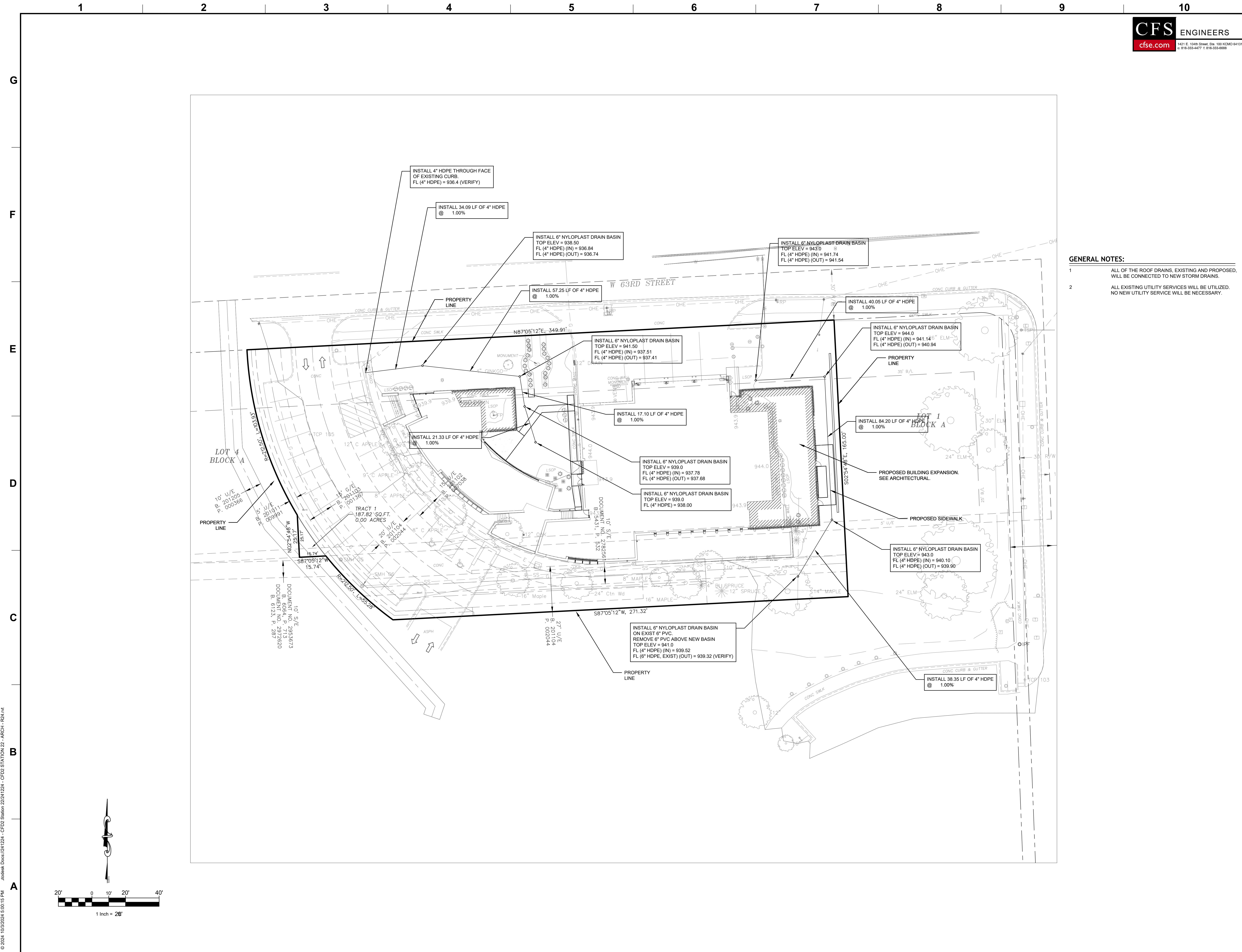
3921 W 63rd St Prairie Village, KS 66208

MARK	DATE	DESCRIPTION

SFS PROJECT NO. 24124  
 ISSUED FOR: SITE PLAN REVIEW  
 ISSUE DATE: 10.18.2024  
 © 2024 SFS ARCHITECTURE

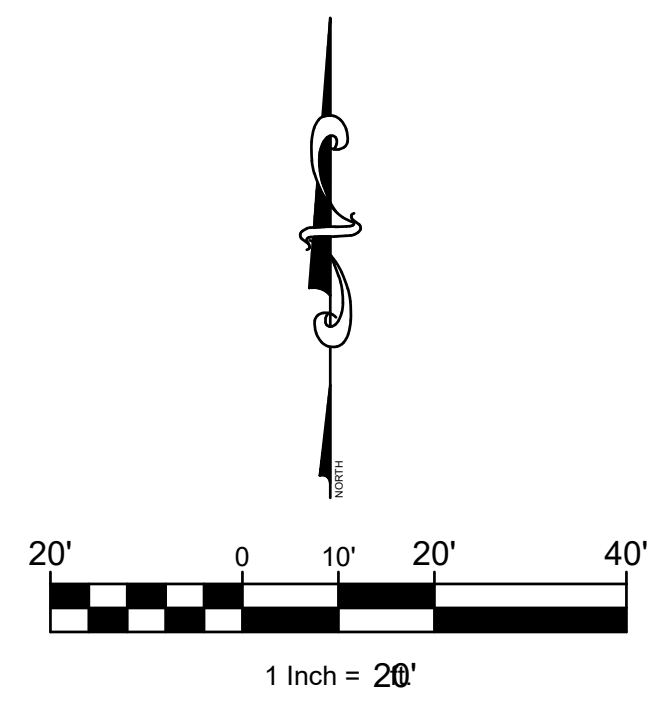
**UTILITY PLAN**

**C300**



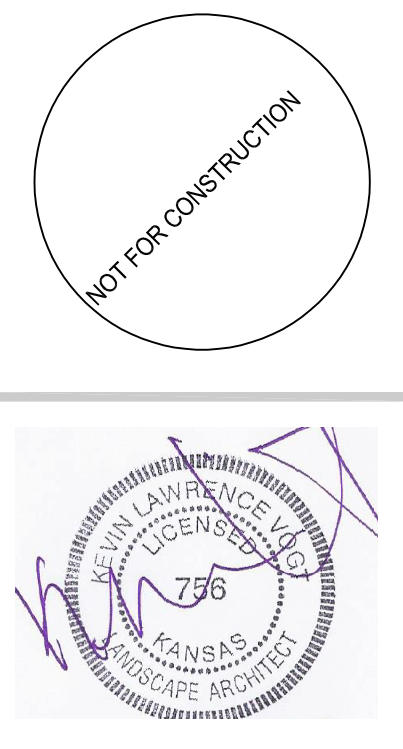
**GENERAL NOTES:**

- ALL OF THE ROOF DRAINS, EXISTING AND PROPOSED, WILL BE CONNECTED TO NEW STORM DRAINS.
- ALL EXISTING UTILITY SERVICES WILL BE UTILIZED. NO NEW UTILITY SERVICE WILL BE NECESSARY.



