

**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
VILLAGE PRESBYTERIAN CHURCH  
6641 MISSION ROAD  
TUESDAY, MAY 1, 2012  
FELLOWSHIP ROOM  
7:00 P. M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - April 3, 2012

III. PUBLIC HEARINGS

PC2012-05 Consider Amendment to Chapter 8 "Potential  
Redevelopment of the Comprehensive Plan, Village  
Vision, to include the former Mission Valley Middle School  
site  
Applicant: City of Prairie Village

IV. NON-PUBLIC HEARINGS

PC2012-105 Site Plan Approval for fence  
8526 Fontana  
Zoning: R-1a  
Applicant: David Byars

PC2011-116 Sign Approval - Monument Sign  
83<sup>rd</sup> & Mission Road  
Zoning: C-2  
Applicant: CSN Retail Partners

V. OTHER BUSINESS

VI. ADJOURNMENT

Plans available at City Hall if applicable

If you can not 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.**

**PLANNING COMMISSION MINUTES  
APRIL 3, 2012**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 3, 2012, in the Council Chambers, 7700 Mission Road. Chairman Ken Vaughn called the meeting to order at 7:00 p.m. with the following members present: Randy Kronblad, Bob Lindeblad, Dirk Schafer, Marlene Nagel, Nancy Wallerstein and Nancy Vennard.

The following persons were present in their advisory capacity to the Planning Commission: Ron Williamson, Planning Consultant; Dennis Enslinger, Assistant City Administrator; Bruce McNabb, Public Works Director; Jim Brown, City Building Official and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

Nancy Vennard moved for the approval of the minutes of March 6, 2012, as presented. The motion was seconded by Randy Kronblad and passed by a vote of 6 to 0 with Nancy Wallerstein abstaining.

**PUBLIC HEARINGS**

**PC2012-02 Continuation of Public Hearing on PC2012-02 Proposed Amendment to the City's Comprehensive Plan reflecting changes to the Parks Master Plan**

Chairman Ken Vaughn announced there is a continuation of a public hearing initially held on February 7, 2012. He reviewed the procedures to be followed for the public hearings calling for presentation by presentation by staff, questions from the Commission followed by public input asking the public to identify themselves prior to speaking and not to repeat comments previously voiced. He asked that the audience refrain from applause and vocal outbursts.

Dennis Enslinger stated the Parks Master Plan was prepared in 2009; the Planning Commission approved incorporating it into the Prairie Village Comprehensive Plan (Village Vision) July 7, 2009 and the City Council approved it July 20, 2009.

The City has been implementing the Trail Plan, as part of the Park Master Plan, with the construction of Somerset Trail along Somerset Avenue. In 2011, the City of Mission approached the City of Prairie Village and the City of Overland Park to discuss constructing the trail along Nall Avenue rather than Roe Avenue.

In 2010, the City of Mission presented a plan to the Prairie Village City Council to construct a trail as part of the Nall Avenue improvements (a joint Mission and Prairie

Village street project). The City Council approved the proposed street project and directed staff to look at modifying the existing Master Park Trail Plan to reflect this change.

The City of Mission completed construction of a section of trail along Nall from 67<sup>th</sup> Street to Martway in 2011. The City of Overland Park is aware of the proposed Nall Avenue route change, but has not committed to the Nall Avenue alignment. The proposed Nall Avenue trail would have connections at 63<sup>rd</sup> Street, Tomahawk Road, 79<sup>th</sup> Street and 91<sup>st</sup> Street. Alternate routes on 67<sup>th</sup> and 69<sup>th</sup> Streets will be extended to Nall Avenue.

Mr. Enslinger reviewed the Trail system Plan map reflecting the proposed changes and noted two other maps will need to be changed accordingly if the amendment is approved. The Roe Avenue Trail is marked with an "X" and the proposed Nall Avenue Trail is shown as a dashed line. Also the extensions of 63<sup>rd</sup> Street, 67<sup>th</sup> Street, 69<sup>th</sup> Street and 79<sup>th</sup> Street from Roe Avenue to Nall Avenue are shown in a dashed line. Staff is recommending the trail on 75<sup>th</sup> Street west of Shawnee Mission East be deleted because of significant right-of-way constraints.

Mr. Enslinger noted the text in the "Trail System Overview" in the Park and Recreation Master Plan does not require any revision as it is a general discussion of the proposed Bike/Trail Plan. There are several maps, however, that will need to be changed as follows: the "Comprehensive Parks and Trails Plan", the "Trail System Plan" and the "Trail System Plan-Phasing".

Any communication received by the City on this matter to date has been distributed to the Planning Commission.

It is the recommendation of Staff that the Planning Commission adopt the Resolution amending the Park and Recreation Master Plan in Village Vision by changing the Bike/Trail from Roe Avenue to Nall Avenue and related east/west connections and submit said Resolution to the Governing Body for its approval.

However, if the Planning Commission determines that the Roe alignment is the preferred alignment, Staff recommends that the Planning Commission adopt a Resolution amending the Park and Recreation Master Plan or Village Vision by adding an extension of the 67<sup>th</sup> Street Trail section to extend to Nall Avenue. Thereby, connecting to the current section of trail constructed on Nall Avenue to the planned Roe Route. A resolution would need to be drafted and approved by Planning Commission.

Mr. Enslinger stated that Planning Commission also has the option of not adopting any changes to the Master Trail Plan contained in the Park and Recreation Master Plan in Village Vision. If the Planning Commission pursues this option, it would send a recommendation to the City Council not to amend the Master Trail Plan.

Ken Vaughn asked staff to clarify what the Comprehensive Plan means at this point in time. Mr. Enslinger stated the Comprehensive Plan is a guide to the development of the City that is used by the Commission and Council in making land use decisions. It does not provide construction plans. He noted the current Somerset Trail was identified in the plan and in 2009 when street work was scheduled for that area, the design and construction of that portion of the trail was approved by the City Council. This trail was constructed and currently connects Franklin Park to the Corinth Square Shopping Center. .

The size, location and placement of the trail is done in conjunction with adjacent roadway improvements. Based on the city's existing five year capital improvement plan, Nall trail will not be constructed within the next five years. Mr. Enslinger added this trail connects to the metropolitan metro green plan started in 1980 and at this point in time is only one-third completed. This is a long, slow process.

Ken Vaughn asked what was the goal or purpose for the proposed trails. Mr. Enslinger replied as stated in the Parks Master Plan "The trail system is conceived first and foremost as a recreation and quality of life resource for the citizens of Prairie village, with the goal of providing easily-accessed and safe corridors for walking, running, bicycling and generally moving about the city. It is essentially intended to accommodate 1) recreational cyclists and families with children; 2) runners and walkers; 3) general citizen access to community sites, such as parks and recreation facilities, schools, civic sites and commercial shopping areas."

Randy Kronblad asked if the trail is moved to Nall Avenue has any thought been given to downsizing Nall to three lanes of traffic from four. Mr. Enslinger replied there has been some discussion of this with the other cities along Nall and interest has been expressed in the idea.

Bob Lindeblad confirmed that it is the intent of the city to construct the trail within existing right-of-way. Mr. Enslinger noted that most of the routes chosen have very wide right-of-way and it is the intent for the trail to be constructed within that right-of-way.

Dirk Schafer asked if a survey has been done to confirm that the trail could be constructed in the available right-of-way and if a cost comparison of construction costs at the two different proposed locations. Bruce McNabb, Public Works Director, replied no survey has been done on either the Roe or Nall route. Mr. Schafer asked if there were any plans to do bike lanes as part of the trail system. Mr. McNabb stated any reference to bike lanes has been very general in nature.

Nancy Vennard asked the last time a traffic study was done on either Roe or Nall. She noted a study was done on Nall prior to the construction of the Sprint Campus. She feels the city needs to know traffic counts on both Roe and Nall to truly compare traffic volumes in considering the best location for the trail. She does not feel the decision should be made without this information.

Bruce McNabb noted that traffic counts are taken annually.

Nancy Wallerstein agreed with Mrs. Vennard on the importance of traffic counts. Although the traffic impact from the Sprint campus is not significant now, as other companies locate on the campus the impact could become greater.

