

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JUNE 7, 2016
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PC MINUTES - MAY 3, 2016

III. PUBLIC HEARINGS

PC2016-04 Consideration of Revisions to the Prairie Village Zoning Regulations
Chapter 19.02, Section 19.02.100 "Building Height"
Chapter 19.06, Section 19.06.020 "Height - R-la)
Chapter 19.06, Section 19.06.030 "Side Yard - R-la)
Chapter 19.08, Section 19.08.015 "Height - R-lb)
Chapter 19.08, Section 19.08.025 "Side Yard - R-lb)
Chapter 19.44, Section 19.44.015 "Height"
Chapter 19.44, Section 19.44.030 "Building Elevations"
Applicant: City of Prairie Village

IV. NON-PUBLIC HEARINGS

PC2016-118 Request for Site Plan Approval for an exception for additional sign
6701 Nall Avenue
Current Zoning: R-1a
Applicant: Bob Treanor, on behalf of Nall Avenue Baptist Church

V. OTHER BUSINESS

VI. ADJOURNMENT

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

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

PLANNING COMMISSION MINUTES
May 3, 2016

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 3, 2016 in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 with the following members present: James Breneman, Melissa Brown, Patrick Lenahan, Jonathan Birkel, and Jeffrey Valentino.

The following persons were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Wes Jordan, Assistant City Administrator; Mitch Dringman, Building Official and Joyce Hagen Mundy, Commission Secretary.

APPROVAL OF MINUTES

James Breneman moved for the approval of the minutes of the Planning Commission for April 5, 2016 as submitted. The motion was seconded by Patrick Lenahan and passed unanimously.

PUBLIC HEARINGS

There were no Public Hearings scheduled before the Commission.

NON PUBLIC HEARINGS

PC2015-115 Request for Site Plan Approval
7501 Mission Road

Chris Hafner with Davidson Architects, presented the revised site plan for 7501 Mission Road a new two-story office building and associated site improvements. The new building replaces the existing two-story, multi-tenant office building on the site. The lot is located on the southeast corner of 75th Street and Mission Road. Mr. Hafner highlighted changes from an earlier proposal presented to the Commission including a different architectural style. The parking will be at the rear of the lot and to the east side of the building. The existing entrance from 75th Street will be closed and an exit is proposed at Mohawk. The trash enclosure has been relocated as recommended by the Commission to a location closer to the building and will be fully enclosed. A monument sign is proposed for the northwest corner of the lot similar to the signage found at the Wireco building also on 75th Street. The monument sign will feature the same exterior materials as the building.

There has been no change to the utility plan or photometric lighting plan. The grading plan calls for more common area without the access to 75th Street. The area in front of the building to 75th Street will be grass. The landscape plan for the site will be revised to meet the staff recommendations given in their report. Mr. Hafner reviewed the exterior building materials and their locations on the proposed building. He noted that he had reviewed the staff report and is in agreement with the conditions listed on the staff recommendation.

James Breneman asked about tenant signage. Mr. Hafner replied that they will come back to the Commission with their signage requests after the building tenants are known.

Jonathan Birkel confirmed the applicant would be replacing any trees/plants lost in grading near the adjacent residential properties. The applicant stated that the landscape plan is what they will be planting. They are not sure what trees are on the neighbor's property, but they will not touch any on the neighbor's property or if so they will be replaced. The trees on their property will likely be removed due to grading and what is shown on the landscape plan will replace them. Mr. Birkel questioned the proposed dark bronze colored efface suggesting that perhaps a lighter color would be better. Mr. Hafner replied that he had considered a lighter color and would have no objection to that change.

James Breneman questioned the construction note #21 on page A1-1 which referenced the painting of all exterior utility services to match the color of the building. Mr. Hafner stated there are no exterior utility services and that if there were they would also be landscaped and painted as the same color of the building. Mr. Breneman asked about extending the sidewalk to Mission Road. Mr. Hafner replied that it was considered but because of the significant grade transition the 75th Street sidewalk connection would not be pursued. Mr. Breneman noted the plans indicated a curb cut on 75th Street. Mr. Hafner apologized for that sheet not being replaced with the new renderings and confirmed the only access locations to this site would be off Mission Road and Mohawk. Melissa Brown noted the entrance ramp off Mission Road is very steep and questioned if any blending was proposed to lessen that. Mr. Hafner replied it would be blended along the west edge of the property.

The new parking proposed has 78 spaces, including 4 handicap accessible spaces at the east edge of the building abutting the sidewalk. Per Section 19.46, Off-Street Parking and Loading Regulations, Section 030, Require Spaces, 69 spaces are required based on the size and use of the building. Patrick Lenahan asked about the parking space size requirements. Mr. Brewster replied the stall parking slots are typically around 16' in depth and count the overhang buffer area. The code requires 18 or 16' deep with overhang. Mr. Lenahan encouraged Mr. Hafner to look into the ADA requirements, noting that overhang parking makes sidewalk accessibility difficult and recent changes have been made to the ADA requirements.

Melissa Brown questioned the proposed location of the monument sign in relationship to the street. She suggested the sign be placed at an angle similar to the office building on the north side facing 75th Street. Mr. Brewster responded the proposed monument sign meets the sign requirements. If the building becomes a multi-tenant the signage would need to come back to the Planning Commission for approval of sign standards for on-building signs for multiple tenants.

The primary building materials proposed include a thin-clad stone system, aluminum composite material (ACM) and glazing (glass). The thin-clad stone system is

acceptable dependent on the manufacturer's specifications and grade. A complete set of sample materials should be provided for the Planning Commission review and approval. Natural stone accents and textured EFIS with stone appearances are proposed accent materials to complement the primary stone finish. The ACM or metal panel is not widely used in this immediate vicinity of this site, but is a quality accent material. The proposed color of the ACM should be specified to ensure that it complements the more natural tones of the stone cladding and stone accents. Application of the ACM product does not make up more than 15% of any façade of the building.

Residential uses to the south are currently buffered from the site through a row of mature trees, on the adjacent property. The landscape plan softens the site by providing adequate landscaping to buffer the parking lot from adjacent properties and accents the building along 75th Street and Mission Road. However screening of the parking area along the 75th street frontage with a low hedge line or screen similar to other portions of the parking area should be added. Staff does have a concern regarding some of the species of plant materials selected. Red maples are overplanted in this area and do not perform well over time, needing to be replaced. Appropriate species include White Oak, Swamp White Oak, Kentucky Coffee tree or Autumn Gold Ginkgo, or if fall color is an important consideration Sugar Maple is an acceptable substitute.

Additionally to allow better planting grades, more visibility of the landscape from the Mission Road frontage, and better screening of the parking, staff recommends consideration of a retaining wall on the west side of the parking lot. This could be integrated into the screening wall for the trash enclosure and continue further south along the parking area.

According to Section 19.32.030 of the Prairie Village Zoning Regulations, the Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan.

A. The Site is capable of accommodating the building, parking areas and drives with appropriate open space and landscape.

The site plan meets the development standards of the C-O district and adequately accommodates the building, parking and circulation and open space and landscape. It is a similar scale and development pattern to the current building. However the following modifications are recommended for consideration:

- Switch out Red Maple for one of the recommended substitutes.
- Add screening on the northwest portion of the parking area along 75th Street, similar to other low parking lot screening proposed on the plan.
- Consider a retaining wall on the west side of the parking to integrate with the trash enclosure structure.

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

The proposed use is the same use to the previous development, and of a similar scale. The existing utilities will adequately support the proposed development.

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

The site plan indicates additional pervious surface on-site through the provision of new landscaping and turf that will provide an opportunity to improve storm water management. In addition the storm water plans will need to be approved by Public Works.

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

The plan does provide for safe site access, and will improve circulation by routing 75th street access further west to Mohawk Drive. Further, this access is offset from the access on the west side in order to discourage cut-through traffic into the neighborhood.

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

The site plan moves the building closer to the setback lines hiding the majority of the parking to occur behind the building, away from 75th Street. This will improve the visual aesthetics of the site and contribute to the overall appearance of the 75th Street corridor.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

The proposed building and site design will improve the relationship to 75th street by moving the building closer to the street and providing a consistent street frontage. This is a similar pattern on sites to the north, as well as sites on the south side of 75th Street just east of this site. This frontage helps frame the corridor with building facades rather than voids and parking areas, creating well- defined public space. Additionally, landscape amenities in association with the building foundations and streetscape will improve the relationship to both 75th Street and Mission Road. The use of predominantly stone and simulated stone materials will create rich natural tones and is compatible with other buildings in the neighborhood. Although ACM is not widely used, it will be in muted colors to compliment the stone and is a high-quality architectural material. The color should be specified to compliment the stone colors, and the glazing tint should also be specified. In general the building includes details to provide depth and texture to the façade, including pilasters, window details and off-set entrance features.

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

The proposed site plan represents an improved development pattern and will be an upgrade to a declining site at a prominent location in the City, and a repositioning of the property to strengthen its current use as office. This is consistent with the comprehensive plan which specifically calls for reinvestment in this area ("Corridor Redevelopment - 75th Street, Section 6 of Village Vision Plan"), identifies strengthening office markets to reduce vacancy caused by aging facilities and sites,

and improves the community character by better shaping public space with development.

James Breneman moved the Planning Commission approve the proposed site plan for 7501 Mission Road subject to the following conditions:

1. A final storm water plan be approved by Public Works.
2. That the landscape plan be revised to include:
 - a. Replace Red Maple trees with White Oak, Swamp White Oak, Kentucky Coffee Tree; Autumn Gold Ginkgo or other hardy varieties of large landscape trees; or if fall color is desired replace with Sugar Maples.
 - b. Low-level plantings for parking lot screening be added on the 75th street edge of the parking area.
3. Sample materials be provided to the Planning Commission for review and approval, and in particular:
 - a. The manufactures specifications and quality of the thin clad stone system.
 - b. The color and grade of the ACM material.
 - c. Specifications on any tinting of the glazing.
4. Any signs for the building shall either be specified by the applicant as to size, location, style and materials, OR shall be submitted as a separate application to the Planning Commission at such time as the sign needs for future tenants is known.
5. Revisit the ADA parking space size requirements to ensure compliance regarding new guidance on accessible spaces.
6. Riff Screen to be a lighter color to match the cornice. Direct staff and the applicant to reconsider the roof screen color. If a lighter screen that better matches the cornice would be less impacting and a better compliment to the building then use that alternate color.