© 2024 10/03/2024 5:00:15 PM Jobeek Docs/241224 - CFD2 Station 22/241224 - CFD2 Station 22 - ARCH - R24.rvt





PLANT SCHEDULE

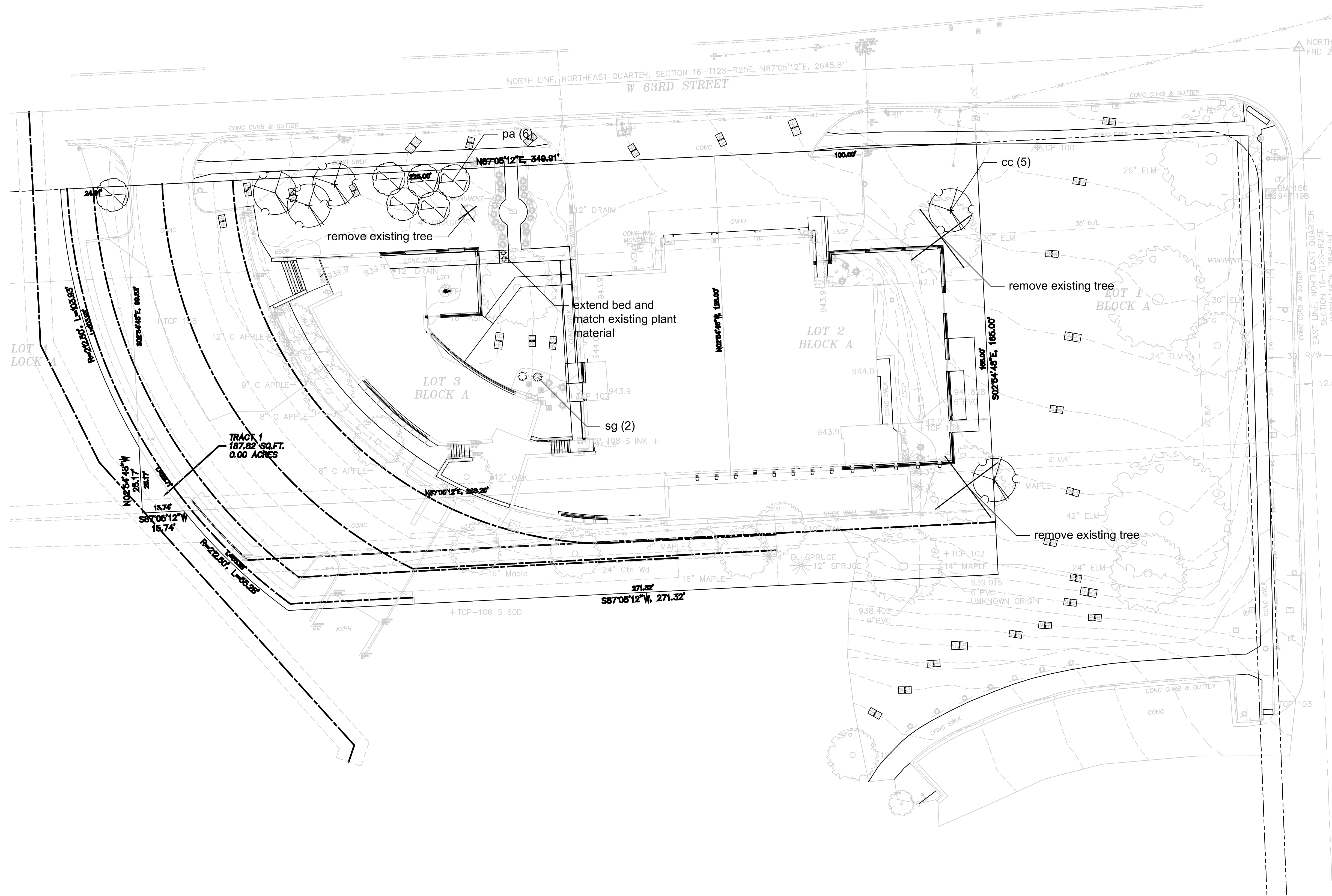
Table with columns: SHADE / EVERGREEN TREES, KEY, QTY., BOTANICAL NAME, COMMON NAME, SIZE, SPACING. Includes entries for Cercis canadensis (Redbud) and Juniperus x pfitzeriana (Sea Green).

LANDSCAPE CALCULATIONS:

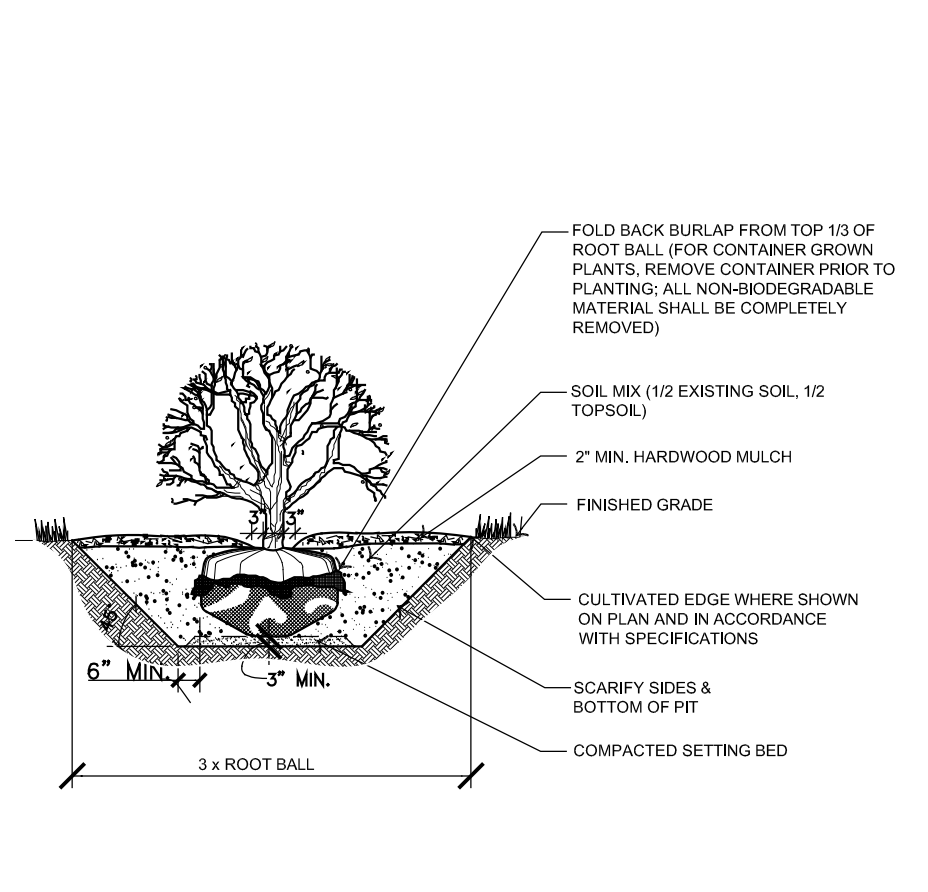
Table with columns: LANDSCAPE ITEM, CODE REQUIREMENT, AS IT APPLIES TO THIS SITE, PROVIDED ITEMS. Shows calculations for Street Trees 63rd Street.