Bob Lindeblad noted that the minutes from the Park & Recreation Committee and the City Council did not reflect any extended discussion on this issue or reasons for the movement of the trail other than to connect with Mission's trail. Mr. Enslinger replied the City Council decided to go forward with the roadway changes on Nall allowing for the construction of the trail and noted that a trail along Roe would have to intersect with more curb cuts (approximately every 60'), whereas, Nall has more side-entry homes requiring less curb cuts. Mr. Lindeblad noted that although the Park & Recreation Committee recommended approval, they gave no specific reasons.

Nancy Wallerstein noted that she served on the Parks Master Plan Committee and had serious concerns with the proposed location of the trail down Roe because of the small front yards of many of the homes along Roe. However, she noted that Roe Avenue runs through the center of Prairie Village and connects with the Indian Creek Trail System in Overland Park as well as the Rock Creek Trail System in Mission. It was the original recommendation of the Park Consultant that the trail be placed along Roe Avenue.

Mrs. Wallerstein stated it was the desire of the Parks Master Plan for the trails to provide connectivity within the City. The proposed trail on Roe Avenue connects directly to or within one block of 27 of the 32 anticipated destinations, with the exception of one park site (Bennett Park), two elementary schools (Belinder and Briarwood), and two commercial areas (95<sup>th</sup> & Nall and 95<sup>th</sup> & Mission).

Nancy Wallerstein stated she had talked with representatives at the City of Mission and at this time they do not plan to extend the Rock Creek Trail to Roe Avenue.

Bruce McNabb reported the following traffic counts from 2010:

- Roe Avenue - 9,000 to 10,000 vehicles per day
- Nall Avenue - 12,000 to 13,000 vehicles per day

Ken Vaughn felt that if the emphasis is to provide general citizen access to city parks and recreational facilities, this is not accomplished by moving the trail to Nall.

Chairman Ken Vaughn opened the public hearing at 7:30 p.m. reminding the audience of the procedures to be followed.

Joel Joyce, 8000 Fontana, noted he comes from a family of four runners and loves to run on trails. He reviewed the Parks Master Plan and the discussion related to trails and its adoption noting there was no objection to the trail system plan or its cost. Over 790 residents responded to a survey stating their support of trails within the City. Trails were the highest rated amenity identified by the Parks Master Plan. He questioned why the

original plan is being abandoned without any substantial information or reason being presented.

He noted by abandoning the original plan to connect with the trail constructed by the City of Mission, the City places a trail on one of the busiest streets in the City leading the one of the busiest intersections in the area (Shawnee Mission Parkway & Nall). Nall does not connect to any Prairie Village Parks. Because of the mature trees on Roe Avenue, it is a more pleasant running experience.

Mr. Joyce presented an e-mail from Tricia Beaham, SME Cross Country Coach, in support of the trail system plan for Prairie Village and for keeping the location of the trail along Roe Avenue. She noted her team would use the trail and that she felt the Roe location provides a safer avenue for runners and walkers alike.

Brad Leiffring, 5301 W. 79<sup>th</sup> Street, stated that two of the lowest and highest elevations in the area are along Roe. Nall Avenue is a wider, busier street and a true thoroughfare for people traveling through the city. Roe Avenue is more conducive to walking and supports the trail remaining on Roe.

Lorraine Minor, 5409 West 79<sup>th</sup> Street, noted signatures have been collected from residents on Nall opposing the placement of the trail. She feels the existing sidewalks provide the desired connectivity and the expenditure of additional funds for the addition of a trail would be a waste of taxpayer money. Ms. Minor does not support the reduction of Nall to three lanes and noted the difficulty in making turns onto Nall. Nall is not conducive to walking because of the high volume of traffic.

Mark McDonald, 8115 Nall Avenue, urged the Commission to remain with the original location for the proposed trail. He noted the placement on Roe Avenue provides direct connectivity with two city parks, links to shopping areas, as well as, connecting with the Overland Park trail at 103<sup>rd</sup> and Roe. The Parks Master Plan did not intend for the construction of an eight-foot trail on a highly travelled roadway, at the west edge of the city that does not connect to city facilities, only to another city's trail. The proposed trail on Nall Avenue is an 8-foot wide sidewalk, not a greenway trail.

Hugh O'Donnell, 6909 Nall Avenue, presented several reasons in opposition of the relocation of the trail from Roe Avenue to Nall Avenue including the following:

- A trail on Nall does not connect with anticipated destinations identified by the Parks Master Plan. A trail on Roe connects to 27 of the 32 destinations.
- 75% of the western boundary of the city is along Nall, Roe is much more centrally located.
- There are no services or stops on Nall Avenue - no restrooms, drinking fountains, etc.
- Nall is a much less pleasing stretch of road than Roe Avenue with its gentle turns and large tree canopy.
- The majority of the sidewalks on Nall are within 4 feet of the roadway; whereas, much of Roe has sidewalks setback 15 or more feet from the road providing a safer and more aesthetically pleasing path.

Mr. O'Donnell stated he strongly believes a six-foot path is wide enough to sustain the traffic any such path would carry without being creating a major disturbance to existing surroundings.

Susan Hubbard, 4301 Somerset Drive, shared her experiences with the recent construction of an eight-foot trail along Somerset in their front yard. She noted the lack of notice provided to the residents and their lack of input in the decision process. Now that the trail has been constructed, she has seen teenagers drive their cars on it and public works vehicles park their trucks on the trail while working in the area. Mrs. Hubbard also noted that they were advised that they were responsible for the removal of snow from the trail. She believes that because this section connects Franklin Park with Corinth and is part of the county master trail system, the City should take care of snow removal and other maintenance on the trail.

Carol Jensen, 7839 Nall Avenue, noted she canvassed 58 homes on Sunday getting signatures from resident against the proposed relocation of the trail from Roe Avenue to Nall. This relocation would require the removal of mature trees and place the trail within 16 feet of some of the homes along Nall. She expressed safety concerns with the high volume of traffic along Nall, noting that most residents currently do not allow their children to bike on the existing sidewalk. She encouraged the City to place trails where they could be safely used and would not negatively impact homeowner's property values.

Sam Fotopoulos, 5501 West 82<sup>nd</sup> Street, concurred with the previous comments noting they never let their children ride bikes along Nall because of safety concerns with the high volume of fast traffic. He also noted that Nall does not connect with any of the amenities of the City and would not be an aesthetically pleasing trail as it is a straight path of concrete from 82<sup>nd</sup> south. He feels the trail needs to remain on Roe to provide the connectivity desired by the Parks Master Plan and be centrally located within the City. In his opinion, a trail on Nall would not be used.

Jennifer Byer, 8308 Juniper Lane, noted she lives between the Roe and Nall and expressed support for relocating the trail to Nall to enable it to connect to other established trails. She stressed the discussion is not about sidewalks, but true trails. A trail along Nall could connect all the way to the Sprint campus. She feels a trail along Roe would be more dangerous because of the many blind curves as opposed to the straight roadway of Nall Avenue.

Angie Fotopoulos, 5501 West 82<sup>nd</sup> Street, noted the numerous reasons given for the original placement of the trail along Roe which is central to the City and connects with numerous city destinations including parks, shopping areas and schools. She urged the Commission to revisit Mr. Lindeblad's earlier question and what are the benefits of moving the trail location. Mrs. Fotopoulos noted that this is the city's trail system to serve the citizens of Prairie Village and not merely a trail to connect with neighboring cities trails. She added that the City of Overland Park, although expressing interest, has not committed to the continuation of the trail and noted they will be receiving opposition from their residents along Nall.

Michael Shook, 5501 West 81<sup>st</sup> Street, expressed opposition to the relocation of the trail to Nall, noting that many residents along Nall already have limited front yards and the placement of an eight-foot trail in the right-of-way in front of their homes would be devastating to their properties. He restated Mrs. Fotopoulos's comments that the City of Overland Park has not committed to continuing this trail and that they will face significant opposition from its residents along Nall Avenue.

Ada Koch, 8236 Nall, spoke as an experienced bike rider noting that they often ride along Roe and Lamar. They avoid Nall simply because it is very busy with cars frequently turning on and off the street without paying any attention to bikers. She supports the trail remaining as originally proposed along Roe Avenue.