Patrick Lenahan seconded the motion which was voted on and passed by a vote of 5 to 1 with Melissa Brown voting in opposition.

**PC2016-115 Site Plan Approval - Fence
7457 Cherokee**

Brian Gordon, Executive Director of Global Montessori Academy, appeared before the Planning Commission to request approval to extend the existing four foot tall black vinyl chain-link fence along Cherokee to include a larger area to the south and an area on the west for a school age playground. The proposal is for an additional 200 linear feet of fence, approximately 4 feet high and matching the current fence material (black vinyl). Mr. Gordon noted there would be two gates, one would be large enough for a riding mower to gain access and the other, near the sidewalk, that would allow truck access.

Mr. Gordon noted the school has grown 30% since opening in 2014 and he has a waiting list for all classes. This has resulted in the need for a larger secure play area.

Mr. Breneman asked if the fence tied into the building. Mr. Gordon replied that it did not.

Patrick Lenahan asked if the fence was inside or outside of the existing tree line. Mr. Gordon responded that it is just inside the tree line on the building side of the trees.

Chris Brewster noted the proposed fence generally meets all other fence requirements in Section 19.44.025. The standards are written assuming more typical lot dimensions and residential uses. This lot has an unusual configuration, making it difficult to determine front, side and rear lots lines. However, Cherokee Drive is arguably the most prominent side of the site and building and has the most direct relationship to the public street. The use of this site and building as a school does present different fencing needs than most other R-1B lots.

Jeffrey Valentino confirmed that if the proposed fence was a decorative fence, it would be in compliance with the city's code. He feels a decorative fence is more appropriate. The applicant responded they would need to research the cost difference for a decorative fence. Mrs. Wallerstein asked the ages of the students. Mr. Gordon responded 18 months to 12 years old. She would be concerned with a picket fence that children could get caught between the planks and felt the continuation of the black vinyl chain link fence would be safer. Mr. Breneman added that a chain like fence tends to disappear from view, where a solid fence would stand out more. Mr. Brewster added the code's interpretation of decorative is a fence placed more for aesthetic reasons than a fence designed to contain someone or something.

Mr. Lenahan felt the location of the proposed fence behind the tree line was an appropriate location.

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it "results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site.

The following analysis of the proposed fence was presented:

A. The site is capable of accommodating the buildings, parking areas, and drives with the appropriate open space and landscape.

The proposed Montessori School will be within an existing structure and parking and access will be accommodated within the existing north parking lot. This proposal is for better utilization of the open space by expanding the outside play area in association with the existing play area, outside classroom and community garden.

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

This site is currently served by utilities and they should be adequate to serve the proposed use.

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

No changes in the existing site are proposed other than accessory play equipment and therefore stormwater runoff will not be affected. If any significant grading is

needed for the play equipment, or any impervious surfaces will be placed, the applicant shall be required to get a grading permit, with any necessary drainage studies from Public Works.

D. The plan provides for safe ingress/egress and internal traffic circulation.

The plan does not provide any significant changes to ingress and egress and internal traffic circulation beyond the initial site plan approved with the Special Use Permit. The fence does extend across an existing sidewalk to the main entrance on the south side of the lot, affecting pedestrian access.

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

The site plan is proposing expanded outdoor use of the site, and is consistent with a larger institutional use on a large lot in a residential setting. Further, this expansion is to the south of the site and the existing residential uses in the area are across streets from this location, with the closest affected homes across Cherokee to the west (house fronting on Cherokee) and across Belinder to the east (house fronting on Belinder)

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

It is not proposed to change the external appearance of the building, but it is an expansion of the fenced area. The fence is proposed to be black vinyl commercial grade, matching the current fencing that exists along the east boundary (Belinder) and the smaller area at the extension of the building to the south.

G. The plan represents an overall development pattern that is consistent with Village Vision and other adopted planning policies.

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. The proposed Montessori School is an amenity that sets Prairie Village apart from other competing communities in the metropolitan area.

Patrick Lenahan moved the Planning Commission approve the Site Plan for the proposed fence for Global Montessori Academy at 7457 Cherokee subject to the following conditions:

1. That the fence be setback at least 10' from the property edge on all sides, behind the tree line on Cherokee, except that it may continue on the existing fence line established on the east side along Belinder. Further that the fence extend no further towards the 75th street frontage than the current limits of the Community Garden.
2. The fence be limited to only 4' in height.
3. The fence be black vinyl chain link that matches the current fencing and minimizes the visibility of the fence to abutting property.
4. That a gate be included at the sidewalk entrance to the site on the southwest side.
5. Should any of the construction activity from the fence or any associated play

equipment require grading or increased impervious surfaces, that a grading plan and any necessary stormwater studies first be approved by Public Works. The motion was seconded by Melissa Brown and passed by a vote of 4 to 2 with Jonathan Birkel and Jeffrey Valentino voting in opposition.

**PC2016-116 Request for Site Plan Approval - Fence
4205 West 64th Street**

Joseph Jimenez, addressed the Commission on behalf of Shaul and Michelle Jolles of 4205 West 64th Street. The applicant replaced a galvanized chain-link fence with a new stained cedar fence with horizontal open slats with two of the finished sides facing inward. The slats are finished and stained on both sides. Mr. Jimenez presented letters from both of the adjacent neighbors supporting the fence as constructed. The lot is a corner lot with the home situated at an angle bringing the rear side corners of the house very close to the property lines and creating a triangular configuration of the rear fenced area. Neither of these locations are very visible from the public street and the greatest impact is on the residential lots to the west and east, which face opposite streets.

Jonathan Birkel asked if the design submitted for approval of the building permit clearly indicated the proposed construction. Mr. Jimenez replied that the contractor replacing the fence was unaware that a fence permit was required for the replacement of an existing fence and did not get a permit. Mrs. Wallerstein noted that fence permits are a standard practice followed in most Johnson County cities. Mr. Jimenez replied that the contractor generally works in The Plaza area and was unaware that a permit was needed when replacing an existing fence. Mitch Dringman noted the error was discovered when the applicant called in for a fence inspection.

Chris Brewster noted that the applicant originally applied for a variance; however, the city's code allows for the Planning Commission to approve adjustments to fences through site plan approval. He noted that the fence on the side viewed by the public has the finished side on the outside, it is the sides facing the adjacent properties that are in violation. Since this is an exception to the standards through site plan review, and not a variance, the opinions of the affected landowners can be considered as the support for the decision which does not necessarily need to be a hardship or practical difficulty inherent in the property..

Nancy Wallerstein noted that site plan approval is generally prior to the construction of a project. Mr. Breneman expressed concern is granting approval after the fact. Mr. Jimenez replied there was no intent to circumvent the process, the contract truly felt that the replacement of an existing fence in the same location was allowed. He noted that a permit was received for the earlier construction of a deck in the rear yard that has been completed.

Jeffrey Valentino agreed with Mr. Breneman that proper process was not followed in not getting a permit prior to construction; however, he also recognizes the only persons impacted are the adjacent neighbors who have expressed support for the fence as constructed.

Wes Jordan stated intent of the code is to have fences constructed to not negatively impact adjacent properties by having the finished side facing outwards. He also noted that this is one of the ways ownership of a fence is determined when it is unknown. Mr. Dringman confirmed the fence is in compliance in all other terms.

Jonathan Birkel noted that perhaps a decorative feature was added to the outside of the fence facing the neighboring fence to bring this into compliance without requiring the removal and reconstruction of the offending walls. Mrs. Wallerstein agreed and noted that possibly slats could be added to fence that would bring it into compliance. Mr. Birkel suggested possibly an asymmetrical design on the out of the fence.

Patrick Lenahan questioned the reasoning of adding to the exterior of the fence which the neighbors approve as constructed. He does not see any intent on behalf of the applicant to deceive the city. Based on the character of this fence it is clear to determine its ownership. Mr. Jimenez replied they have looked at other options to try to address this.

Mrs. Wallerstein stated she cannot understand why a permit would be pulled by the contractor for the deck, but not for the fence. Mr. Jimenez replied that he was not the contractor who built the fence.

Melissa Brown stated it was a contractor error and noted the fence facing the public was installed correctly. Since the neighbors are supportive of the fence as constructed, she doesn't see a need to add to it. Mr. Lenahan noted that if the neighbors were opposed to the fence, he would support rejecting the application.

Nancy Wallerstein warned the Commission against setting a precedent.

Mr. Jolles acknowledged a mistake was made in not getting a permit; however, it was not done intentionally noting the earlier permit received for the deck construction. He added that not only do the neighbors support their request for the fence. One of them talked with the contractor about doing the same fence for their property; however, the cost was too high. He added this cannot be easily fixed. The installation cost for the fence was \$12,000. This is an improvement to the neighborhood with the approval of the neighbors.

Mr. Brewster's staff report presented the following analysis of the criteria for approval:

A. The site is capable of accommodating the buildings, parking areas, and drives with the appropriate open space and landscape.

This site is capable of meeting all requirements for residential property, although its configuration as a corner lot with an angled building presents a different rear yard fencing configuration in relation to the street than would typically occur. The configuration in relation to adjacent property is typical

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

This site is currently served by utilities and they should be adequate to serve the proposed use.

C. The plan provides for adequate management of stormwater runoff.
No changes in the existing site are proposed equipment and therefore stormwater runoff will not be affected.

D. The plan provides for safe ingress/egress and internal traffic circulation.
N/A

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

The intent of the proposed design standards for fences is to improve the appearance of the community with proper relationships of fences to streetscapes, and to avoid any adverse impacts on abutting property from fence design. The proposed fence does not adversely affect the relationship to the streetscape as the fence is not clearly visible and the most visible sides have the finished side out. However, the sections with the finished sides out are along abutting property lines and it could adversely affect adjacent owners.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

Other than as noted above in E., the fence otherwise complies with all design standards and is compatible for the area.