LANDSCAPE NOTES:

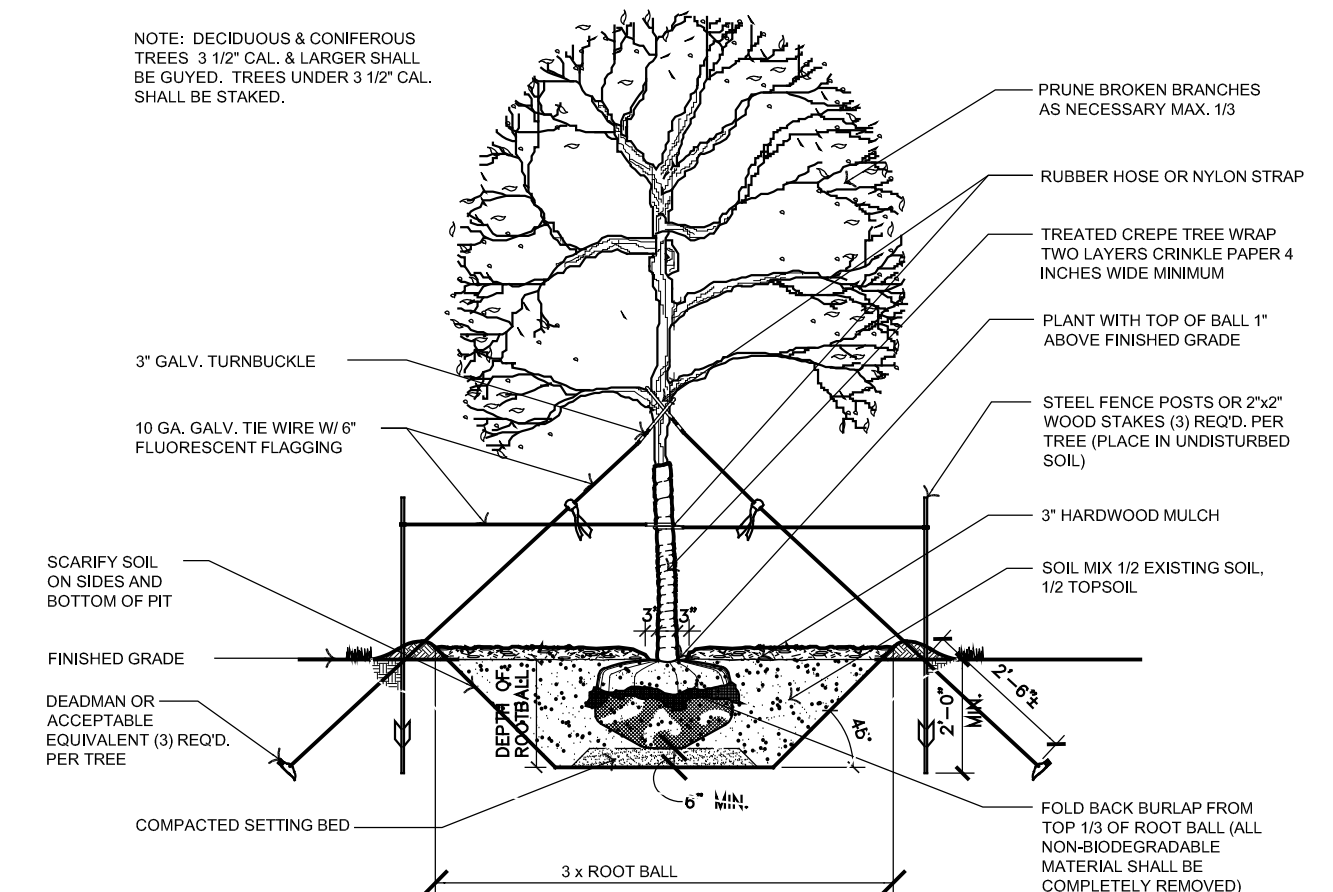
- 1. LANDSCAPE NOTES SHALL APPLY TO ALL LANDSCAPE DRAWINGS.
2. LOCATION OF ALL UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
3. LIMITS OF CONSTRUCTION ARE THE PROPERTY LINES, UNLESS OTHERWISE NOTED ON THE PLANS, EXCEPT WHERE ACCESS BEYOND IS REQUIRED FOR CONSTRUCTION RELATED TO UTILITY INSTALLATION AND EQUIPMENT ACCESS TO THE SITE.
... 35. IN THE EVENT OF WORK IN OR ON THE JCV SANITARY MAIN, ANY TREES OR PLANTINGS PLACED WITHIN THE SEWER EASEMENT MAY BE REMOVED WITHOUT REPLACEMENT OR COMPENSATION THEREOF AND SHALL BE REPLACED BY THE PROPERTY OWNER AS REQUIRED BY THE CITY.
36. LANDSCAPE ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND FIRE HYDRANT SHALL ALLOW FOR UNOBSTRUCTED VISIBILITY AND ACCESS, WITH NO SHRUBS OR TREES WITHIN A 3' RADIUS OF THE FIRE DEPARTMENT CONNECTION OR FIRE HYDRANT.