Katie Millard, 7801 Nall Avenue, spoke in opposition to the relocation of the trail noting the potential decrease in her property value and the safety issues for children on a path placed on this highly travelled roadway.

Laurie Davidson, 6917 Nall, noted the recent traffic fatality at 69<sup>th</sup> & Nall and stated that she has had cars in her yard three times because of vehicles travelling too fast. Nall is not an appropriate location for a trail.

Mark Sloop, 7805 Nall, stated he appreciated the new curbs placed along Nall by the City last year; however, they took two feet from his front yard and he is not supportive of losing another eight feet to a trail. Nall is not an appropriate location for a trail with its hectic fast paced traffic.

Joan Archer, 5500 West 82<sup>nd</sup> Terrace pointed out that she was an attorney with Lathrop & Gage, but was appearing on her own behalf, noted her concerns with being rear-ended by vehicles as she waits to turn off Nall onto 82<sup>nd</sup> Terrace. She noted that several times she has found tire tracks in her yard at the corner of 82<sup>nd</sup> and Nall. Although comments have been made that there are no plans for the construction of this trail in the near future, she noted the approval of the plan plants the seed for future trails and it is difficult to backtrack once approved. She encouraged the Commission to not solely look at this from the big picture view, but something that should be considered as if it is occurring. Ms Archer noted as an attorney she has concerns with the city's liability for potential injury on this city trail, especially if the Nall location is selected and encouraged the City to reinvestigate its potential liability.

Patricia Uhlmann, 8221 Nall Avenue, stated the existing sidewalks along Nall are sufficient to provide walking access. She noted seldom does she see children on bikes due to the traffic along Nall. She also contacted Councilwoman Sharp who stated she is also opposed to moving the trail to Nall. She noted Nall does not connect to parks, schools or shopping areas as was the intent of the trail system and as the original location along Roe provides. She feels that Nall is unsuited for a multi-purpose 8 foot trail because of its mature irreplaceable trees, historic stone walls, power and telephone lines with driveways already located near the street. Ms Uhlmann added that no surveys of right-of-way have been conducted, no environmental study on the impact of



additional concrete and stormwater runoff, based on the traffic counts provided by Mr. McNabb, traffic is 20% higher along Nall and it does not provide the desired connectivity. Ms. Uhlmann noted they have collected over 100 signatures opposing the location of the trail on Nall and could add hundreds more.

Scott Satterfield, 4708 West 79<sup>th</sup> Street, expressed his appreciation to the Commission for listening to their concerns and urged the Commission to acknowledge its responsibility to the residents of Prairie Village, not to the city of Mission, and not spend additional money relocating a trail that has been well planned and meets its desired purpose. With the current economy, the City needs to consider the costs for the trail.

With no one else wishing to address the Commission, Chairman Ken Vaughn thanked the residents for their comments and closed the public hearing at 8:30 p.m.

Mr. Vaughn asked if staff had any additional comments.

Ron Williamson concurred with the comments that the issue has been discussed by the City of Overland Park, but no decision has been made.

Dennis Enslinger stated the Parks Master Plan is a guide and decisions such as width and location are flexible. He noted there are areas along the trail that cannot accommodate an 8-foot trail. Although the national standard for trails is 10 feet in width with sidewalks having a minimum width of five feet, adjustments can be made.

Nancy Vennard confirmed right-of-way goes from the inside of the sidewalk to the street. Dennis Enslinger responded that typically city sidewalks and trails have been constructed within city right-of-way.

Mrs. Vennard confirmed the city would not be taking resident's property and that any construction is several years out coordinating with street construction along the trail. No money has been spent for planning or design at this time.

Nancy Wallerstein stated the Prairie Village Master Park Plan is not part of the Johnson County Trail System. In response to comments made by the public, she noted the city does not have any say in the operation or closing of schools in the Shawnee Mission School District.

Marlene Nagel asked if there were plans for reducing Nall to three lanes south of Shawnee Mission Parkway by the City. Bruce McNabb responded the city does not have any plans for reducing Nall to three lanes. Dennis Enslinger added there was preliminary analysis done in conjunction with discussion of the trail plan from 63<sup>rd</sup> Street to 75<sup>th</sup> Street.

Ken Vaughn stated his major concern is that Nall does not provide the connectivity; however, he is not necessarily in favor of 8-foot trails on Roe. There are many things that need to be considered.

Bob Lindeblad noted the proposed relocation of the trail from Roe to Nall does not meet the purposes stated in the Parks Master Plan for the trail system. He has not seen anything to make him believe that Nall is a preferable location to Roe.

Bob Lindeblad moved the Planning Commission recommend the Governing Body not adopt any changes to the Master Trail Plan contained in the Park and Recreation Master Plan in Village Vision. The motion was seconded by Randy Kronblad.

Mr. Lindeblad stated the City has a Parks Master Plan created through an extensive process including resident input that provides a general guide. He noted the big picture looks great; however, he does not feel the implementation of an 8-foot trail will fit. He would like to see the city maintain higher quality standards on its sidewalks. He feels the City is kidding itself to think it will be able to place 8-foot trails along many of these areas.

Randy Kronblad expressed his appreciation to the residents for their input. He concurs with Mr. Lindeblad. He has an issue with the safety of locating a trail along Nall. It is not a good location. He stated that trails can be a benefit to the entire city and encouraged residents not to simply oppose them in front of their homes. The trails will be located entirely within city right-of-way and will not be taking property from any resident. His vote is made solely on the safety issues along Nall.

Marlene Nagel supported the motion; however, she encouraged the city to work toward a bike plan and on-road bike lanes. The effect of these lanes often reduces the speed of vehicular traffic on the street. She feels a quality sidewalk system is preferable to destroying the character of established neighborhoods with historic walls and mature trees. There needs to be an evaluation of where 8-foot trails makes sense and are necessary. This requires further study.

Nancy Vennard noted that she was on the City Council when sidewalks were proposed along Mission Road. The City has come a long way to providing connectivity, but fears it may be going overboard in the construction of 8-foot trails in established residential areas. She supports the original location of the trail along Roe as it provides connectivity to neighborhoods, parks, schools and shopping.

Nancy Wallerstein noted she was also involved in getting sidewalks along Mission Road and strongly supports a walkable city. However, she encouraged the City to act on the questions raised regarding maintenance and liability for the trail. As a part of the City's Parks Master Plan she feels the trails should be cleared and maintained by the City. Bruce McNabb stated the city has interpreted the trails the same as sidewalks which by code are the responsibility of the property owner. There is no direct policy on maintenance of trails. Mrs. Wallerstein feels council needs to address the issue of maintenance as part of a City Parks plan.

Dirk Schafer expressed appreciation for the involvement of the residents and agrees that the city's plans should not be dictated by a neighboring city's activity; however, he feels the city may be missing an opportunity to tie into a larger trail system with

establishing the connectors from the Roe location back to Nall and if Overland Park extends its system to allow for connection there as well.

Ken Vaughn feels that sidewalks provide a huge benefit to Prairie Village. He noted it has often been difficult to add sidewalks over the years. This is an opportunity for the City to expand its connectivity. He noted the Commission's action is only a recommendation to the Governing Body which will make the final decision.

He again thanked the residents for their enthusiasm and involvement and encouraged them to stay involved in their city suggesting serving on city committees to continue to make Prairie Village the best city it can be.

Chairman Ken Vaughn called for a vote on the motion to recommend no changes be made to the Master Trail Plan contained in the Park and Recreation Master Plan in Village Vision. The motion was approved by a vote of 7 to 0.

Dennis Enslinger stated this item will go before the City Council at its May 7<sup>th</sup> meeting and encouraged the public to check the city's website project pages for updates at [www.pvkansas.com](http://www.pvkansas.com).

#### **NON-PUBLIC HEARINGS**

There were no Non-Public Hearing Applications to come before the Commission.

#### **OTHER BUSINESS**

Dennis Enslinger announced that Mayor Shaffer will be making an appointment to the Planning Commission at the next city council meeting to replace Marlene Nagel at her request. Commission members thanked Mrs. Nagel for her work on the Commission over the past several years and wished her well.