G. The plan represents an overall development pattern that is consistent with Village Vision and other adopted planning policies.
N/A

Patrick Lenahan stated that based on the neighbors' approval of the fence and the orientation of the public side of the fence, moved the Planning Commission approve PC2016-116 for the fence as constructed at 4205 West 64th Street. The motion was seconded by Melissa Brown and voted upon with Melissa Brown, Jonathan Birkel and Patrick Lenahan voting in support and Jeffrey Valentino, James Breneman, and Nancy Wallerstein voting in opposition. With further discussion and with reluctance to approve a fence constructed without a permit in violation of code, recognizing that the actions were the result of an unintentional error on the part of the contractor, and due to the little impact on the public streetscape and support of the affected neighbors, Nancy Wallerstein voted in support of the motion which then passed by a vote of 4 to 2.

**PC2016-117 Request for Site Plan Approval for Wireless Antenna
9011 Roe Avenue**

Chris Brewster presented the application on behalf of the out-of-state applicant representing AT&T for approval to replace three antennas on this existing cell tower location, and accessory equipment associated with the antenna replacement. A structural analysis has been submitted with this application, which indicates that the replacement of this equipment is within the acceptable structural capacity of this facility.

The three new antennas which are approximately 24" diameter and 96" long will be similar in appearance to the existing canisters that are already on the pole. The fiber optic cable will be concealed within the pole.

This monopole was approved in 1996 and at that time approval was by Conditional Use Permit. The monopole was approved for a height of 100 feet and Sprint antennas are on the top. In 2004, a Special Use Permit was granted to Cingular (now AT&T) to install antennas at the 90 foot elevation along with equipment cabinets in the compound at the base of the antenna. In 2009, a Special Use Permit was granted to Clearwire to install antennas and equipment cabinets.

Mr. Brewster presented the following review of the criteria for approval:

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

The capability of the site to accommodate the equipment compound was addressed in the approval of the Special Use Permit. The proposed improvements will occur on the existing tower and within the existing equipment compound.

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

Adequate utilities are available to serve this location.

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

No additional impervious area will be created and therefore a stormwater management plan is not required.

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

The site utilizes the existing driveway and parking lot for circulation that currently serves it and no changes are proposed.

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

The details of the overall design of the equipment compound were worked out on the approval of the Conditional Use Permit. The applicant has submitted a structural analysis to confirm that the tower has sufficient capacity to carry the existing and proposed load.

F. An appropriate degree of compatibility will prevail between the architectural quality of the proposed building and the surrounding neighborhood.

The tower has been at this location for approximately eighteen years. The tower is located at the Fire Station in a commercial area and has very little impact on surrounding residential areas. All the equipment will be located within the equipment compound. The existing ice bridge will be used. The wiring will be inside the tower. An eight-foot high fence has been installed to provide better screening of the equipment compound.

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

Wireless communications are not specifically addressed in Village Vision. Generally it falls into maintaining and improving infrastructure.

Nancy Wallerstein asked if the applicant was aware of the pending relocation of the fire department from this site. Mr. Jordan responded that the city has become aware that the tower property is not owned by the Fire District, but that the structure has been purchased by AT&T. He added that the Fire District is looking at keeping its location at this site until it is clear what the impact will be of the development of the Meadowbrook Property and Mission Chateau on their call load. It should be noted that after the meeting Mr. Jordan informed the Planning Commission he learned the Fire Department still "technically" owns the land the tower occupies. However; the Fire Department has entered into a perpetual lease agreement with a carrier that limits their ability to sell the property without substantial penalty. Mr. Jordan did provide notification to the Planning Commission of the information.

James Breneman moved the Planning Commission approve PC2016-117 granting approval of the site plan for 9011 Roe Avenue for the replacement of three antennas on the existing wireless telecommunications facility for AT&T subject to the following conditions: 1) that the antennas be installed as shown on the proposed plan dated 04/04/16. The motion was seconded by Jeffrey Valentino and passed unanimously.

OTHER BUSINESS

PC2015-08 Final Development Plan - Mission Chateau

Rick Jones, with NSPJ Architects, 3515 West 75th Street, appeared before the Planning Commission to review the final exterior materials and design for this project approved by the Commission on March 1, 2016. New photo renderings were presented along with material samples. Mr. Jones noted that some of the cedar has been replaced with stone; the stucco color is browner. He reviewed the specific locations of the different materials on the presented color renderings. The architectural style of the project has moved toward a more double hung craftsman style. The Twin Villas will have a more traditional design. A developer is purchasing all 22 units that will wrap about the senior living complex.

Jeffrey Valentino expressed appreciation to Mr. Jones for coming back to the Commission with the requested color renderings and final material samples. The new design is much clearer and better than that presented in March. Mrs. Wallerstein agreed, noting that she liked the changes presented.

Rick Jones reviewed the proposed construction schedule stating they are looking at a June 14th submittal of building plans for review with a tentative construction start date of July 1, 2016 with anticipated completion the end of 2016.

Chris Brewster reported that the applicant is currently working with staff on the changes to the final landscape plan. Planning Commission review of this project is essentially complete; however, the applicant will return to replat the property for the Villas prior to construction.

NEXT MEETING

The planning commission secretary noted filing deadline for the June meeting is the end of the week. No submittals have been made to date; however, it is anticipated that the Public Hearing on the revised design criteria will be on the June agenda. Mr. Jordan presented an update on progress on that project.

James Breneman presented an update on the meetings with the fire district committee for the design of the new fire station on the municipal complex.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 9:10 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: June 7, 2016, Planning Commission Meeting

Application: PC 2016-04

Request: Amendments to R-1A and R-1B zoning districts regarding height, building elevation/top of foundation, and side setbacks.

Attachments: Draft of proposed amendments; Current Zoning Map (R-1A and R-1B areas affected by changes)

Background:

Prairie Village has been experiencing increasing amounts of investment and infill development in residential neighborhoods. Some of these projects involve tearing down older homes and replacing them with new and larger homes. In general, questions and concern regarding the ability of the current zoning standards (R-1B and R-1A zoning districts) to guide new development have arisen.

The City conducted public official work sessions, stakeholder focus groups, and public open houses over the last 8 months to discuss and determine a direction on amendments to the R-1A and R-1B zoning districts. Through these discussions, consensus on some of the concepts considered was not evident and a clear direction could not be determined. However on others, there was apparent consensus.

The proposed amendments address three main areas:

1. *Height:* Reducing the overall building height by (a) altering how building height is measured; and (b) changing the maximum height in R-1B from 35 feet to 29 feet.
2. *First Floor Elevation:* Amending sections of the code that apply to the first floor elevations new residential buildings, so that a generally applicable standard for building placement based on the site and grade can apply regardless of where the elevation of the prior existing home is.
3. *Side Setbacks:* Amending the side setbacks from the existing 4 feet (R-1B) and 5 feet (R-1A), with additional building separation requirements dependent on adjacent buildings, to 10% of the lot width on each side regardless of where adjacent structures may be.

Relation to Comprehensive Plan:

Village Vision was adopted in 2007 with the following goals specifically related to this issue:

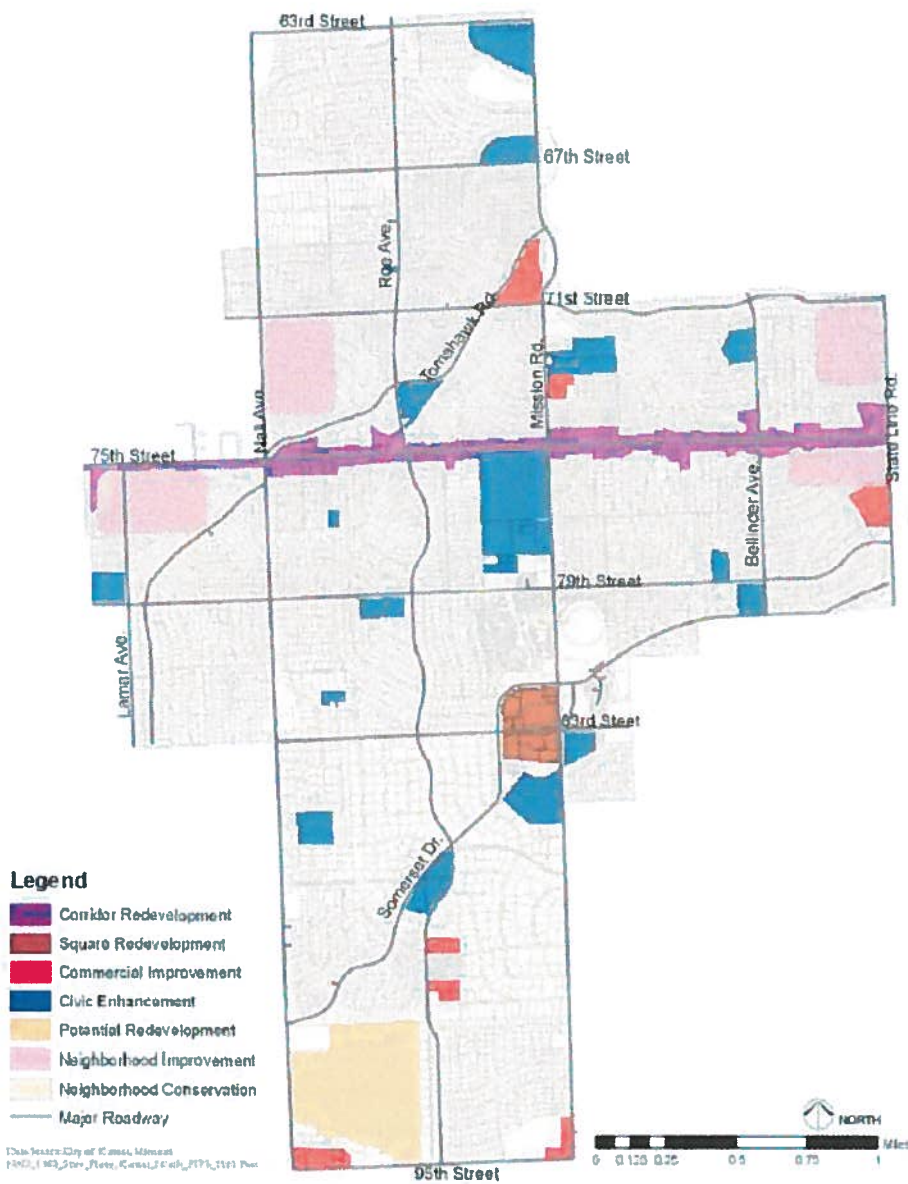
- *Community Character:* Provide and attractive, friendly and safe community with a unique village identity appealing to people of all ages.
- *Housing:* Encourage neighborhoods with unique character, strong property values and quality housing options for families and individuals of a variety of ages and incomes.
- *Land Resources:* Encourage a high quality natural and man-made environment that preserves community character, creates identity and sense of place, and provides opportunities for renewal and redevelopment, including vibrant mixed-use centers.