1 Landscape Plan  
scale: 1" = 30'-0"

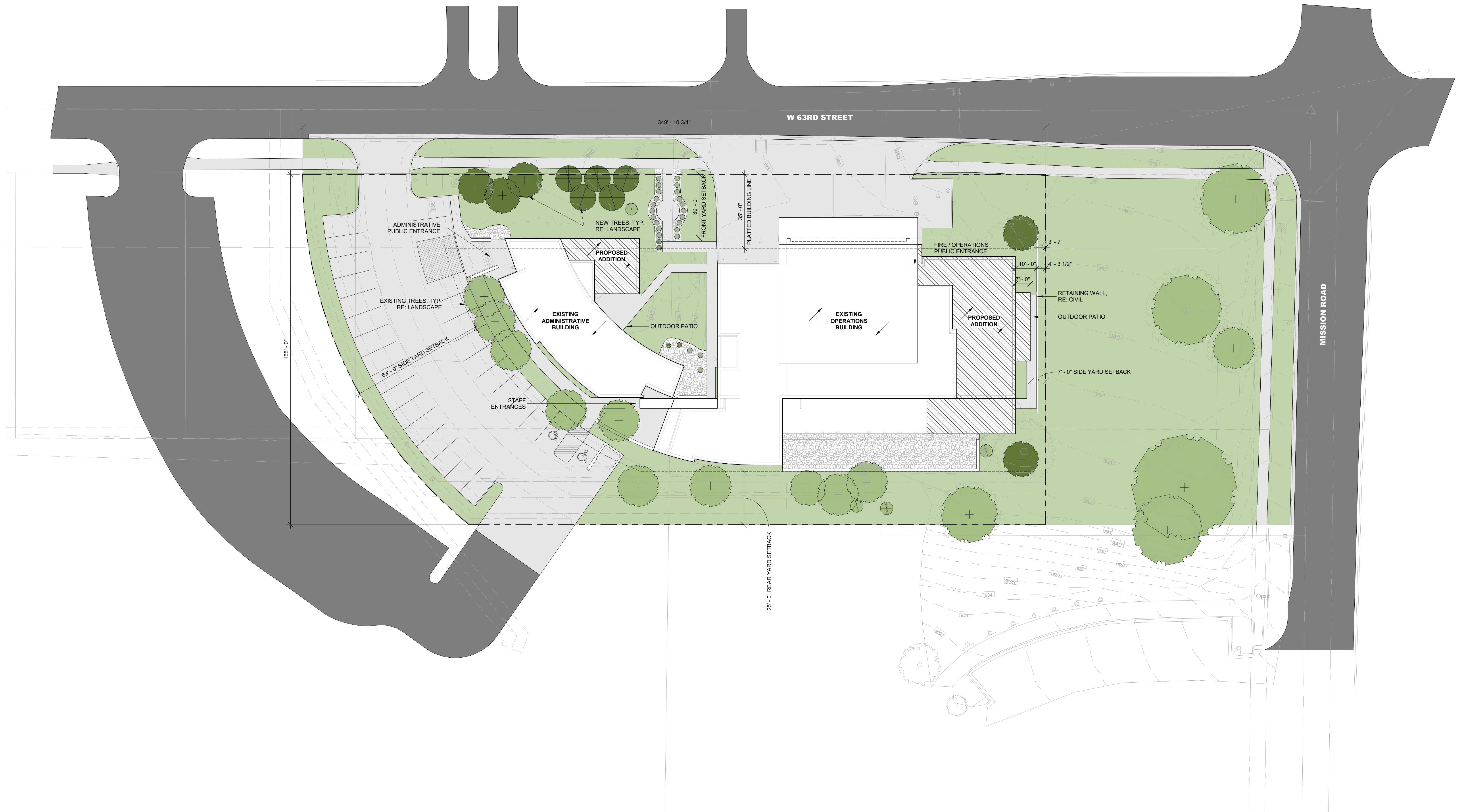


2 Shrub Detail  
scale: 3/16" = 1'-0"

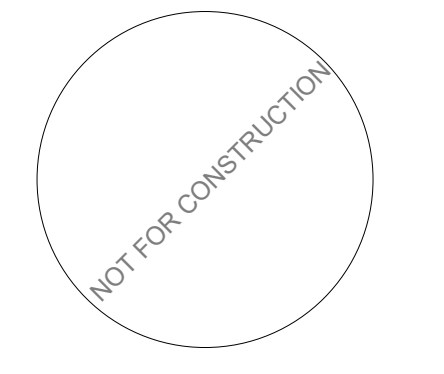


4 Deciduous Tree Detail  
scale: 3/16" = 1'-0"





A1 ARCHITECTURAL SITE PLAN  
A001 1" = 20'-0"



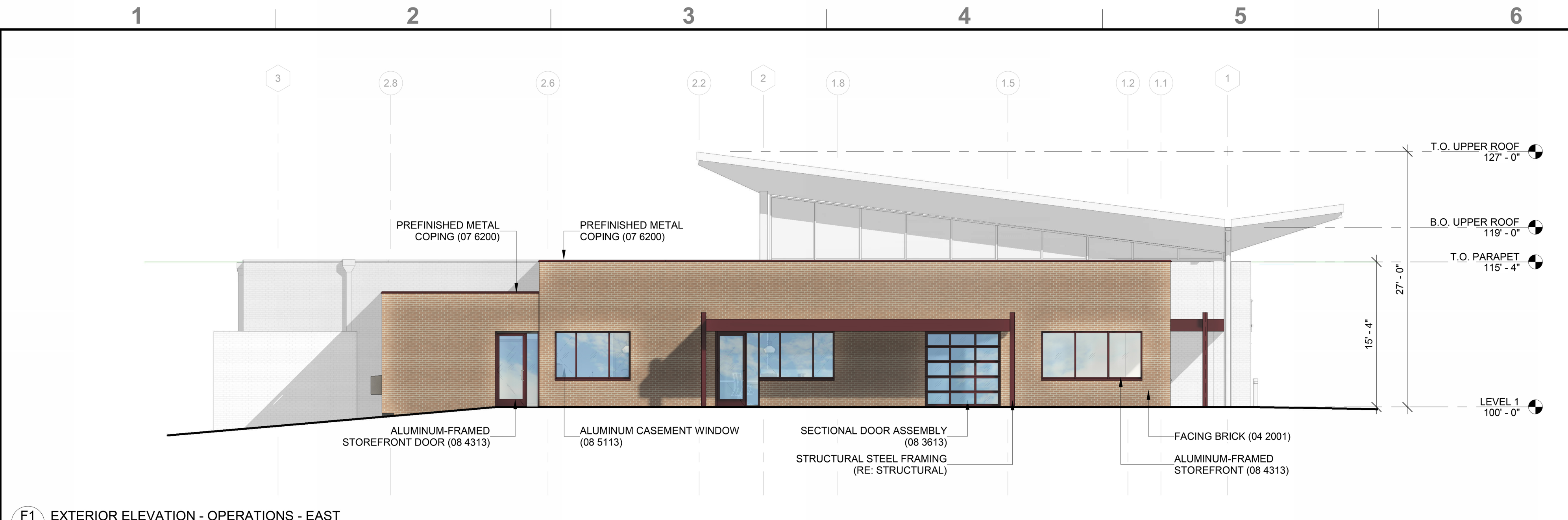
MARK	DATE	DESCRIPTION

SFS PROJECT NO. 241224  
 ISSUED FOR: SITE PLAN REVIEW  
 ISSUE DATE: 10.18.2024  
 © 2024 SFS ARCHITECTURE  
 ARCHITECTURAL  
 SITE PLAN

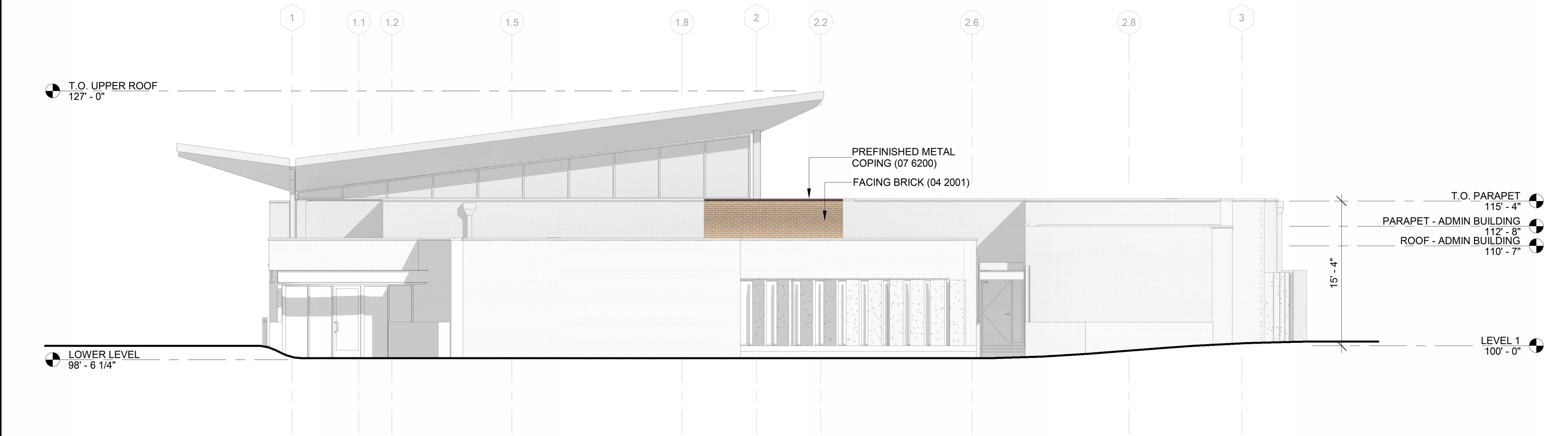
© 2024 10/18/2024 3:19:57 PM Autodesk Docs://241224 - CFD2 Station 22/241224 - CFD2 Station 22 - ARCH - R24.rvt