#### **Next Meeting**

The May 1st Planning Commission agenda at this time has the public hearing on the revisions to the City's Comprehensive Plan for the former Mission Valley Middle School site and a site plan approval for a residential fence.

#### **ADJOURNMENT**

With no further business to come before the Planning Commission, Chairman Ken Vaughn adjourned the meeting at 9:00 p.m.

Ken Vaughn  
Chairman

## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Dennis Enslinger, Assistant City Manager, Ron Williamson, Lochner, Planning Consultant  
**SUBJECT:** **PC 2012-05 Former Mission Valley Middle School Site Proposed Comprehensive Plan Amendment**  
**DATE:** May 1, 2012

---

### COMMENTS:

At its regular meeting on February 6, 2011, the City Council voted not to move forward with the Comprehensive Plan Amendment for 84<sup>th</sup> and Mission Road and directed staff to prepare a Comprehensive Plan Amendment for just the Mission Valley Middle School site based on the uses in the R-1A District in which it is currently zoned.

The attached proposed amendment would be incorporated into Chapter 8 Potential Redevelopment and follows the same format used for Somerset Elementary School.

Staff provided the residential neighbors and the property owner with a draft copy of the proposed Comprehensive Plan Amendment to obtain their input. Staff met with a delegation of the residential neighbors on April 16<sup>th</sup> to discuss their comments. The attached document includes their requested changes. New text is shown in ***bold italics*** and deleted text is ~~lined out~~. None of the requested changes significantly changes the intent of the proposed Comprehensive Plan Amendment and Staff recommends they be included.

The property owner has not submitted any comments to Staff at this time. If comments are received prior to the Planning Commission Meeting, they will be forwarded to the Commission and posted on the City web site.

### RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission adopt the amendment as submitted; however, the Planning Commission may make revisions it deems appropriate after considering public input; adopt a resolution amending the Comprehensive Plan Amendment; and forward said resolution to the Governing Body for its approval.

### D. Mission Valley Middle School

The 18.43 acres of the former Mission Valley Middle School site is located on the west side of Mission Road south of 83<sup>rd</sup> Street. There are single-family dwellings to the south, southwest and east and multiple-family dwellings to the northwest and north. The site is also in close proximity to the Corinth Shopping Center. Access is currently off Mission Road and the site is zoned R-1A Single-Family Residential District. Shawnee Mission School District closed the school at the end of the school year in 2011 and sold it to a private developer in the fall of 2011. When Village Vision was prepared in 2006, it was not anticipated that this facility would be closed.

The following outlines the critical issues related to the sites potential for redevelopment and offers some recommendations for future redevelopment.

#### Issues

1. **The school site functions as an integral part of the neighborhood.** The school site is an integral part of the neighborhood and provides an opportunity for active recreation. Use as a recreational area was limited by school usage but there was still a significant amount of time that the outdoor area was available to the general public. Schools frequently give a neighborhood identity and contribute to the social fabric of the area. Since this was a middle school, the geographic influence of the location was significant. Any reuse of the site should maintain the status as a center of the neighborhood.
2. **Existing Structures.** The building was recently updated and expanded so it has been significantly modified from its original construction in 1958. The building is in good physical condition and could easily accommodate a use such as a private school or an educational wing for a church. There is also the possibility that it could be converted to a residential use.
3. **Single-Family Residences to the South, Southwest and East.** There are high value residences abutting the south and southwest boundary of the site. The existing school building is located in the north half of the site and the athletic fields about the south and southwest property line. There also are high to mid value **residences** dwellings on the east side of Mission Road across from the school site. Any redevelopment of the site needs to address how it will **be compatible with or relate to residences** relate to the variety of adjacent residential development types adjacent to the site.
4. **Multi-Family Residences to the North and Northwest.** There are four multi-family residential developments to the north and northeast of the former school site. One of these sites is a condo structure with individual ownership of the units; the others represent traditional rental property units. These sites have the following density levels:

- 3917 W 84<sup>th</sup> – 52 units on 3.81 acres – 13.6 du/acre
- 8361 Somerset Dr. – 41 units on 1.70 acres – 24.1 du/ac
- 8401 Somerset Dr. – 31 units on 1.29 acres – 24 du/ac
- 8449-51 Somerset Dr. – 2 units on .54 acres – 3.7 du/ac

These multi-family residential units represent both high and low value residences abutting the north and northwest. Any redevelopment of the site needs to address how it will relate to the variety adjacent residential type developments adjacent to the site.



5. **Drainage and Flood Plain.** There is an open drainage ditch along the north property line that flows from west to east and is part of Dykes Branch. The FEMA Flood Insurance Rate Map dated August 3, 2009 designates this area as ZONE X (Future Base Flood). This is defined as "Areas of 1% annual chance of flood based on future conditions hydrology. No base flood elevations determined." A copy of the Map is attached. While a hydrology study has not been completed, significant issues include upstream flows and several undersized box culverts downstream. ***These issues will need to be addressed for any redevelopment or expansion of the existing uses on the site.***
6. **Parking.** There is a large parking lot on the site, however, a use such as a private school or church could require more parking to accommodate the use. Any parking expansion will create more impervious surface and more stormwater runoff which will need to be addressed.
7. **Access.** This is a large site which ***is not located at an intersection and*** only has ***mid-block*** access from Mission Road. Mission Road has high traffic in this area because of Corinth Square Center and Corinth Elementary School and therefore the traffic impact and internal site circulation will need to be addressed for any future development.
8. **Public Perception.** The floor area ratio (building area divided by site area) of this site is 0.13 which is very low. The neighbors living in this area have perceived this as an open space site ***and do not wish to see the open space significantly reduced.*** ~~This is privately owned now, however, and that low floor area ratio normally is not financially feasible.~~ It is likely that the floor area ratio will increase in the future, but it needs to occur in a manner that is compatible with the existing ***single-family and multi-family residential*** development.
9. **Zoning Regulations limit uses.** The site is currently zoned R-1A Single-Family Dwelling District which limits the type and intensity of uses that can be permitted on the site. The R-1A District primarily allows single-family dwellings, public uses and churches. However, the District also allows conditional and special permits subject to restrictions and conditions. Public hearings are required for conditional use permits and they must be approved by the Planning Commission while special use permits require a public hearing and recommendation of the Planning Commission and are finally approved by the Governing Body. As with the Meadowbrook Country Club property, the site could be redeveloped into a traditional single-family neighborhood ~~with little or no oversight by the City~~ under the current zoning ***and subdivision*** regulations. Another option available is planned residential districts (RP-1A) which allows residential development to have a different form such as condominiums, patio homes, apartments but the density and other standards are controlled by the district regulations. The creation of a Planned Zoning District would be specific to this site and would regulate the form of the development. This includes the relationship of the buildings to the street, the type of street improvements, the massing and height of buildings, lot coverage, etc. This process requires a zoning change. There are a variety of uses that can be accommodated in the R-1A District, however, some may require rezoning, conditional use permits or special use permits.

## Recommendations

### 1. Encourage developers to obtain community input.

Residents, the City, and property owner all have a vested interest in the future development of the site. As such, Redevelopment Plans should address the

needs of the community as a whole and consider a variety of potential re-uses for the site. Any proposed plans for new uses or the expansion of existing uses needs the input of the surrounding neighborhood. ***Do to the former school's prominent role in the City and surrounding neighborhood, the City and residents expect ample opportunity to provide input into future redevelopment plans for the site.*** To address these expectations, developers will need to make significant efforts to solicit community input in redevelopment planning. An assessment of the existing building and site should take place to determine whether or not they can accommodate the proposal. If not, then a new development plan could be considered, which may give more flexibility to incorporating other uses (e.g. residential) on the site. The site may be large enough to allow for compatible senior housing development. A mixed residential use concept on this site could serve to further reinforce and reconnect the neighborhood to public uses. The issues of open space, drainage, access, ***traffic*** and parking all need to be addressed in detail as a part of any proposed development or expansion of existing uses on this site. The developer needs to conduct an adequate public involvement process to obtain input from the neighborhood.