Several specific policies and action items under these goals further identify the values of the community in this regard. Strategies identified include updating development regulations to better balance the need

for new investment with maintaining the character and identity that have made Prairie Village's neighborhoods attractive and valuable.

The land use element of the comprehensive plan associated with these goals – the Conceptual Development Framework - identifies the neighborhoods for Conservation and Improvement. This includes a majority of the City's land area which is currently zoned either R-1A or R-1B. In general the plan establishes similar policies and desired outcomes for the "Neighborhood Conservation" and "Neighborhood Improvement" areas. The key difference is the anticipated amount of reinvestment activity based on age and existing conditions in the Neighborhood Improvement areas. (See Village Vision, Chapter 4 – Neighborhoods).

MAP 3.2 CONCEPTUAL DEVELOPMENT FRAMEWORK



Source: ACP

Process:

In August of 2015 staff was directed to follow up on the comprehensive plan policies and action strategies, and begin a process to explore options to amend development standards affecting Prairie Village neighborhoods. The following is a summary of the analysis and engagement:

- *September 17, 2015*, Staff Memo to the Mayor and City Council on Residential Infill Development
- *October 1, 2015*, Developer Discussion # 1 - focus group with developers on preliminary issues and analysis.
- *November 20, 2015*, Developer Discussion # 2 - focus group with developers on potential strategies
- *November 2015 – February 2016*, Drafting Committee Work Sessions - several meetings with a smaller group of Planning Commissioners, architects and developers to review and discuss drafts of potential amendments.
- *October 19, 2015 and February 1, 2016*, City Council Status Updates,
- *February 18, February 22, and March 2 2016*, Neighborhood Open Houses - open public forum to review and comment on the Discussion Draft of the proposed amendments.
- *April 4, 2016*, Council Review and Direction – [date of Wes' meeting and update]
- *April – May 2016*, Drafting Committee Work Sessions – several meetings with smaller focus group to draft proposed amendments.
- *June 7, 2016*, Planning Commission Public Hearing

Comments:

The result of the issues and analysis and the public process is the recommendation of a “two-tiered” approach to the issues regarding development and investment in Prairie Village Neighborhoods:

Tier 1 – Address basic zoning standards that are either out of scale with lots in neighborhoods, or which are creating the most difficulties through the development review process (i.e. height, side setback, and standards for first floor elevation of new residential structures).

Tier 2 – Revisit design, scale and massing issues through a broader discussion with continued involvement of stakeholders that were introduced to these issues in the public open houses.

Tier 1 amendments are the subject of the proposed amendments and this public hearing. They are summarized as follows:

1. Height:

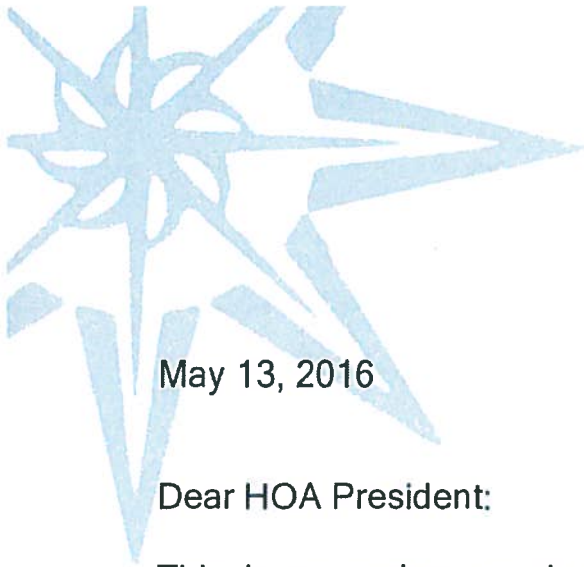
- a. *How height is measured.* Currently height on pitched roofs is measured to the mean height of a pitched roof structure. This is typically done in zoning ordinances to accommodate the different scale and mass that results from different pitches of roofs. However, in Prairie Village's context, it can result in buildings significantly out of scale with existing development. The maximum height measured from the grade to the mean of pitched roofs can be up to 35 feet, and consequently the overall height of some buildings could be significantly higher than 35 feet, possibly upwards of 42 to 45 feet. Through staff's review and analysis we were unable to identify any homes that have been built to the extent of what the current zoning could allow in this regard, so even the homes that were causing concern were well within what is allowed by current standards. The response to this situation is to change how height is measured in R-1A and R-1B so that it is measured from the top of foundation to the highest point (or “peak”) of the roof structure (instead of from grade to the mean of pitched roof).
 - b. *Overall Height limit.* Currently the height limit in R-1A and R-1B is 35 feet. This is more than sufficient to accommodate a 2.5 story dwelling, particularly when considered in conjunction with 1.a. above. The R-1B lots are the smallest residential lots, allowing lots as small as 60 feet by 100 feet, with most typically 65 feet by 120 feet. Existing homes originally built on these lots are typically 1-story, 1.5-story, or 2-story with the appearance of 1.5-story elements on the front elevations.
-

Through staff's analysis it was determined that most new homes built, including many of the exemplary examples of recent builds, are within (or could be easily modified to be within) 29 feet from top of foundation to the high point on the roof structure. The response to this situation is to change the overall height to 29 feet in R-1B and leave the R-1A height at 35 feet (noting the change in how height is measured in 1.a.).

2. *Building Elevations:* Currently new residential structures are required to be set at the same first floor elevation or lower than the original structure. This appears to be an attempt to reduce the scale of new homes in relation to the existing and adjacent homes. However, in addressing only the first floor elevation, these standards do not adequately address this issue. With the noted issues on overall building height (above), a new structure built at the elevation of a current home could still be substantially higher and out of scale with existing homes while meeting this standard. Further, since many existing homes are built at grade (some "slab on grade"), which produces drainage problems, many new homes are forced into a discretionary review process for an exception. This process does not have specific criteria to guide applicants, staff or decision makers. Often the appropriate design from a building code or drainage and site design process is forced to get an exception. This, combined with the fact that the standards and exceptions do not seem to adequately address the reason for these standards to begin with (deal with building scale), caused staff to revisit these standards. The goal was to allow all lots a reasonable foundation elevation based on the site grade and lot, and not necessarily tie it to where an existing structure's first floor elevation happens to be. Further, since the proposed draft addresses some of the overall height concerns on the upper end, a more reasonable allowance for foundation elevations based on typical building practices seems appropriate. The response to this situation is to allow all residential lots a top of foundation that is 6 inches to 24 inches above grade along the front façade, and to improve the current exception process for greater elevations with more specific criteria.
3. *Side Setbacks:* The relationship and the scale and mass of structures adjacent to each other has been a big part of this discussion. The current side setbacks – 4 feet (R-1B) and 5 feet (R-1A) can allow structures in close proximity. Therefore the current standards also have a minimum separation requirement from existing structures (12 feet in R-1B and 14 feet in R-1A). Since this pins a standard to what a neighbor may or may not do, and is subject to change as different property owners build at different times, these types of standards can become difficult to administer. Standards roughly similar to the current standards and which is keyed to the lot and not a neighbors building were explored. The response to this situation is to set the setback at 10% of the lot width resulting in a setback for a minimum size R-1B lot of 6 feet on each side (10% of the required 60 foot lot width) and a setback for a minimum size R-1A lot of 8 feet on each side (10% of the required 80 foot lot width). This would result in approximately the same scale, massing and dimensions of the current building separation standards (12 feet and 14 feet, respectively) if each lot were built to the extent of the setback, yet it can be applied independent of any review or analysis of what a neighboring property owner may have done. Further, the setback would scale to the size of the lot, requiring a slightly greater setback the wider the lot is.

Each of these proposed amendments is identified in the attached strike-through ordinance, addressing the standards and any other related sections of the ordinance. These proposed changes are to address the "First Tier" issues.

Direction from the Council is to continue to work with stakeholders on potential solutions to the "Second Tier" issues. These discussions will involve continued work on more detailed building scale and mass standards, discussion of other elements of site or building design that impact the "neighborhood character" identified in Village Vision, and analysis of new potential strategies brought up in the public forum including basic material standards and "four-sided" architecture requirements.



THE CITY OF PRAIRIE VILLAGE
STAR OF KANSAS

May 13, 2016

Dear HOA President:

This is an update on the status of the Residential Building Guidelines initiative. The Public Information Sessions were held at City Hall on February 18, February 22, and March 2 in the Council Chambers. The number of people who attended each meeting was fairly consistent and averaged between 50-60 people per meeting. Attendees were comprised of residents, elected officials, media, and representatives from committee members who contributed to the projects with several residents attending more than one meeting.

In my overview report to the Governing Body on April 4, 2016, I reported the spectrum of opinion of the proposed concepts varied with the most discussion centering on possible changes to residential areas that are zoned R1-B (small lots averaging approximately 65' X 125'). This process was an effective forum for residents to evaluate and contribute to the concept draft by sharing their thoughts and ideas. Although there were voices of differing opinion, there was general consensus that zoning amendments were necessary to restrict "towering" or excessively large scale homes disproportionate to lot size.

After discussion with the Governing Body it was determined to focus on a two-phased process. Phase 1 will focus solely on modifying current zoning to address height, side set back, and first floor elevation regulations in response to increased construction. Staff believes this process will be straightforward and reflective of community input. We believe there is general community consensus on the attached recommendations.

There will be a Public Hearing on June 7, 2016, at 7:00 pm before the Planning Commission to consider the amendments. The meeting will be at City Hall in the Council Chambers at 7700 Mission Road, Prairie Village, Kansas. We appreciate your assistance in notifying your residents of this information.

After Phase 1 is completed, Phase 2 will begin by focusing on comments generated during the Public Forums concerning Residential Building Guidelines. We are striving to achieve a broader range of opinions by engaging additional architects & developers in a collaborative process to develop workable ideas to shape the future of our community. We also plan to include additional considerations such as 4-sided architecture and a materials list for exterior siding that was recommended by several residents who participated in the meetings.

We understand this may or may not be a concern where you live; however, we wanted you to be aware of the next steps to this process. It should be noted that if proposed changes are adopted, changes will not supersede deed restrictions or enforceable covenants that may be working well in your neighborhood.