© 2024 10/17/2024 10:36:46 AM Autodesk Docs://241224 - CFD2 Station 22241224 - CFD2 Station 22 - ARCH - r24.mt



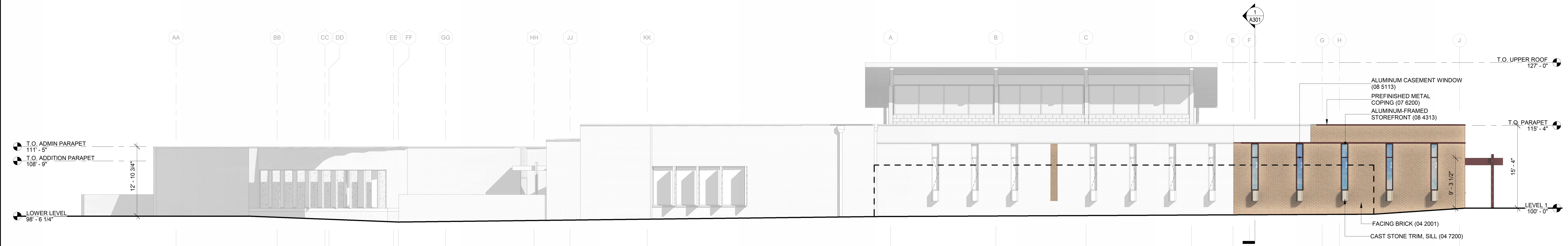
**F1** EXTERIOR ELEVATION - OPERATIONS - EAST  
A201/ 1/8" = 1'-0"



**D1** EXTERIOR ELEVATION - ADMINISTRATION - WEST  
A201/ 1/8" = 1'-0"



**B1** EXTERIOR ELEVATION - NORTH  
A201/ 1/8" = 1'-0"



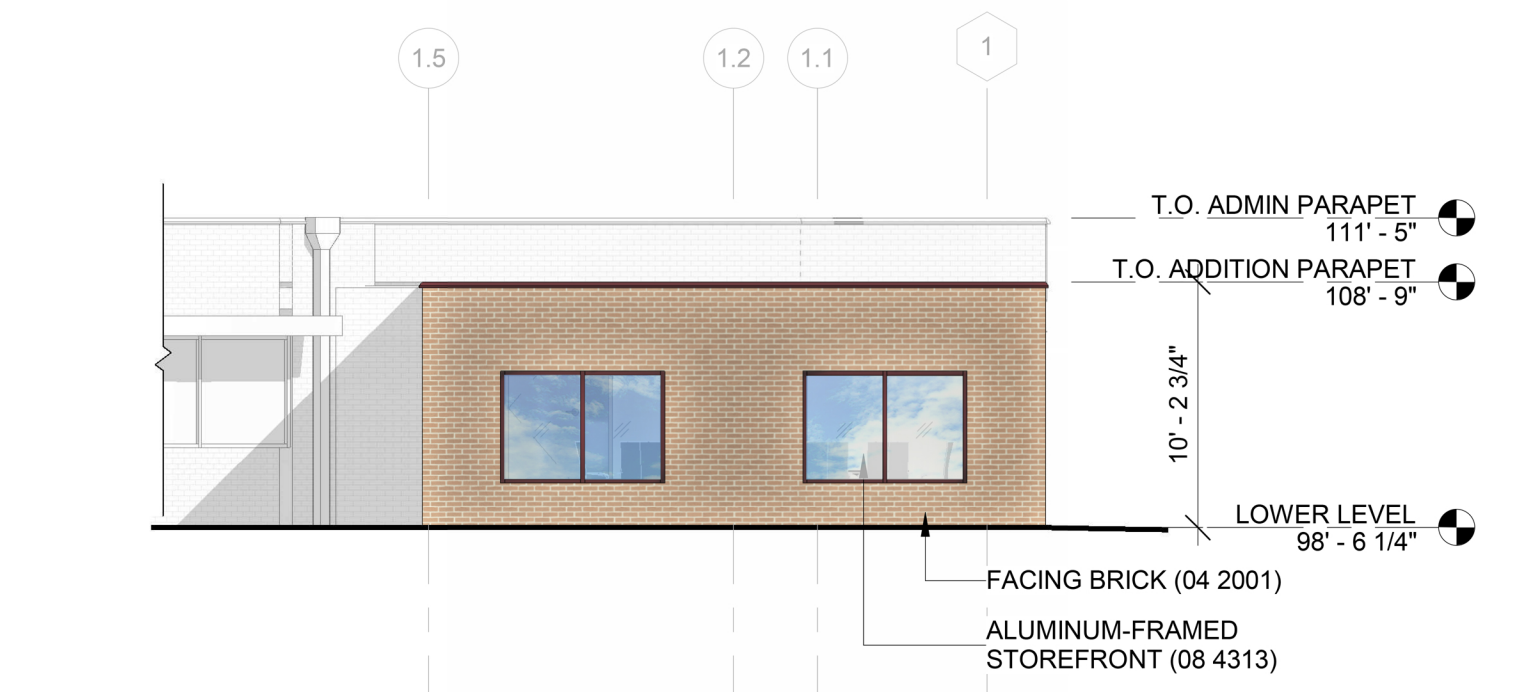
**A1** EXTERIOR ELEVATION - SOUTH  
A201/ 1/8" = 1'-0"