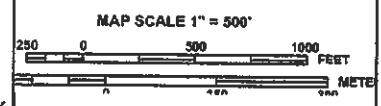
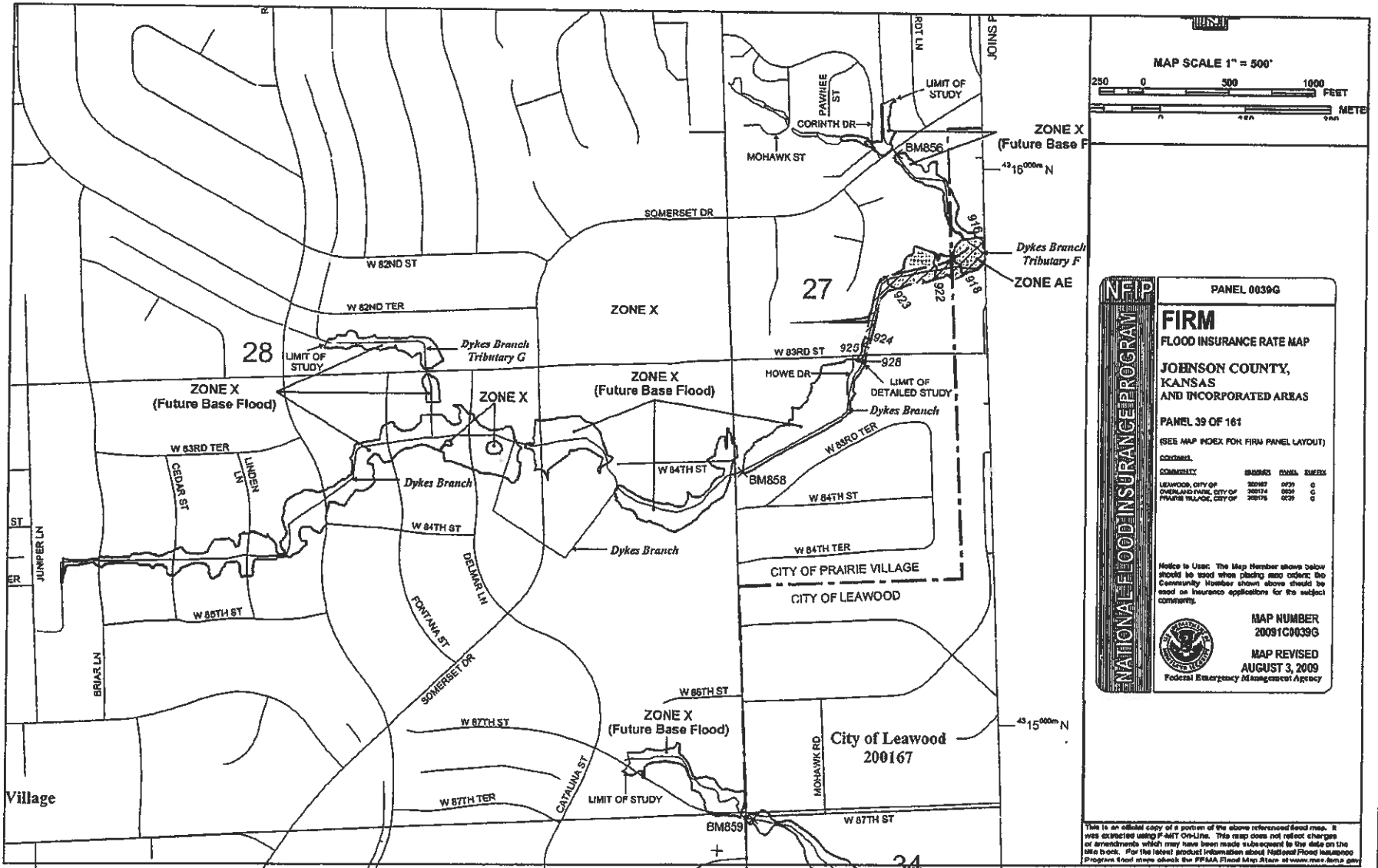
**2. Limit the uses to those allowed in the R-1A Single-Family District.** Uses for this proposed site are restricted to uses that are permitted in the R-1A District which also may include conditional use permits, special use permits and planned residential. The uses generally are residential, including senior housing, and possibly a mixture of housing types. In addition, schools, (private require a special use permit) churches and other public uses are also permitted.

### **Economic Perspective**

**Issues:** Due to the scarcity of land and the size, location, and configuration of the site, the parcel would be considered highly desirable by the private real estate development community. Civic uses could be considered as a part of that mixed-use ***residential*** environment. The major issues regarding any future development of this site are the density or intensity of development, access, ***traffic***, stormwater management and compatibility with the existing developed neighborhood. Because of the limited type of development that can occur on this site, the City needs to consider very carefully whether to approve any incentives.

**Recommendations:** As an attractive site for redevelopment, the City should carefully consider re-use of the former Mission Valley Middle School property. Through a joint effort between the City Council, citizens, property owner, and potential developers, a variety of potential uses for the site should be explored and considered. This is an attractive site for redevelopment, but there is a very significant and updated building on the site that has limited opportunities for repurposing. Designation for the Mission Valley site for a mix of residential uses as described in the Village Vision Strategic Investment Plan could serve to provide tangible examples of how the Plan's implementation will adhere to the community's land use principles. Particular attention should be paid not only to the type of land uses, but also to the ultimate form of the development and its compatibility with low density single-family and high density multi-family use found in the mixture of residential densities in the surrounding neighborhood. The neighborhood is very concerned about the future of this site and will need to have significant input into any future change in use. If any change in use is considered, it is important that the site and the facility be designed compatible with the surrounding neighborhood. To successfully execute a project on this site, it will require creative and unique design talent and buy-in from the neighborhood and the community at large. Density levels, ***access, traffic*** and Storm water runoff are major issues and will need to be addressed as a part of any redevelopment plan.

Flood Insurance Rate Map



**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**JOHNSON COUNTY,**  
**KANSAS**  
**AND INCORPORATED AREAS**

PANEL 39 OF 161  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COUNTY	COMMUNITY	COMMUNITY NUMBER	DATE	STATUS
LEAWOOD, CITY OF		200167	05/17	C
CHERRYVALE, CITY OF		200174	02/28	C
PRairie Village, CITY OF		200176	02/28	C

**MAP NUMBER**  
 20091C0039G  
**MAP REVISED**  
 AUGUST 3, 2009  
 Federal Emergency Management Agency

*Notice to User: The Map Member shows below should be used when placing any order; the Community Number shown above should be used on insurance applications for the subject community.*

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps about the FEMA Flood Map Atlas at www.fema.gov





## CODES ADMINISTRATION STAFF REPORT

Planning Commission May 1, 2012

**PC 2012-105**

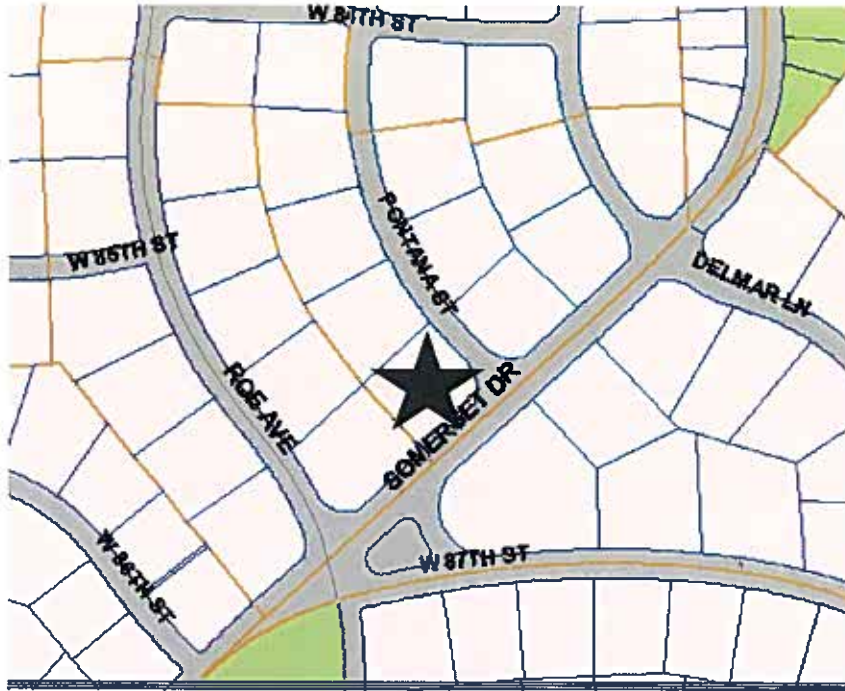
**Request for Site Plan Approval for a Fence Setback Modification**