Please contact Assistant City Administrator Wes Jordan at wjordan@pvkansas.com or 385-4621 for any additional questions or comments. The proposed amendments are also available through our website - www.pvkansas.com under "Breaking News."

CITY OF PRAIRIE VILLAGE, KANSAS NOTICE OF HEARING

The Planning Commission of the City of Prairie Village, Kansas will hold a Public Hearing on Tuesday, June 7, 2016 at 7:00 p.m. at their regular meeting in the Council Chambers at 7700 Mission Road, Prairie Village, Kansas. The subject of the Public Hearing is:

APPLICATION PC2016-04

Consideration of Revisions to the Prairie Village Zoning Regulations to:

1. Chapter 19.02, Section 19.02.100 entitled "Building Height."
2. Chapter 19.06, Section 19.06.020 entitled "Height" (R1-A).
3. Chapter 19.06, Section 19.06.030 entitled "Side Yard" (R1-A).
4. Chapter 19.06, Section 19.08.015 entitled "Height" (R1-B).
5. Chapter 19.06, Section 19.08.025 entitled "Side Yard" (R1-B).
6. Chapter 19.44, Section 19.44.015 entitled "Height".
7. Chapter 19.44, Section 19.44.030 entitled "Building Elevations".

The proposed amendments to R1-A and R1-B residential zoning are being recommended to reduce the height and scale of homes disproportionate to lot size. Copies of the proposed amended regulations are available for review at the Office of the City Clerk/Secretary of the Planning Commission at the Municipal Building.

At the time of the scheduled public hearing, all interested persons may present their comments. Comments may be submitted in writing to the Planning Commission addressed to the City of Prairie Village, 7700 Mission Road, Prairie Village, Kansas 66208 or to cityclerk@pvkansas.com. If you have a disability and need assistance to participate in any city meeting or program, contact the City Clerk at 381-6464 or TDD 1-800-766-3777.

Wes Jordan
Assistant City Administrator

**Planning Commission Consideration of
Proposed Amendments to Residential Zoning**

June 7, 2016

19.02.100 Building Height

"The vertical distance from ~~grade plane~~ finished grade to the average height of the highest roof surface, except where more specifically described otherwise in these regulations." In interpreting allowed height, the Building Official may accept up to a 3% tolerance from the height on any approved site plan or building elevation to account for field conditions or normal construction practices. (Ord. 2026, Sec. II, 2002; Ord. 2187, Sec. II, 2009)

[Remove interpretation diagram on page 13]

19.06.020 Height (R-1A)

No building or structure shall exceed thirty-five (35) feet in height, ~~measured as set out in Section 19.02.100~~ measured from the top of foundation to the highest point of the roof structure; nor shall ~~it any building or structure~~ contain more than two and one half stories as set out in Section 19.02.435.

19.06.030 Side Yard (R-1A)

A. A side yard shall be provided on each side of the lot. Such side yard on interior lots shall not be less than 10% of the lot width on each side. ~~five (5) feet and there shall not be less than fourteen (14) feet between a dwelling on said lot and the dwelling located on adjacent property except that existing dwellings built prior to August 1, 1995 that are closer than fourteen (14) feet apart, shall be considered as conforming structures provided they are at least five (5) feet from the side property line and they may be expanded along the existing side building line as long as they maintain the minimum five (5) foot side yard setback.~~ (Ord. 1988, Sec. I, 2000)

19.08.015 Height (R-1B)

No building or structure shall exceed ~~thirty-five~~twenty-nine (29) feet in height ~~measured as set out in Section 19.02.100~~ measured from the top of foundation to the highest point of the roof structure; nor shall ~~it any building or structure~~ contain more than two and one half stories as set out in Section 19.02.435.

19.08.025 Side Yard (R-1B)

A. A side yard shall be provided on each side of the lot. Such side yard on interior lots shall not be less than 10% of the lot width on each side. ~~four (4) feet and there shall not be less than twelve (12) feet between a dwelling on said lot and the dwelling located on adjacent property except that existing dwellings built prior to August 1, 1995 that are~~

~~closer than twelve (12) feet apart, shall be considered as conforming structures provided they are at least four (4) feet from the side property line and they may be expanded along the existing side building line as long as they maintain the minimum four (4) foot side yard setback. (Ord. 1989, Sec. I, 2000)~~

19.44.015 Height

- ~~B. Dwellings in District R-1a, R-1b, or R-2 may be increased in height not exceeding ten (10) feet in addition to the limitation of two and one-half stories or thirty-five (35) feet, as prescribed in such districts; provided that two side yards of not less than thirty-five (35) feet in width each are provided.~~

19.44.030 Building Elevations

- ~~A. New residential structures or additions set at the same first floor elevation or lower than the original structure shall be exempt from review by the Planning Commission shall establish the top of foundation between six (6) inches and twenty-four (24) inches above the finished grade along the front façade. The top of foundation measurement shall be limited to six (6) inches above the highest point of the finished grade in situations where there is significant grade changes along the front façade (i.e. slope or hill) that results in more than twenty-four (24) inches of foundation exposure at any point.~~
- ~~B. New residential structures or additions may raise the first floor elevation top of foundation an ~~six~~ additional six (6) inches for every additional five feet over the minimum side yard setback that the building sets back from both side property lines up to thirty-six (36) inches above the finished grade along the front facade. ~~The maximum elevation can be raised is three feet without requiring review and approval of the Planning Commission.~~~~
- ~~C. New residential structures or additions not meeting paragraphs ~~a-A~~ or ~~b-B~~ above shall be submitted to the Planning Commission for review ~~and approval.~~ The Planning Commissions may grant an exception based on the following criteria:~~
- ~~1. The design of the building elevations, and specifically any design details that reduce the scale and massing of the building compared to what could otherwise be built under the zoning standards.~~
 - ~~2. The relationship of the proposed dwelling to existing structures, and whether their grading, elevation and design is appropriate for the context.~~
 - ~~3. Any special considerations of the lot with respect to the existing grades, proposed appropriate grades and the drainage patterns in relation to adjacent properties and the proposed structure.(Ord. 2019, Sec. III, 2001)~~

Joyce Hagen Mundy

From: Alexis Kuklenski [alexis.kuklenski@gmail.com]
Sent: Wednesday, May 18, 2016 10:17 AM
To: Joyce Hagen Mundy
Subject: Public Comment on June 7 Planning Commission Public Hearing Items

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Green Category, Red Category

Good Afternoon,

I am writing in regard to the proposed amendment to the residential zoning code, scheduled for public hearing on Tuesday, June 7, 2016. Please add these comments to the public record, and distribute them to Planning Commission so they can be considered in their decision.

I am in favor of zoning changes to encourage development that is in keeping with the existing neighborhood context. However, I am opposed to the proposed revisions to "19.06.030 Side yard (R1-A)" and "19.08.25 Side yard (R-1B)". I request that the Planning Commission retain the existing side yard language at this time.

In the case of smaller lots, the proposed revisions will increase the side setback requirements. And, the requirement has the potential to encourage structures to move from wider, traditional ranch designs to deeper designs that use the backyards. Which would not be in keeping with the existing housing stock.

One of the charming aspects of Prairie Village is its relative density compared to neighboring communities. Increasing side setbacks may decrease the perceived density. Density is one of the key design elements that encourage a sense of vibrancy, walkability, and community within a neighborhood, thus it is not something to be discouraged.

The aim of the zoning changes is laudable, and something I support. However, I do not believe the proposed revisions to side yards will result in the intended goal. My request is for the Planning Commission to reject the proposed revisions to "19.06.030 Side yard (R1-A)" and "19.08.25 Side yard (R-1B)", and adopt the rest of the amended language. In future revisions to the zoning code, the Planning Commission could consider variable side yard setbacks based on overall lot size. This would allow larger "country lots" to have larger setbacks than smaller more urban lots. This would support the variable development patterns within our numerous unique, pocket neighborhoods. Restrictions on the overall lot coverage could also be used to encourage home footprints that are proportionate to the lot size

Thank you for considering my comments.

Alexis Kuklenski

4815 W 63rd Terr

Prairie Village, KS 66208

Joyce Hagen Mundy

From: Spencer Thielmann [spencer.thielmann@gmail.com]
Sent: Wednesday, May 18, 2016 4:02 PM
To: Joyce Hagen Mundy
Subject: Public Comment on June 7 Planning Commission Public Hearing Items

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Good Afternoon,

I am writing in regard to the proposed amendment to the residential zoning code, scheduled for public hearing on Tuesday, June 7, 2016. Please add these comments to the public record, and distribute them to Planning Commission so they can be considered in their decision.

I am in favor of zoning changes to encourage development that is in keeping with the existing neighborhood context. However, I am opposed to the proposed revisions to "19.06.030 Side yard (R1-A)" and "19.08.25 Side yard (R-1B)". I request that the Planning Commission retain the existing side yard language at this time.

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Thank you for considering my comments.

Spencer Thielmann

4815 W 63rd Terr

Prairie Village, KS 66208

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: June 7, 2016, Planning Commission Meeting

Application: PC 2016-118

Request: Site Plan Approval – Monument Signs; exception for additional sign

Property Address: 6701 Nall Avenue

Applicant: Bob Treanor, BT Design Group for Nall Avenue Baptist Church

Current Zoning and Land Use: R-1A Single-Family District - Church

Surrounding Zoning and Land Use: North: R-1A Single-Family District - Single-Family Dwelling
East: R-1A Single-Family District - Single-Family Dwellings
South: R-1A Single-Family District - Single-Family Dwellings
West: Overland Park, KS – Single Family Dwelling/Institution

Legal Description: 16-12-25 BG NW CR SW1/4 E 472'X S 381.5' EX W 33' IN ST & EX .06 AC

Property Area: 3.56 acres

Related Case Files: None

Attachments: Site plan, sign specifications and sign design drawings



General Location – Map



General Location - Aerial



Specific Location – Street View
(Looking north on Nall – proposed monument sign location)



Specific Location – Street View
(Looking west on 67th Street – proposed monument sign location)



Specific Location – Street View
(existing building sign on west elevation from Nall)

COMMENTS:

The applicant is replacing an aging existing monument sign located at the corner of 67th and Nall. The proposal is for two monument signs, one located on the east side of the west entrance off of 67th street and a second one at a central location between its north and south entrances on Nall. The building has an existing wall sign associated with its primary entrance on Nall.