**EXTERIOR ELEVATION LEGEND**

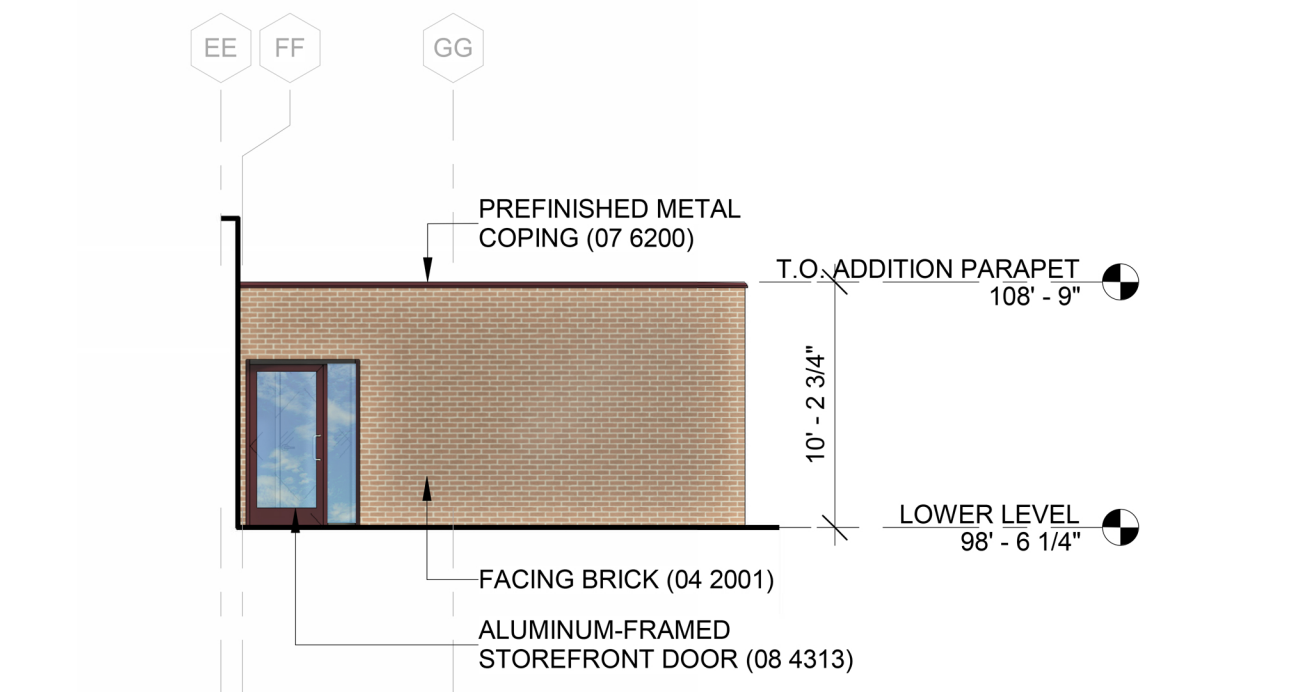
- (X) WINDOW TYPE
- (◐) SPOT ELEVATION

**EXTERIOR MATERIALS LEGEND**

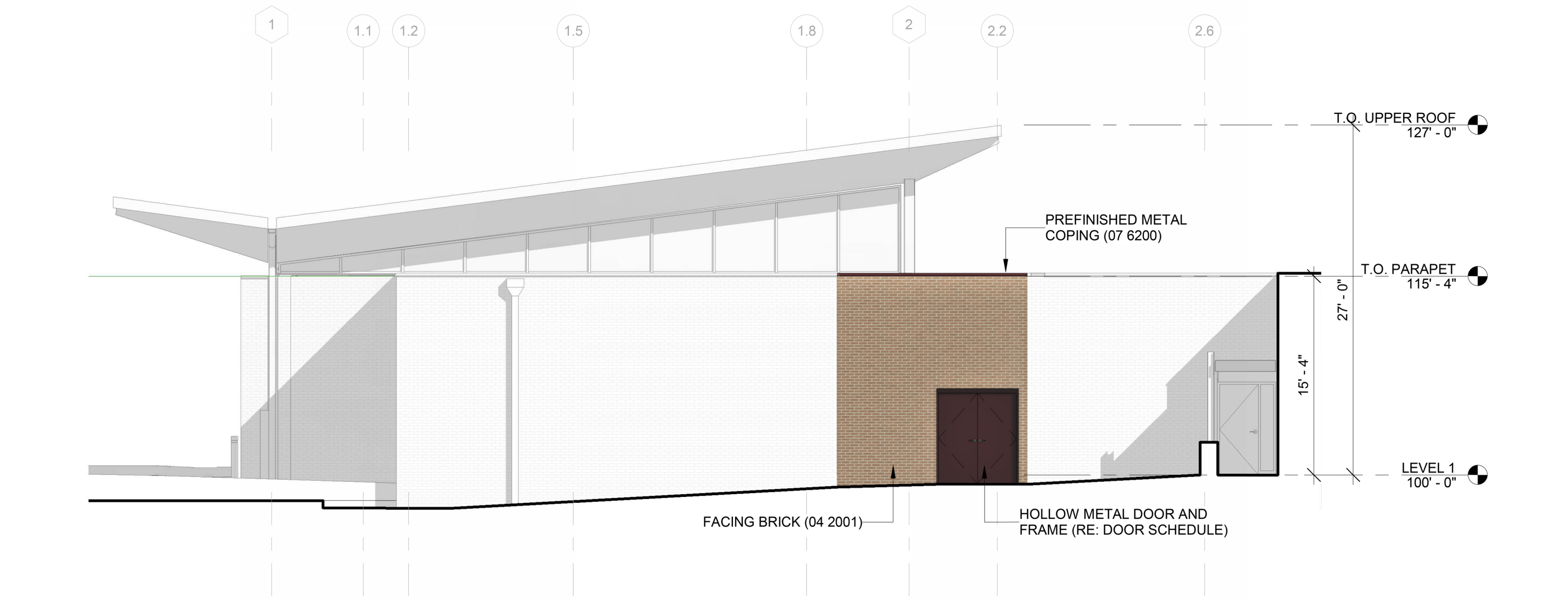
FB-1	FACING BRICK TYPE - 1	03 3511
MATCH EXISTING MANUFACTURER: ENDICOTT CLAY PRODUCTS CO. COLOR: COPPERTONE, TEXTURE: SMOOTH TK SIZE: MODULAR (3-5/8" x 2-1/4" x 7-5/8"), PATTERN: RUNNING BOND		
MT-1	MCM PANELS TYPE - 1	07 4213.23
MANUFACTURER: ALUCOBOND USA PRODUCT: ALUCOBOND PLUS COLOR: MATCH EXISTING, SHERWIN WILLIAMS: SW7591 'RED BARN'		



**F7** EXTERIOR ELEVATION - ADMINISTRATION - EAST  
A201/ 1/8" = 1'-0"



**F9** EXTERIOR ELEVATION - ADMINISTRATION - SOUTH  
A201/ 1/8" = 1'-0"



**D7** EXTERIOR ELEVATION - OPERATIONS - WEST  
A201/ 1/8" = 1'-0"



1421 E. 104th Street  
Suite 100  
Kansas City, Missouri 64131  
(816) 333-4477 Office

cfse.com

Other Offices:  
Kansas City, Kansas  
Lawrence, Kansas  
Holton, Kansas  
Topeka, Kansas  
Springfield, Missouri  
Jefferson City, Missouri

Board of Directors:  
Kenneth M. Blair, P.E.  
Kevin K. Holland, P.E.  
Daniel W. Holloway, P.E.  
Lance W. Scott, P.E.  
Sabin A. Yañez, P.E.

Senior Associates:  
Aaron J. Gaspers, P.E.  
Michelle L. Mahoney, P.E.  
Michael J. Morrissey, P.E.  
Todd R. Polk, P.E.  
Lucas W. Williams, P.E.

Associates:  
Adam M. McEachron, P.E.  
Gene E. Petersen, P.E.  
Jimmy L. Adams, CWI

October 9, 2024

City of Prairie Village  
Public Works Department  
3535 Somerset Drive  
Prairie Village, Kansas 66208

Re: Consolidated Fire District No. 2  
Fire Station No. 2 Renovation and Additions  
3921 W 63rd Street  
Prairie Village, Kansas 66208  
Request for Waiver for Stormwater Drainage Detention and BMP's  
CFS Project No. 24-5486

Dear Prairie Village Public Works,

The existing Fire Station No. 2 at 3921 W 63rs Street is proposing to expand their existing building by approximately 3540 sqft. The entire site contains 1.24 acres. Under the existing conditions, the site contains approximately 0.73 acres of impervious surface area from the pavement, sidewalks and existing building roof. For the proposed site improvements, the total amount of impervious surface would be increased to 0.81 acres. The total percentage of impervious surface area would increase from approximately 58.8% under pre-development conditions to approximately 65.3% under the post-development conditions. The proposed 0.08 acre building expansion would increase the overall impervious area of the site by approximately 6.5%.