<b><u>Application:</u></b>	PC 2012-105
<b><u>Request:</u></b>	Request for Site Plan Approval for a Fence Setback Modification per 19.44.025 G to construct a fence on the property line of a corner lot.
<b><u>Property Address:</u></b>	8526 Fontana
<b><u>Applicant:</u></b>	Kate Perkins (Fence Repair Co.) for property owner of record, David Byars

<b>Current Zoning and Land Use</b>	R-1a – Single-Family Residential District
<b>Surrounding Zoning and Land Use</b>	R-1a (Single-Family Residential District) to the north, south, east and west; developed single family residences.
<b>Legal Description</b>	Town and Country Estates Lot 25
<b>Property Area</b>	0.83 (35,958.42 square feet)
<b>Related Case Files:</b> Town and Country Estates	
<b>Attachments:</b> Application materials,	

# Vicinity Map PC 2012-105

Request for Site Plan Approval Fence Setback Waiver at 8526 Fontana



General Location Map



Aerial Map

**Staff Comments:**

The applicant, Kate Perkins, is requesting a waiver from Section 19.44.025 C which requires a five (5) foot setback from the right-of-way adjacent to Somerset because the subject property is located on a corner lot. There is eighty (80) feet of right-of-way along this section of Somerset which would place the fence forty-five (45) feet from the center line of the street.

The applicant is requesting to construct a fence in the same location of the original fence which was approximately forty-one feet from the centerline of Somerset. The proposed fence is six (6) foot in height and is a standard privacy fence design.

The applicant is requesting the waiver from the setback requirements for several reasons. First, the property owner believes it is a hardship to have to take existing vegetation on the backyard side of the fence and replace it under the strict interpretation of the zoning code. Second, the applicant would like to maintain as much rear yard space as possible and does not believe that the fence in the current location affects the rights of adjacent property owners. Staff has attached photos of the current conditions and a plot plan showing the location of the existing fence and required setbacks.

Section 19.32.030 sets forth criteria for the Planning Commission to consider a modification to the required setback under the approval of a site plan.

**A. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space and landscape;**

The applicant is not proposing to significantly alter the existing building, parking or drive configuration. The open space will remain relatively the same since the proposed fence design is similar the previous fence and in the same location.

**B. Utilities are available with adequate capacity to serve the proposed development;**

The site has existing utilities.

**C. The plan provides for adequate management of stormwater runoff;**

The proposed modifications to the site will not have any impact on stormwater runoff.

**D. The plan provides for safe and easy ingress, egress and internal traffic circulation;**

The Planning Commission has given the placement of fences a great deal of consideration related to safe ingress and egress circulation. In developing setback standards for fences, the Planning Commission has considered impacts on adjacent properties. In this case, the property to the west could be adversely impacted by the construction of a standard six (6) foot privacy fence along the property line. To alleviate such an impact the zoning ordinance requires that new fences be setback a minimum of five (5) feet from the property line.

As can be seen by the photographs of the existing site, there would be little impact to the adjacent property given site placement of the existing fence and the lack of a driveway curb-cut along Somerset.

**E. The plan is consistent with good land planning and site engineering design principles;**

The plan is consistent with good land planning and site engineering design principles.

**F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building(s) and the surrounding neighborhood;**

The proposed fence is compatible with the residential structure and the surrounding neighborhood.

**G. The plan represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted planning policies.**

The plan is consistent with overall development patterns represented in the neighborhood and with the policies adopted in the Comprehensive Plan.

**RECOMMENDATION:**

Staff recommends that the Planning Commission review the request of a waiver to section 19.44.025 C, and determine if there is sufficient merit to grant the approval.

Submitted by:

Dennis J. Enslinger, AICP  
Assistant City Administrator  
April 25, 2012



**Photographs of the Existing Conditions:**







## STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Ron Williamson, Lochner, Planning Consultant  
**SUBJECT:** PC 2011-116 Corinth Square Monument Sign  
**DATE:** May 1, 2012

---

### COMMENTS:

At its regular meeting on September 6, 2011, the Planning Commission approved the Sign Standards for Corinth Square which included the monument signs. The applicant has significantly changed the design of the monument sign proposed to be located at the intersection of 83<sup>rd</sup> Street and Mission Road. The original monument sign was approximately 20 feet long while the new sign is approximately 36 feet long. The materials used to construct the new sign are also different. Because of these significant changes, Staff felt that the monument sign should resubmitted to the Planning Commission for its review and approval. The Sign Standards also need to be amended to incorporate the new sign design.

It is the opinion of the staff that the new design and the materials being used are better than the original design. The only concern is that the monument be set back far enough so that it does not adversely affect the site distance at the intersection.

### RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission approve the Monument Sign as presented and amend the Sign Standards accordingly subject to the sign meeting appropriate site distances at the intersection and the applicant submitting revised Sign Standards.



# APPROVED MONUMENT SIGN

## Attachment E: SHOPPING CENTER ID/PROMOTIONAL SIGN



NTS-83RD & MISSION RD



EXISTING



SIMULATED NIGHT VIEW WITH HALO LIT AND FACE LIT "CORINTH SQUARE" AND FACE LIT PROMOTIONAL SIGN



Pre-approved finishes



SW7020 Black Fox

**PECIFICATIONS:**  
 FABRICATE AND INSTALL LETTERS, CABINET AND PLAQUE FOR SHOPPING CENTER  
 (1) INTERNALLY-ILLUMINATED, SINGLE-FACE PROMOTIONAL SIGN CABINET WITH REMOVABLE RETAINER PAINTED SW 7020 BLACK FOX TO INSET IN TEXTURE PAINTED ALUMINUM BACKGROUND  
 DIGITALLY PRINTED LEXAN FACES TO BE REMOVEABLE TO CHANGE OUT FOR UPCOMING SHOPPING CENTER OR COMMUNITY EVENTS 10-12 TIMES A YEAR  
 1) SET OF COMBINATION PAN CHANNEL AND HALO LIT SHOPPING CENTER ID LETTERS, LIT WITH WHITE LEDS.  
 WHITE FACES OVERLAID WITH CUSTOM PERFECT VINYL PAINTED SW7020 BLACK FOX, CLEAR BACKS, BRONZE TRIM CAPS AND RETURNS PAINTED SW7020 BLACK FOX.  
 2) IN MOUNTED OFF TEXTURE PAINTED ALUMINUM BACKGROUND  
 3) 1/4" THICK ALUMINUM PANELS PAINTED SW7020 BLACK FOX WITH VINYL GRAPHICS APPLIED IN WHITE AND ORANGE ATTACHES TO STONE COLUMNS  
 4) STONEWORK BY OTHERS

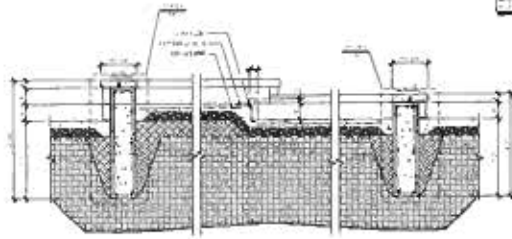
<b>CUSTOMER:</b> LANE 4 PROPERTIES	<b>DATE:</b> 9/1/11
<b>NAME:</b>	<b>DESIGN NO.:</b> SS-6535B-4
<b>LOCATION:</b> CORINTH SQUARE SC PRAIRIE VILLAGE, KS	<b>ARTIST:</b> JH
<b>PHONE:</b>	<b>SCALE:</b> 1" = 1'
<b>APPROVED:</b>	<b>DATE:</b>



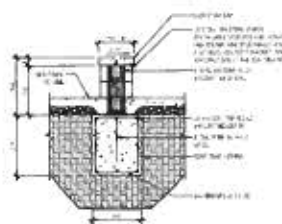
© 2011 LUMINOUS NEON, INC. This design is the property of LUMINOUS NEON, INC. Rights are transferred to the customer upon completion of order. This design is not to be used in whole or in part without the written permission of the company. The PANTONE (PMS) and/or 4 color shown on printed document are a four-color process simulation and may not match PANTONE and vinyl identified spot color standards. Use a PANTONE Color Reference Manual or vinyl swatch book for accurate display of colors.