The site is a 3.56 acre corner location with 4 driveway entrances – 2 from each street frontage. The lot includes approximately 350 feet of frontage on Nall and approximately 450 feet of frontage along 67th Street. The building facilities include a main hall for services, associated classrooms and meeting rooms, event space, an outdoor playground and accessory parking. The property is zoned R-1A.

The sign ordinance allows churches, schools, and community buildings in residential districts up to 2 signs identifying the premises – which may be either wall mounted or monument signs. [19.48.020.A.] In addition the sign ordinance requires that all monument signs proposed in the City be submitted to the Planning Commission for approval of the sign and any associated landscape plans. [19.48.015.M] Therefore, through the site plan review the applicant is requesting approval of the monument sign design and an exception to the limitation on 2 signs to allow the proposed monument signs on each frontage at locations shown on the site plan (to replace existing sign at the corner), and to keep the proposed wall sign.

Section 19.48.015.M requires that all monument signs meet the following applicable standards:

- 5' height limit – each proposed monument sign meets this limit, except that the portion of the structure associated with the Nall Avenue sign containing the flag pole has a base of 6' high for an approximately 2' 4" x 2' 4" portion of the structure. It technically is not part of the sign structure although it shares the same base.
- 20 square feet limit for the sign – each sign is safely below this size limit. The sign area for monument signs is measure by the surface of the sign panel. The proposed signs are ovals. The resulting area of a rectangle entirely enclosing the ovals is less than 20 square feet, therefore excluding areas of that rectangle that would not include parts of the oval surface puts each sign safely below the 20 square foot limit.
- Be located at least 3' from the property line or 12 feet from the back of curb – the site plan is not scaled exactly, but the proposed locations appear to meet each of these standards, and are in a location with enough space to where they could be adjusted to safely meet this requirement.
- Permeant building materials similar to or complementary to buildings on the site. The proposed signs have a brick base matching the primary brick on the building and a stone cap complementing some of the accent materials and colors of the building. The proposed surface of the sign panel is plex on an aluminum pedestal.
- Signs are to be located in a landscape setback area or have a 3' minimum landscape setback around the base. Both locations are in in a landscape setback area.
- Monument signs in the residential districts may be illuminated provided the source of the illumination shall not be visible from off the premises. The internal cabinet illumination proposed for each sign meets this requirement.

RECOMMENDATION:

Each of the proposed signs meets the standards for monument signs generally, as well as those for monument signs in residential districts. Staff recommends approval of the proposed monument sign design.

The site does currently include one monument sign and a wall sign. The two monument signs proposed to replace the current sign on the corner would increase the total number of signs on the site from 2 to 3, which would require the Planning Commission to grant an exception through the site plan review. If signs

are approved at each of the proposed locations, staff would recommend the following additional conditions:

1. That the location of the sign be verified to be at least 3' from the property line and at least 12' from the back of the curb; and
 2. That the location include at least a 3' landscape buffer around the edge, or where such buffer is not present at the location that a landscape plan for low ornamental plantings in the landscape are be submitted and approved by staff.
-



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2016-118</u>
Filing Fee: <u>100</u>
Deposit: <u>500</u>
Date Advertised:
Date Notices Sent:
Public Hearing Date: <u>6/7/16</u>

Please complete this form and return with Information requested to:

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

Applicant: BOB TREANOR
BT DESIGN GROUP Phone Number: 785-331-8912

Address: 15506 S. KENWOOD ST. OLATHE, KS
66062 E-Mail: bob@btginc.com

Owner: NALL AVENUE BAPTIST CHURCH
BY JOE BRIGANDIS Phone Number: 913-541-1521

Address: 6701 NALL AVENUE Zip: _____

Location of Property: CORNER OF NALL AVENUE & 67TH ST. SE CORNER

Legal Description: WILL SUBMIT ASAP.

Applicant requests consideration of the following: (Describe proposal/request in detail) TO INSTALL (2) PERMANENT SIGNS ON THE PROPERTY TO REPLACE AN EXISTING SIGN TO BE REMOVED. ONE SIGN ON NALL AVE & ONE SIGN ON 67TH ST.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for 2 PERMANENT MONUMENT SIGNS PER SIGN CODE REQUIREMENTS. As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

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

Bob Treanor 5.17.16
Applicant's Signature/Date

Joe Brigandia for BT FOR
NALL AVENUE BAPTIST CHURCH.
Owner's Signature/Date



Nall Avenue Installation, front view



**BOB TREANOR
DESIGN GROUP**
15506 S. KENWOOD ST.
OLATHE, KANSAS 66062
ph: 785-856-0315
www.BTDGINC.com

PROJECT: sign face 6'- 10+" x 3'-9" equals 20 sq. ft. at 5' tall. 1/4" white plex face 1/2" flat cut out letters in plex then glued to the plex sign faces. Printed vinyl then attached to all plex surfaces in colors shown. Sign sits on an aluminum fabricated pedestal attached to a cut stone cap on top of a brick base. Stucco column with stone cap & intermediate & install engraved stone tablets on each side so they reveal out 1" from the brick. Engraved church logo is 13.5" x 18.5". Entire sign face illuminates with LED units that fill the cavity of the sign on both sides for full & even lighting. Website to be in vinyl or on print.

Approved / approved as noted
 Revise and Resubmit

Reviewer Signature / Date

**THIS DRAWING IS THE SOLE PROPERTY OF
BOB TREANOR DESIGN GROUP. AND IS INTENDED
FOR CUSTOMER APPROVAL ONLY. PLEASE
CONTACT BTDG FOR PRODUCTION ART.**

Printed: 3/20/2016

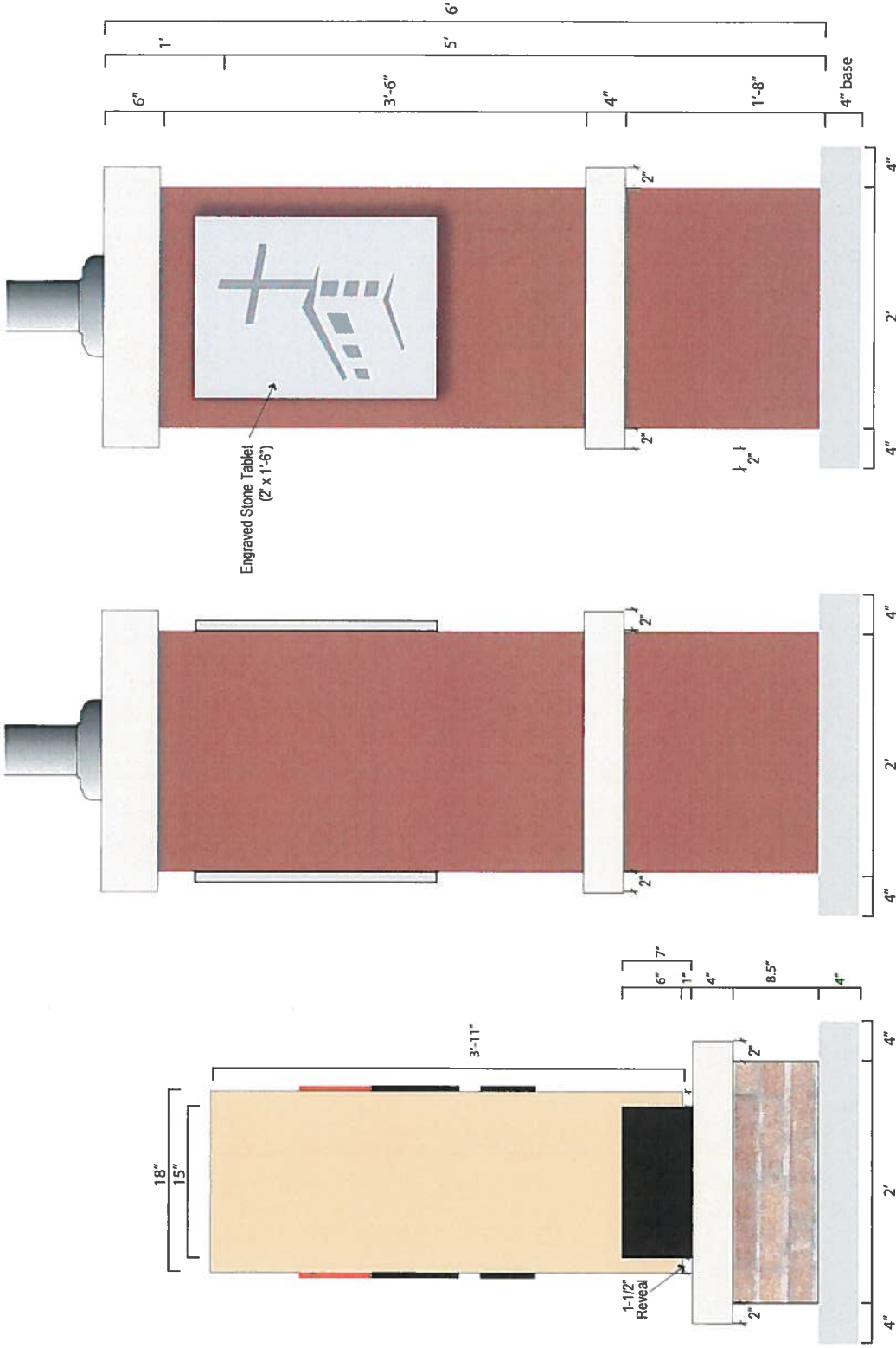
JOB#: 2016

DRAWING#: A

ARTIST: KS

FIRST EDITION: 1/08/2016

Page 1.0



Front & back sides

Right side

Left side

Nall Avenue Installation, side view details

PROJECT: Flag pole installed inside stucco column made of concrete block set on concrete slab/footing. Stucco color to be determined. Stucco over block. Provide 2 stone plaques with logo & insert so that they reveal out 1".
 Fittings and flagpole installation hardware to be determined based on salvage from existing sign.

