

**SPECIAL MEETING
PRAIRIE VILLAGE PLANNING COMMISSION
OCTOBER 12, 2015**

ROLL CALL

The Planning Commission of the City of Prairie Village met in Special Session on Monday, October 12, 2015, at Meadowbrook Country Club, 9101 Nall Avenue. Chairman Nancy Wallerstein called the meeting to order at 5:00 p.m. with the following members present: Jonathan Birkel, Melissa Brown, James Breneman, Patrick Lenahan and Jeffrey Valentino.

The following persons were present in their advisory capacity to the Planning Commission: P.J. Novick, City Planning Consultant for the Meadowbrook Project; Katie Logan, City Attorney; Wes Jordan, Assistant City Administrator; Eric Mikkelson, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

NON-PUBLIC HEARINGS

Consider compliance of the Redevelopment Project Plan Park and Village Project Area Meadowbrook Redevelopment District dated October 9, 2015 with the City's Comprehensive Plan

Katie Logan explained that under the provisions of the TIF Act in Kansas, the Planning Commission is required as part of the process to make a finding that the redevelopment plan "is consistent with the intent of the Comprehensive Plan for the development of the City . . ." The City's Comprehensive Plan, "Village Vision Strategic Investment Plan, 2007", was adopted on May 21, 2007.

The Redevelopment Project Plan for the Park and Village Project Area of the Meadowbrook Redevelopment District dated October 9, 2015 was filed with the City Clerk. The Planning Commission's role is to determine if the Project Plan is consistent with the intent of the comprehensive plan for the development of the City.

Two sections of the Comprehensive Plan Chapter 8 entitled "Potential Redevelopment" and Chapter 5 entitled "Civic and Park Enhancement" were included in the Planning Commission packet as they are specifically addressed by the proposed project. For example, in Chapter 8 the specific development of this property is addressed recommending the property be developed as a Planned Zoning District, that a portion of the site be allocated for public recreation/green space and that connectivity is assured by the plan. Chapter 5 identifies the value of larger parks and noted the limited amount of land to create such public space and that recreation and leisure activities for all ages are accommodated.

Chairman Nancy Wallerstein asked City Attorney Katie Logan to give an overview of the TIF process. Ms Logan briefly reviewed the process and advised the Planning Commission that the funding and financial aspects of this project are a function of the Governing Body and not the Planning Commission. The TIF would allow for the

payment of identified costs associated with the project to be paid by the incremental tax increase created by the improvements. Mrs. Wallerstein confirmed that these costs would include the cost of the purchase of the land, infrastructure improvements and improvements to the park.

PJ Novick, the City's Planning Consultant for the Meadowbrook Redevelopment Project, briefly reviewed the proposed plan which had been distributed to the Planning Commission Members.

Mr. Novick stated the City's Comprehensive Plan adopted the following related goals for the development of the City which are addressed by this plan:

- H01.a **"Allow for a greater variety of housing types throughout Prairie Village"**
- LG2.a. **"Build on intermunicipal cooperative activities, agreements and planning initiatives"**
- LR3.a **"Enhance key corridors by encouraging more diverse, pedestrian friendly development along commercial corridors"**
- LR3.d **"Consider developing a redevelopment plan for the Meadowbrook Country Club Property."**
- CFS2.a **"Preserve and protect natural areas."**

James Breneman asked if the commercial section of the District was included. Mrs. Logan responded it was not, noting that it is a separate plan area. Only the Park and Village Project Area for Meadowbrook Redevelopment is under consideration.

Jonathan Birkel noted that much of the area has been left as natural areas. Katie Logan replied that the Johnson County Park & Recreation District will own and maintain the park. What is presented is a conceptual image of what is being considered under the Master Park Plan for Johnson County and will be discussed at the later work session.

Mr. Novick echoed the earlier direction by Mrs. Logan that the purpose of this meeting was only to consider if the proposed plan is consistent with the intent of the comprehensive plan. The details of the development will be addressed by the Planning Commission in November with consideration of their application for rezoning.

Patrick Lenahan noted that Village Vision states that public parks are needed for the convenience of all residents. This property is located at the far southern and western boundary of the City.

Melissa Brown asked if the project was being evaluated on only the sections of the comprehensive plan mentioned or the entire plan, such as the plan recommendation for housing stock. Mrs. Wallerstein replied this is a consideration of the concept only and that the Commission will be able to drill down on specific issues in its consideration of the requested rezoning.

Jeffrey Valentino stated he fully supports the plan in concept and as the first step in this process. He is very interested in looking at the full layout and how it will impact the

neighborhood. There are several good elements in the plan that are in line with the Comprehensive Plan.

Wes Jordan stated that the November Planning Commission meeting will provide that opportunity for the Planning Commission. The staff is currently reviewing plans. The question before the Commission is “when Village Vision was adopted does the proposed meet the intention of the vision”.

James Breneman moved the Planning Commission find that the Redevelopment Project Plan Park and Village Project Area Meadowbrook District dated October 9, 2015 is consistent with the intent of the Comprehensive Plan for the development of the City. The motion was seconded by Melissa Brown and passed unanimously.

ADJOURNMENT

With no further business on the agenda for the Special Meeting of the Planning Commission, the meeting was adjourned at 5:23 p.m.

Nancy Wallerstein
Chairman