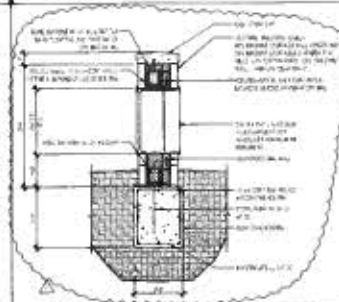
# PROPOSED MONUMENT SIGN



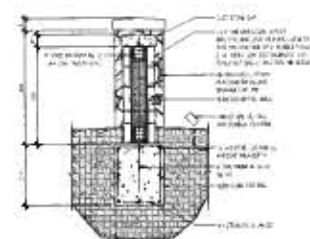
WATER FEATURE SECTION 16



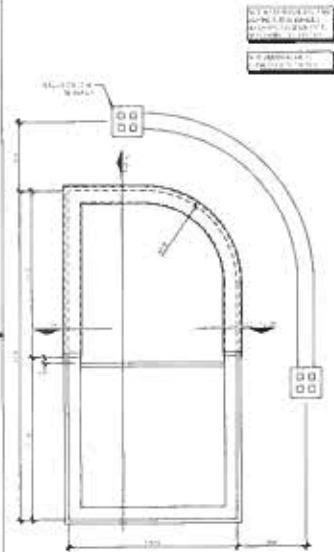
SEATING WALL SECTION 12



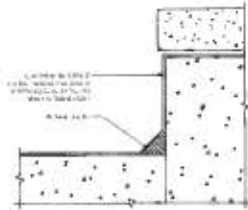
MONUMENT SIGN SECTION 08



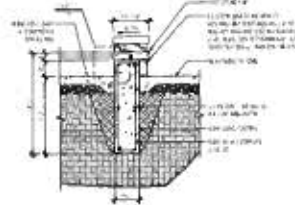
MONUMENT SIGN SECTION 04



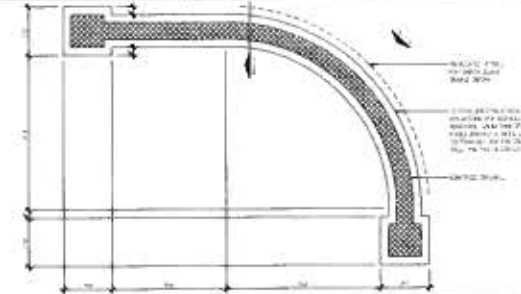
WATER FEATURE PLAN 18



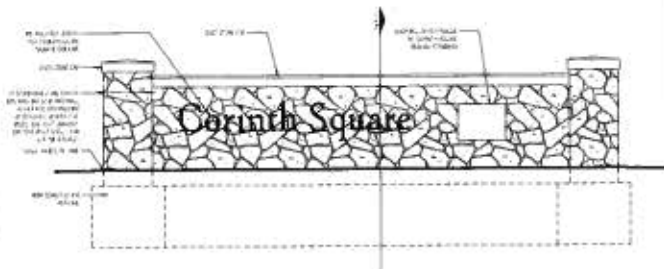
WATERPROOFING DETAIL 15



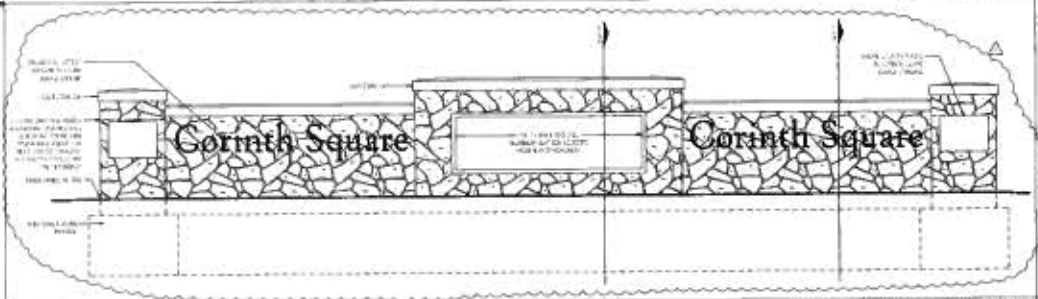
WATER FEATURE SECTION 11



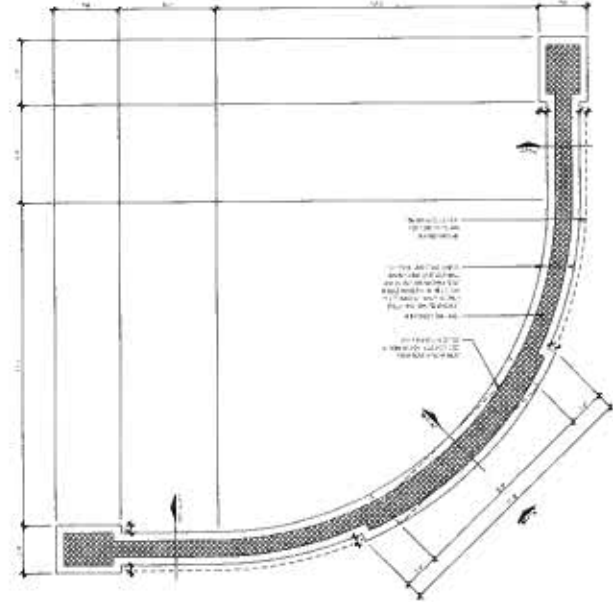
MONUMENT SIGN PLAN 03



MONUMENT SIGN ELEVATION 10



MONUMENT SIGN ELEVATION 09



MONUMENT SIGN PLAN 01

OWNER: CORINTH SQUARE EXTERIOR RENOVATIONS

LANDLORD: LAFAYETTE PROPERTY GROUP

ARCHITECT: LANSFORD ARCHITECTURE, PA

CIVIL ENGINEER: LANSFORD ARCHITECTURE, PA

LANDSCAPE ARCHITECT: LANSFORD ARCHITECTURE, PA

STRUCTURAL ENGINEER: LANSFORD ARCHITECTURE, PA

**CORINTH SQUARE**  
EXTERIOR RENOVATIONS

6242 MISSION RD  
PLAQUE VILLAGE, KS, 66209

PERMIT / BID SET

SHEET DATE: 10 MARCH 2010

SCALE: AS SHOWN

DATE: 10 MARCH 2010

PROJECT: CORINTH SQUARE EXTERIOR RENOVATIONS

CLIENT: CORINTH SQUARE EXTERIOR RENOVATIONS

DESIGNER: LANSFORD ARCHITECTURE, PA

CHECKED: LANSFORD ARCHITECTURE, PA

DATE: 10 MARCH 2010

PROJECT: CORINTH SQUARE EXTERIOR RENOVATIONS

CLIENT: CORINTH SQUARE EXTERIOR RENOVATIONS

DESIGNER: LANSFORD ARCHITECTURE, PA

CHECKED: LANSFORD ARCHITECTURE, PA

DATE: 10 MARCH 2010

PROJECT: CORINTH SQUARE EXTERIOR RENOVATIONS

CLIENT: CORINTH SQUARE EXTERIOR RENOVATIONS

DESIGNER: LANSFORD ARCHITECTURE, PA

CHECKED: LANSFORD ARCHITECTURE, PA

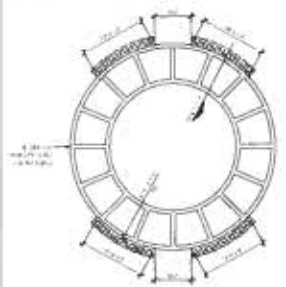
DATE: 10 MARCH 2010

PROJECT: CORINTH SQUARE EXTERIOR RENOVATIONS

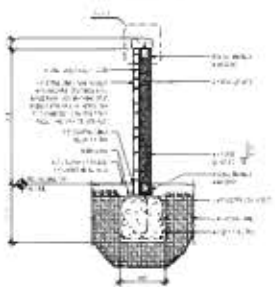
CLIENT: CORINTH SQUARE EXTERIOR RENOVATIONS