Printed: 3/20/2016
 JOB#: 2016
 DRAWING#: B
 ARTIST: KS
 FIRST EDITION: 1/08/2016
 Page 2.0

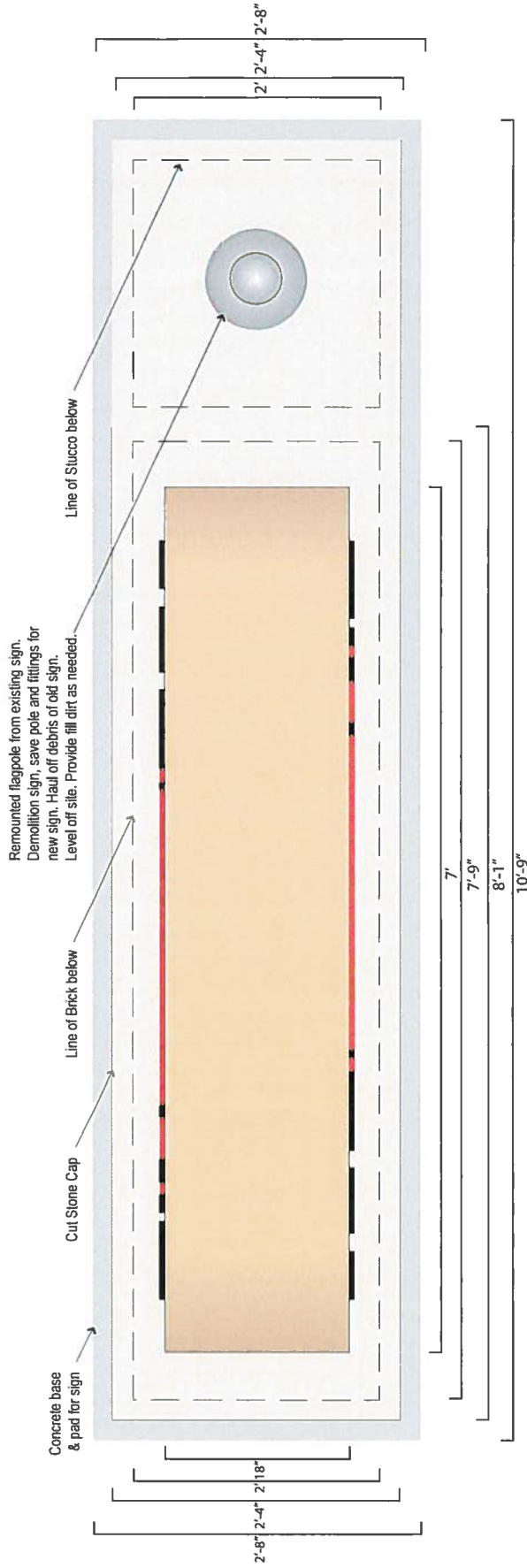
Approved / approved as noted
 Revise and Resubmit

Reviewer Signature / Date

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Nall Avenue Installation, top view detail

PROJECT: Install monument sign & flagpole onto a structure of footings, concrete slab/pad, brick bases, stucco finish for flag pedestal & cut stone cap on sign base & flag stand. Use intermediate cut stone on flag pedestal. Secure flag.

**BOB TREANOR
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OLATHE, KANSAS 66062
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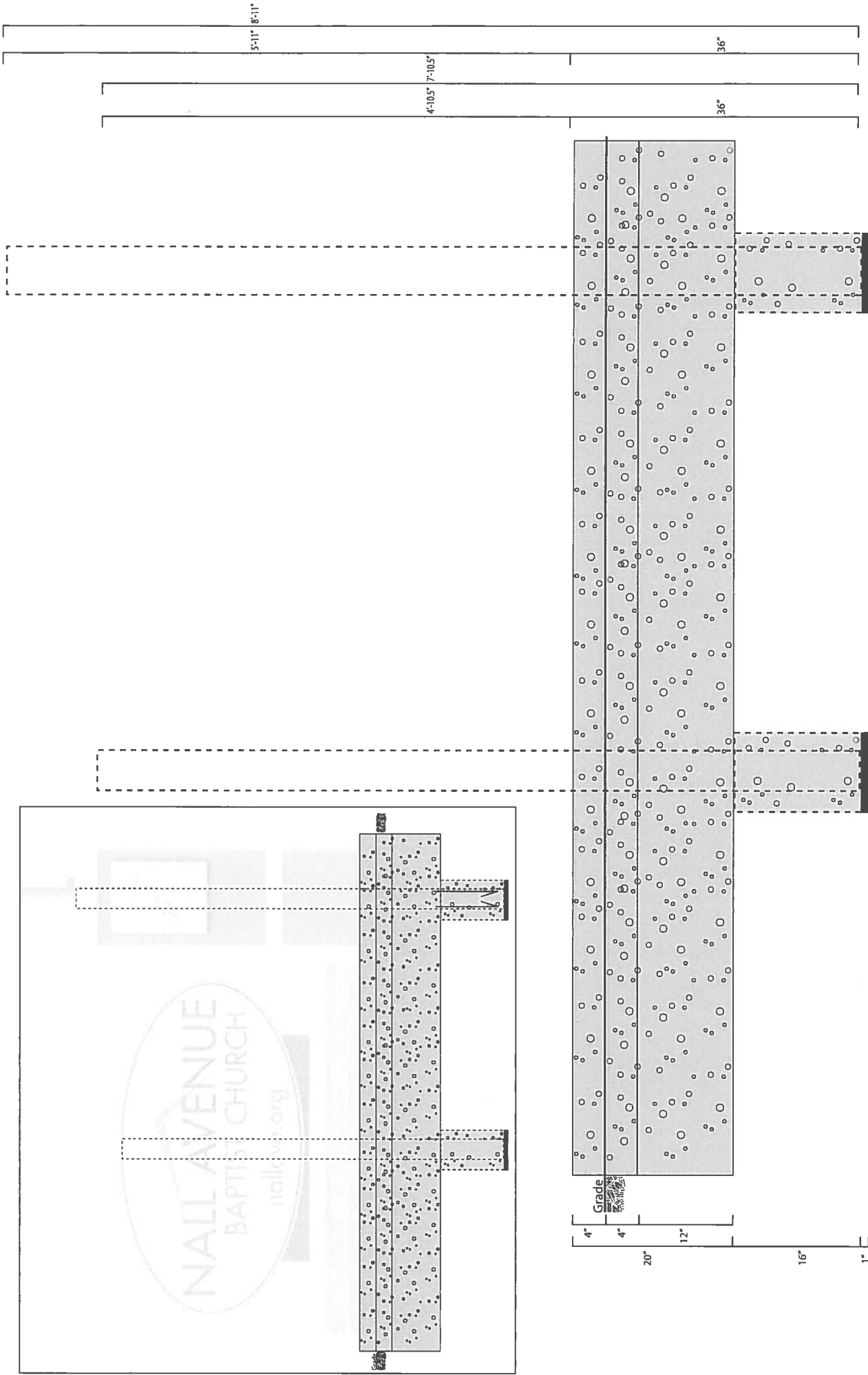
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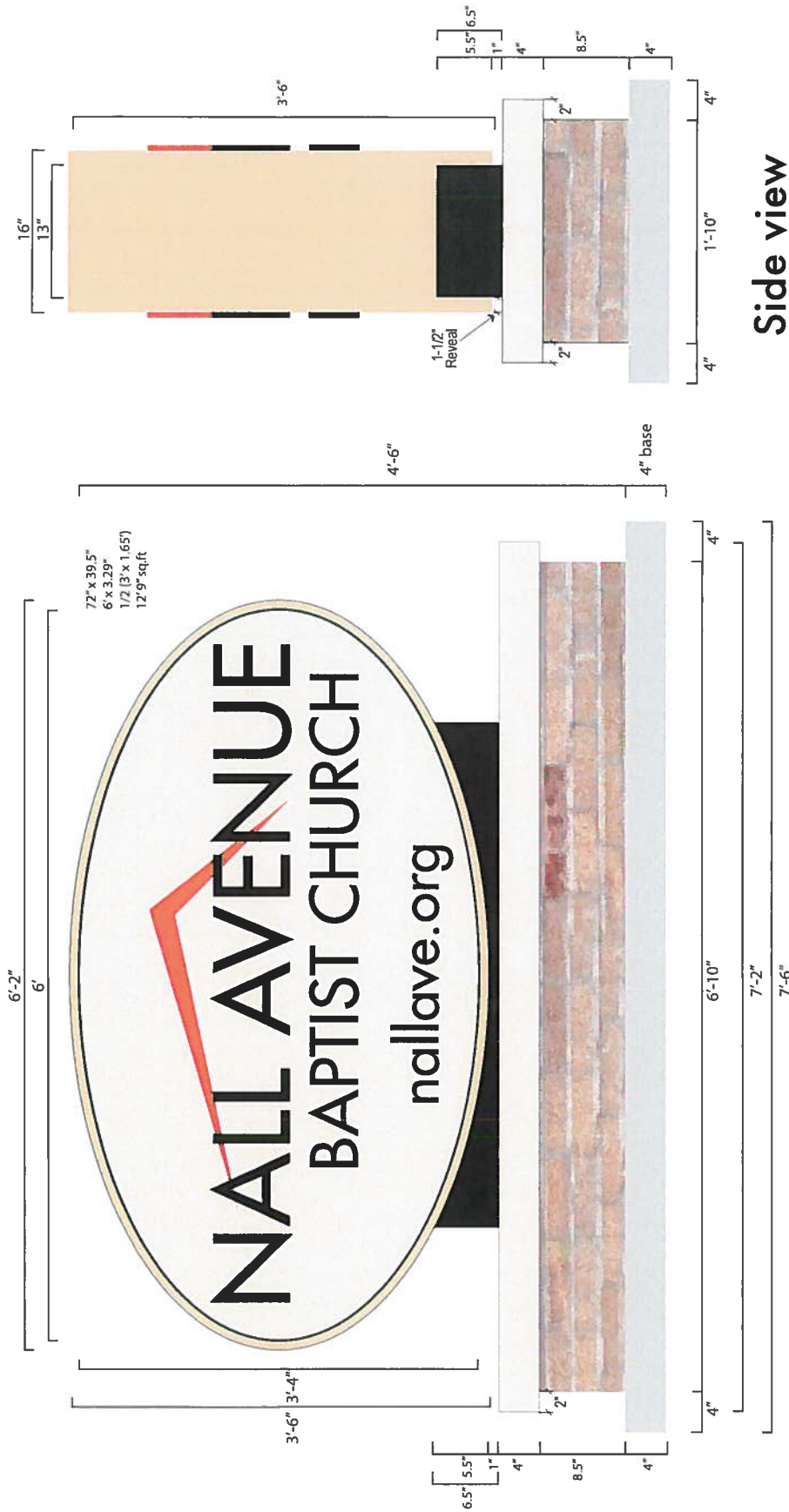
ARTIST: KS
FIRST EDITION: 1/08/2016

Page 3.0



Nall Avenue Installation, base

Provide: 5' & 6" schedule 40 steel pipe set into a 36" deep x 10' augered hole. Form up & pour an 8" deep x 2'-8" x 10'-5" slab and footing. 4" will show above grade. Prime and paint pipe before installation.