In consideration for the modest increase in overall impervious surface area on the site, the Consolidated Fire District No. 2 wishes to request a waiver from the City for having to provide stormwater detention or water quality improvements for the project. The APWA 5600 includes Section 5601.3.A.3, which states that stormwater detention of water quality improvements are not necessary for remodeling, repair, replacement or other improvements to any existing structure or facility and appurtenances on sites smaller than two acres that does not cause an increased area of impervious surface on the site in excess of 10 percent of that previously existing. The site contains 1.24 acres and the increase in impervious area would be approximately 6.5%, which would comply with the APWA's requirements for allowing a waiver.

A Site Plan has been included with this waiver request to show the overall limits of the proposed building additions and the increase in impervious surface on the site. If the City has questions or comments or requires additional information, please call or email our offices.

CFS Engineers, P.A.  
Sincerely

Thomas E. Ingram, PE



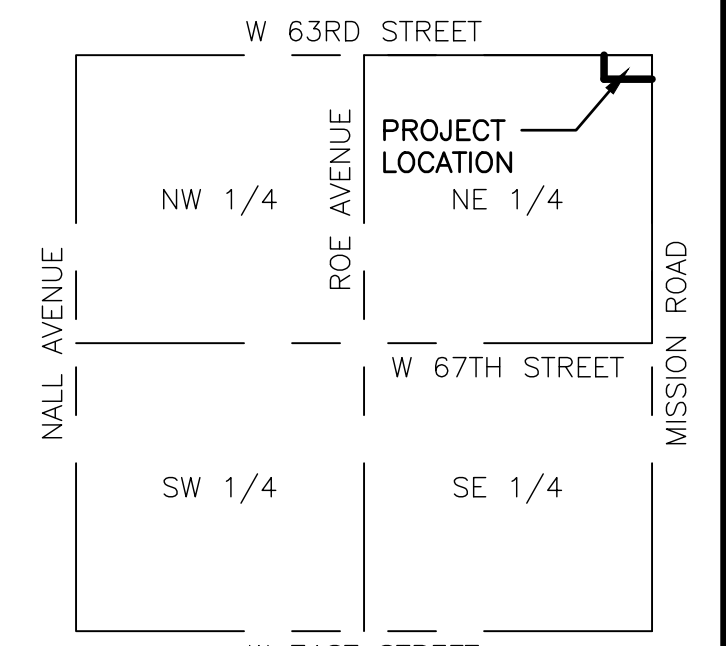
Wednesday, September 11, 2024 11:31 AM

**LEGAL DESCRIPTION:**

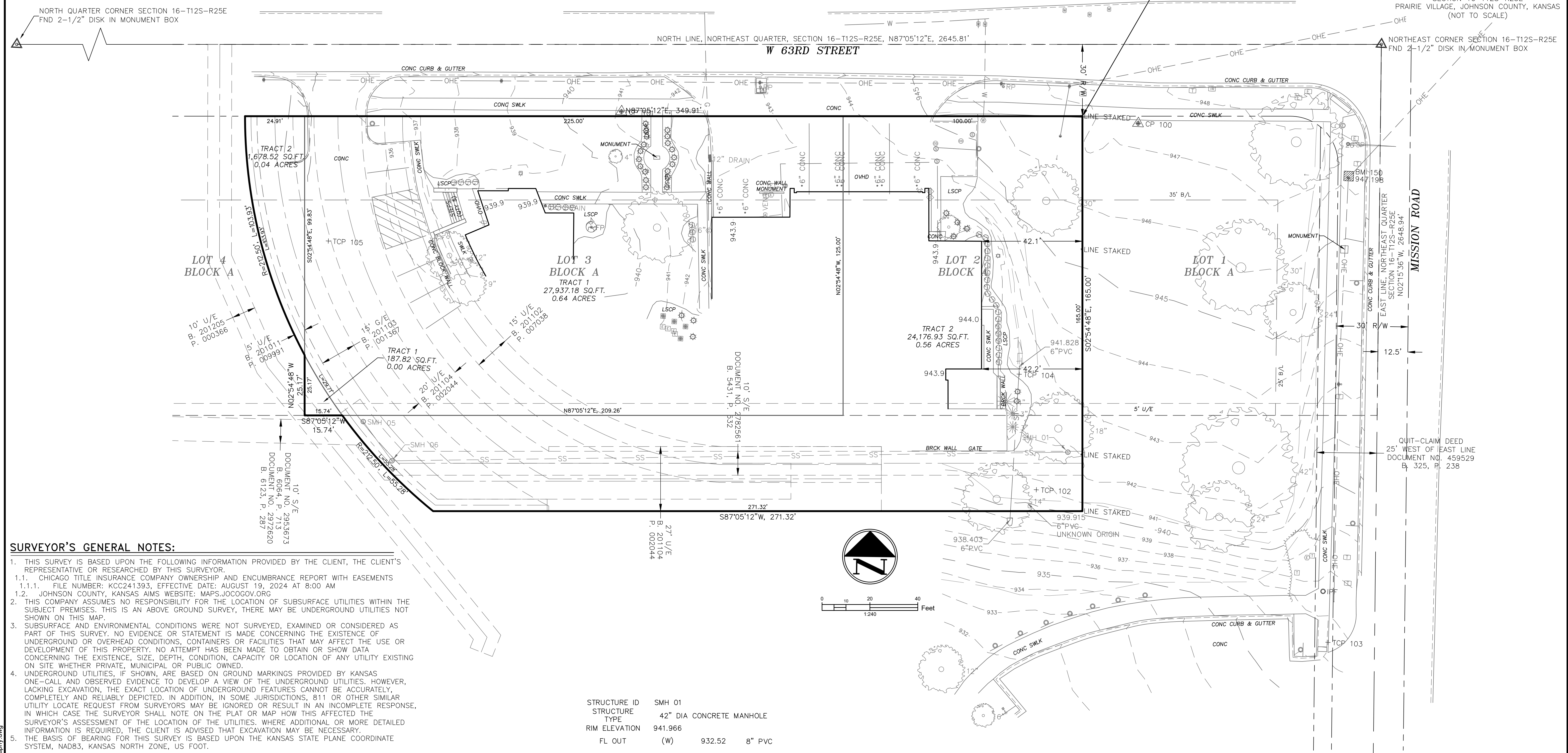
Tract 1:  
Lot 3, Block A, INDIAN FIELDS, a subdivision of Prairie Village, Johnson County, Kansas, according to the recorded plat thereof.  
Tract 2:  
A tract of land lying in the Northeast Quarter (NE 1/4) of Section 16, Town 12 South, Range 24 East, Johnson County, Kansas, and also being a part of Lot 2, Lot 3, and Lot 4, Block A, INDIAN FIELDS, a platted subdivision in the City of Prairie Village, Johnson County, Kansas, said tract being more particularly described as follows:  
BEGINNING at the Northeast corner of Lot 2, Block A, INDIAN FIELDS; THENCE South 00°00'00" West, a distance of 165.00 feet; THENCE North 90°00'00" West, a distance of 271.32; THENCE along a curve to the right having an initial tangent bearing of North 50°56'19" West, a radius of 212.50 feet, a distance of 188.92 feet to a point on the North line of said Lot 4, and the South Right of Way line of 63rd Street; THENCE North 90°00'00" East along said North line, a distance of 349.92 feet to the point of beginning.