DESIGNER: LANSFORD ARCHITECTURE, PA

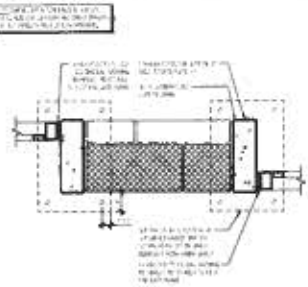
AS02



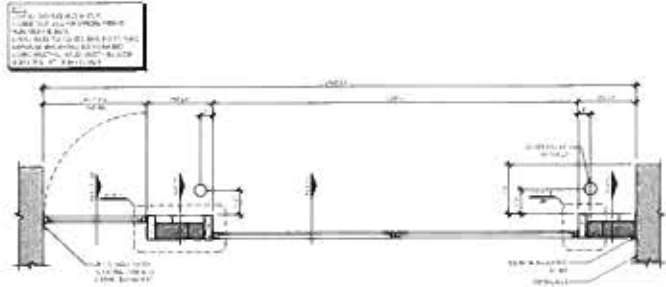
SW PLAZA ENLARGED PLAN 20



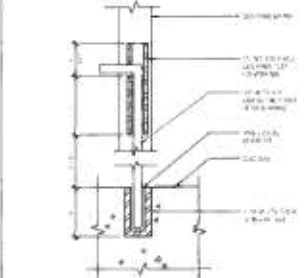
WALL SECTION 16



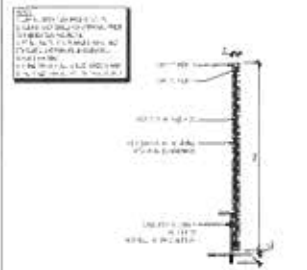
GATE HINGE DETAIL 12



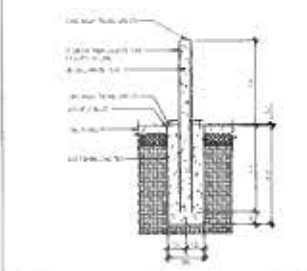
ENLARGED GATE PLAN 04



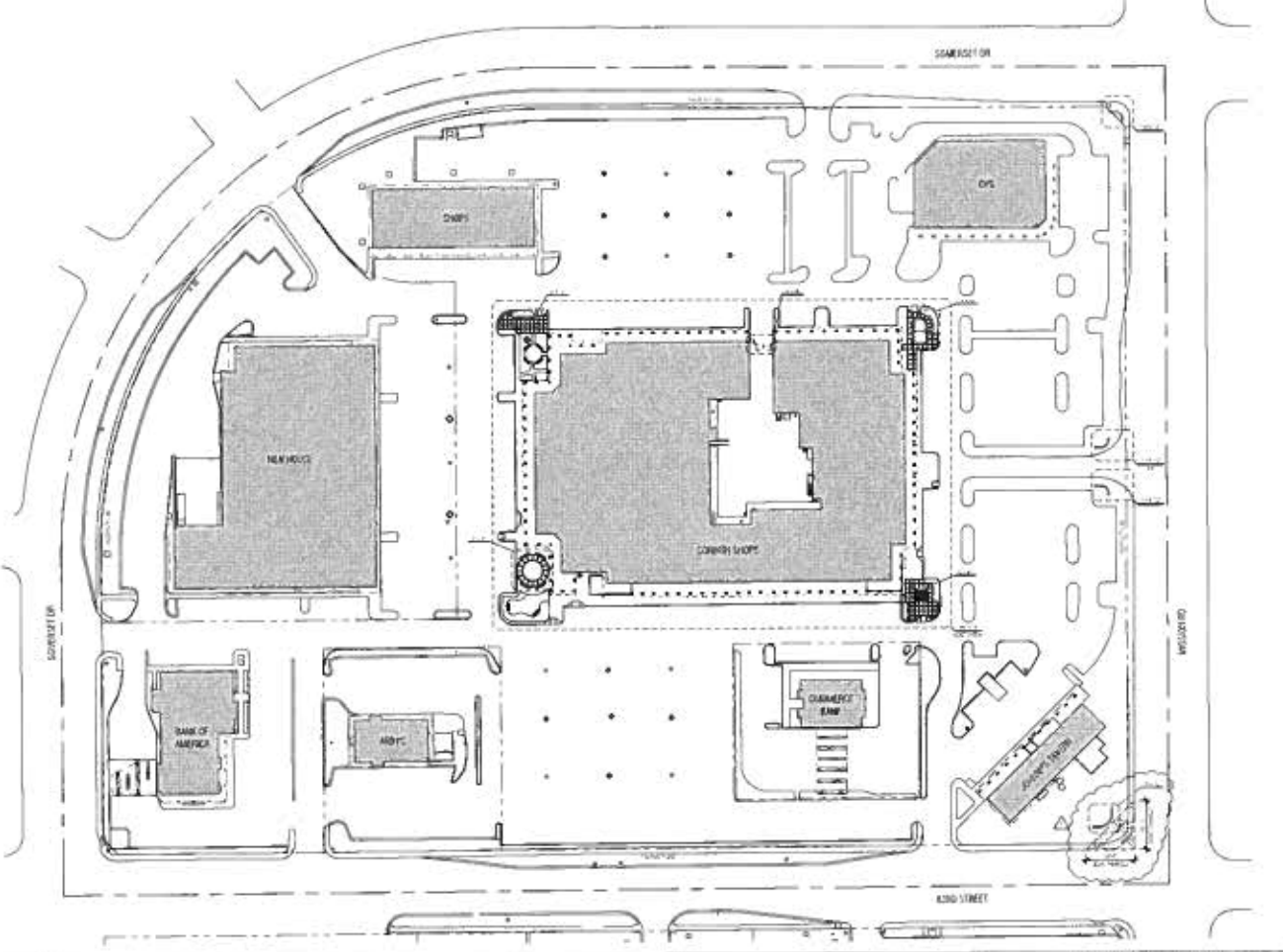
CANE BOLT ASSEMBLY 19



GATE SECTION 18



BOLLARD SECTION 17



ARCHITECTURAL SITE PLAN 01

**OWNER**  
CORINTH SQUARE LLC  
ARCHITECT: 100 0000

**LANDLORD**  
LAW OFFICES OF JEFFREY L. HARRIS  
1000 CONRAD STREET  
ATLANTA, GA 30309  
404.525.1000  
JEFF@JEFFHARRIS.COM

**ARCHITECT**  
CORINTH SQUARE LLC  
1000 CONRAD STREET  
ATLANTA, GA 30309  
404.525.1000  
JEFF@JEFFHARRIS.COM

**CIVIL ENGINEER**  
LANDPLAN ENGINEERING, LLC  
1000 CONRAD STREET, SUITE 1000  
ATLANTA, GA 30309  
404.525.1000  
LANDPLAN-LLC.COM

**LANDSCAPE ARCHITECT**  
LANDPLAN ENGINEERING, P.A.  
1000 CONRAD STREET, SUITE 1000  
ATLANTA, GA 30309  
404.525.1000  
LANDPLAN-PA.COM

**STRUCTURAL ENGINEER**  
RDB ENGINEERING & ARCHITECTURE, LLC  
1000 CONRAD STREET, SUITE 1000  
ATLANTA, GA 30309  
404.525.1000  
RDB-LLC.COM

**CORINTH SQUARE**  
EXTERIOR RENOVATIONS

6262 MISSION RD  
PRAIRIE VILLAGE, KS, 66206

PROJECT / SHEET	11 MARCH 2020
ISSUE DATE	
DATE	
DESCRIPTION	
BY	
CHECKED	
DATE	
SCALE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	

ARCHITECTURAL SITE PLAN AND DETAILS

AS01