Side view

67th Street Installation



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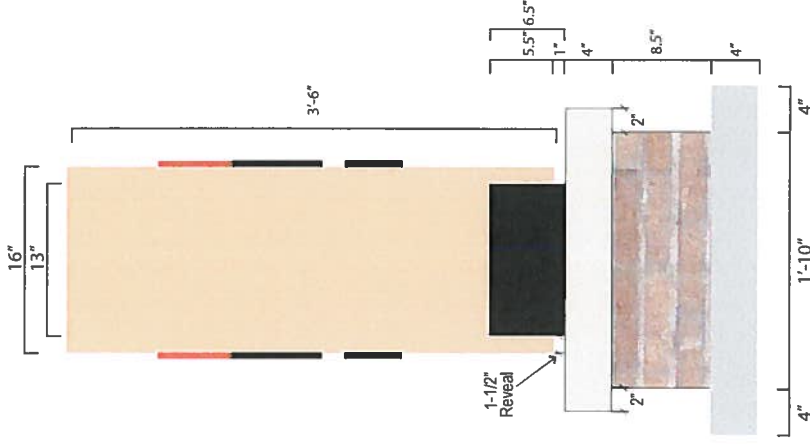
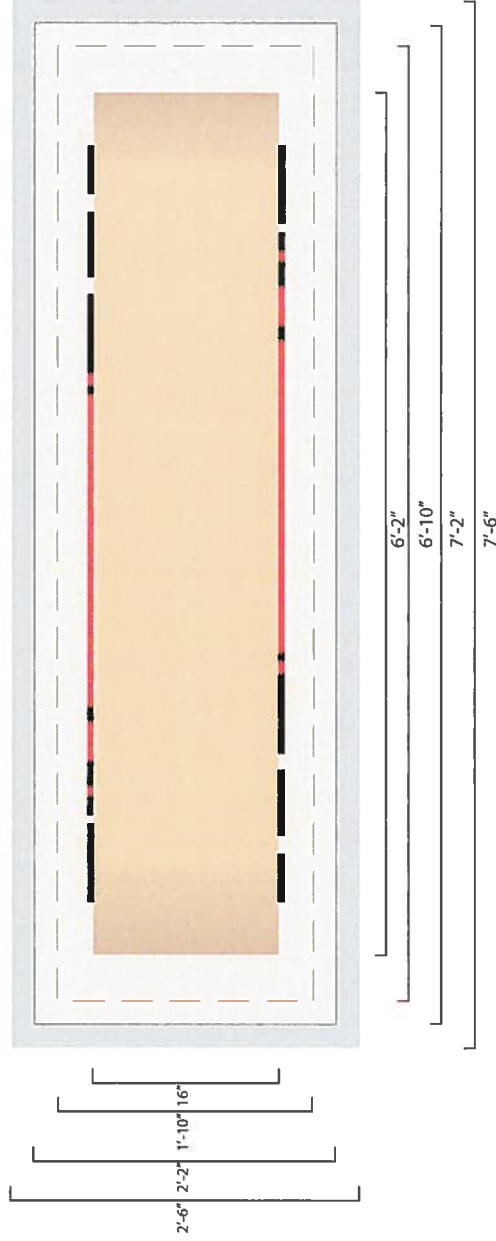
PROJECT: Sign will be same construction as main front sign. And will also be illuminated with LEDs.

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Top view



Side view

67th Street Installation



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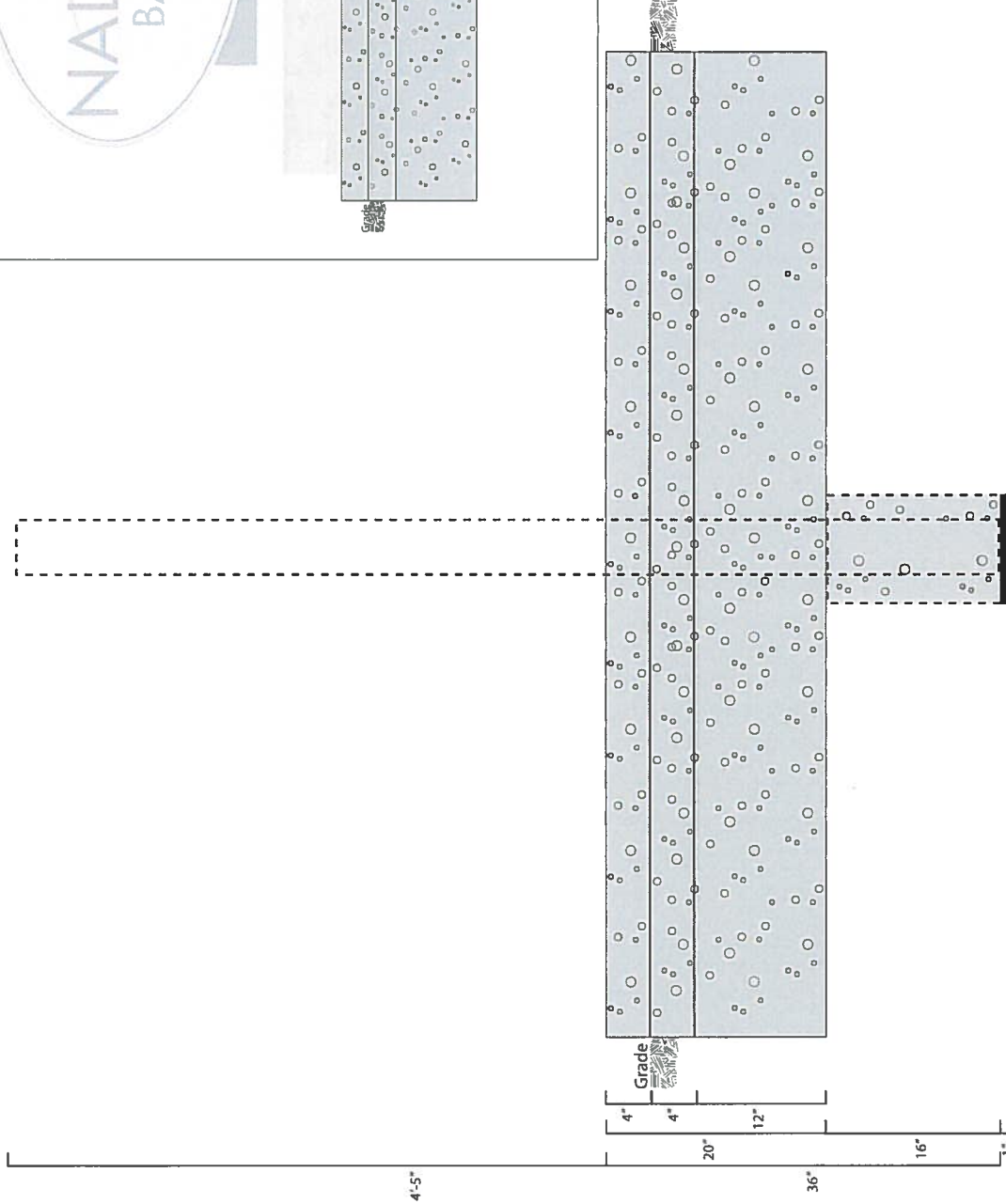
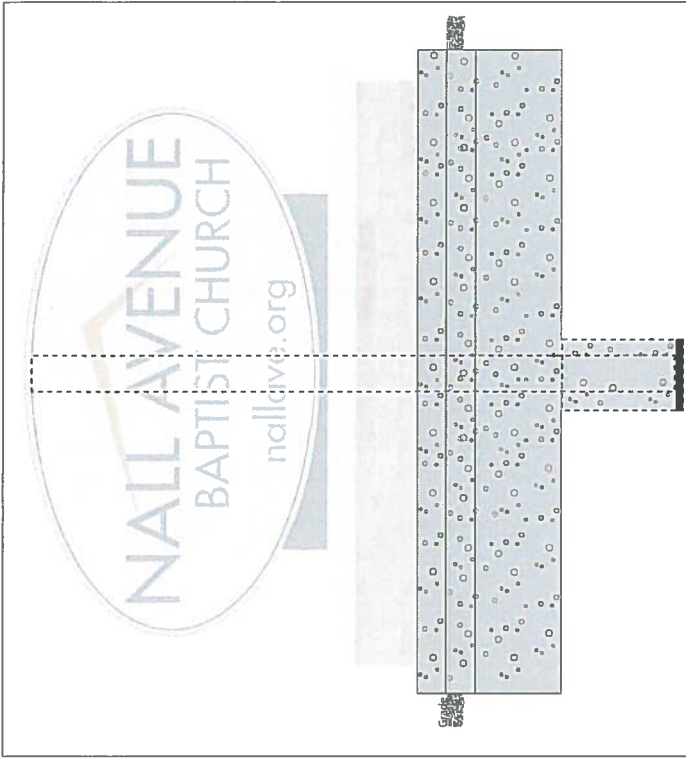
PROJECT: Install monument sign onto a structure of footings, concrete slab/pad, brick bases, & cut stone cap on sign base.

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67th Street Installation, base

PROJECT: Provide 5" schedule 40 steel pipe set into a 36" deep x 10" augered hole. Form up & pour an 8" deep x 2'-6" x 7'-6" slab and footing. 4" will show above grade. Prime and paint pipe before installation.

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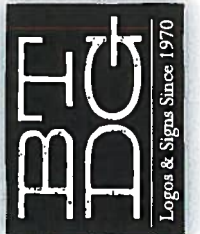
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Page 7.0



PROJECT: The signs have to sit back 12' from back of curb to sign bases.
Lighting for flag & general electrical routing & hookup by others. Dig-Safe required.

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