# CERTIFICATE OF SURVEY

A TRACT OF LAND BEING PART OF LOTS 2-4, INDIAN FIELDS, A SUBDIVISION IN PRAIRIE VILLAGE, ALSO A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 25 EAST, PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS



SECTION 16-T12S-R25E  
PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS  
(NOT TO SCALE)

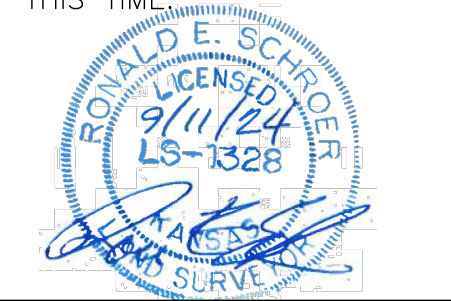


**SURVEYOR'S GENERAL NOTES:**

- THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT, THE CLIENT'S REPRESENTATIVE OR RESEARCHED BY THIS SURVEYOR.
  - CHICAGO TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT WITH EASEMENTS  
1.1.1. FILE NUMBER: KCC241393, EFFECTIVE DATE: AUGUST 19, 2024 AT 8:00 AM
  - JOHNSON COUNTY, KANSAS AIMS WEBSITE: MAPS.JOCOGOV.ORG
- THIS COMPANY ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF SUBSURFACE UTILITIES WITHIN THE SUBJECT PREMISES, THIS IS AN ABOVE GROUND SURVEY, THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS MAP.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED, EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON SITE WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
- UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON GROUND MARKINGS PROVIDED BY KANSAS ONE-CALL AND OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUEST FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD83, KANSAS NORTH ZONE, US FOOT.

**CERTIFICATION:**

I, RONALD E SCHROER, A PROFESSIONAL LAND SURVEYOR, IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE ABOVE SHOWN PLAT AND OR MAP IS BASED ON AN ACTUAL SURVEY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION AND IS SHOWN HEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THIS TIME.



RONALD E SCHROER, KS PLS 1328  
CFS ENGINEERS CORPORATE AUTHORITY  
CF&S CLS 80

STRUCTURE ID	SMH 01
STRUCTURE TYPE	42" DIA CONCRETE MANHOLE
RIM ELEVATION	941.966
FL IN	(W) 932.52 8" PVC

STRUCTURE ID	SMH 06
STRUCTURE TYPE	42" DIA CONCRETE MANHOLE
RIM ELEVATION	933.95
FL IN	(E) 924.00 8" PVC
FL OUT	(NW) 923.60 8" PVC

STRUCTURE ID	SMH 05
STRUCTURE TYPE	42" DIA CONCRETE MANHOLE
RIM ELEVATION	934.426
FL IN	(SE) 923.03 8" PVC
FL OUT	(SW) 922.43 8" PVC

Point #	Northing	Easting	Elevation	Raw Description
100	266071.350	2269421.342	947.347	SET 1/2" IRON BAR AND CAP "CFS CONTROL"
101	266065.313	2269205.465	941.026	SET 1/2" IRON BAR AND CAP "CFS CONTROL"
150	266053.850	2269510.343	947.198	SET RAILROAD SPIKE IN POWER POLE

**CFS ENGINEERS**  
cfe.com  
STATE OF KANSAS  
PLS 1328  
9/11/24  
LS-1328

Rev	Description	Date

Rev	Description	Date

City:	Prairie Village, Johnson	State:	Kansas
Drawn:	EC	Checked:	RS
Project Number:	245486	Submitted:	RS
Date:			
File Name:	245486-VF-Topography.dwg		
Plot Date:	9/10/24		

Haren Companies  
8035 Nieman Road  
Lenexa, Kansas 66214  
Consolidated Fire District No. 2  
Fire Station No. 2 Renovation & Addition  
3921 W 63rd Street, Prairie Village

Certificate of Survey

Sheet reference number:  
**1**

G:\shared drives\245486\CADD\245486-VF-Topography.dwg





October 23, 2024

RE: Planning Commission Application – PC-24-12

Dear Property Owner,

This letter is intended to provide public notice to surrounding property owners within 200' for the proposed expansion of an existing municipal fire station at 3921 W 63rd St, Prairie Village, Kansas. Consolidated Fire District No. 2 has filed an application with the City Planning Commission for site plan approval and Board of Zoning Adjustments for variances to the development standards for building coverage, impervious surface coverage and encroachment on the platted 35' building line to align the new addition with the existing building.

The project includes construction of an approximately 3,500 square foot addition to the existing fire station and interior renovation. The fire station will continue to be operated by Consolidated Fire District 2 and will include expanded 24/7 operations as well as expanded fire administration space. A copy of the proposed site plan and building elevations are enclosed for reference. The application will be heard by the Board of Zoning Appeals in a public hearing on **Tuesday, November 12, 2024, 7 pm** at City Hall, 7700 Mission Road, Prairie Village, Kansas. Following the public hearing the application will be heard by the City Planning Commission.

You are invited to attend an informal neighborhood meeting to learn more about the fire station expansion. The meeting format will be open house style to ask questions and discuss the proposed project.

The meeting will be held on:

Date: **Tuesday, October 29th**

Time: **6-7 PM**

Location: **Consolidated Fire District No. 2 – Station 22 Training Room**

3921 W 63rd St

Prairie Village, KS 66208

We look forward to meeting with you to discuss the fire station expansion project.

Sincerely,

A handwritten signature in blue ink that reads "Lindsay C Tatro". The signature is fluid and cursive.

sfs architecture  
Lindsay Tatro, Senior Project Manager  
816.474.1397  
ltatro@sfsarch.com

Enclosures: Site Plan and Building Elevations



October 30, 2024

RE: Planning Commission Application – PC-24-12  
Neighborhood Meeting Summary

A neighborhood meeting to learn more about the fire station expansion project located at 3921 W 63rd St, Prairie Village, Kansas was held on Tuesday, October 29<sup>th</sup> from 6 to 7 PM. The meeting format was an open house style for members of the public to ask questions and discuss the proposed project.

There was one person from the public in attendance at the meeting along with representatives from Consolidated Fire District No. 2 and the design build team. See attached for the sign-in sheet from the meeting.

The project team provided an overview of the proposed fire station expansion and answered questions. There were no issues or concerns raised during the meeting. The property owner in attendance was generally supportive of the work the fire district is doing and the fire station expansion project.

Attachment: Meeting Sign-in Sheet

# MEETING ATTENDEES

CFD2 Station No. 22 Reno Expansion  
Consolidated Fire District 2



## MEETING PURPOSE:

**Neighborhood Meeting (PC-24-12)**

## LOCATION:

Consolidated Fire District No. 2 – Station 22 Training Room  
3921 W 63rd St, Prairie Village, KS 66208

## DATE/TIME:

10/29/2024 @ 6-7 pm

	NAME	ADDRESS	PHONE	EMAIL
<input type="checkbox"/>	Cory Davison	8035 Nieman Rd	913-208-0124	cdavison@harencompanies.com
<input type="checkbox"/>	Mike Morse	7903 Woodstone	913-207-8242	mike.morse@cfd2.org
<input type="checkbox"/>	TRAVIS THOMPSON	9116 W. 69 <sup>th</sup>	816-509-6303	TRAVIS.Thompson@CFD2.org
<input type="checkbox"/>	LINDSAY TATRO	2100 CENTRAL ST SUITE 31	816-541-2253	ltatro@sfsarch.com
<input type="checkbox"/>	Andrea Whitmore	KCMO 64108 3944 W 63 <sup>rd</sup>	913 706 8871	whitmoreandrea@chatrail.com
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>				