

PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, NOVEMBER 1, 2016  
7700 MISSION ROAD  
7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PC MINUTES - OCTOBER 4, 2016

III. PUBLIC HEARINGS

PC2016-06 Request for Rezoning of Homestead Estates from  
R-1a (Single Family Residential) to RP-1a (Planned  
Single Family Residential)  
Applicant: Cory Childress, Evan-Talon Homes

(Likely to be continued to a future meeting date due to publication error)

IV. NON-PUBLIC HEARINGS

PC2016-126 Request for Monument Sign Approval  
5300 West 86<sup>th</sup> Street  
Current Zoning: R-1a  
Applicant: Robin Norman with STAR Signs

PC2016-128 Request for Replat of Prairie Ridge  
5201 West 77<sup>th</sup> Street  
Current Zoning: R-1a  
Applicant: Phelps Engineering

PC2016-129 Request for Site Plan Approval for 8' Fence  
6810 Roe Avenue  
Current Zoning: R-1a  
Applicant: David & Elaine Reuter

V. OTHER BUSINESS

Discussion - 2017 Meeting & Application Submittal Schedule  
Discussion - Interpretation of Accessory Structure Limits

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](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**  
**October 4, 2016**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, October 4, 2016 in the Municipal Building Council Chambers at 7700 Mission Road. Vice Chairman Gregory Wolf called the meeting to order at 7:00 p.m. with the following members present: James Breneman, Patrick Lenahan, Melissa Brown, 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, Serena Schermoly, Council Liaison, Tyler Ruzick, Teen Council member, and Joyce Hagen Mundy, Commission Secretary.

**APPROVAL OF MINUTES**

Jonathan Birkel moved for the approval of the minutes of the Planning Commission for September 13, 2016 as submitted. The motion was seconded by Melissa Brown and passed by a vote of 4 to 0 with James Breneman and Patrick Lenahan abstaining.

**PUBLIC HEARINGS**

There were no Public Hearings scheduled before the Planning Commission.

**NON PUBLIC HEARINGS**

**PC2016-123 Request for Monument Sign Approval**  
**6510 Mission Road**

Katie Wynn, 1920 West 143<sup>rd</sup> Street, #150 Leawood, representing Evan-Talan Homes, presented the application for a monument sign as a neighborhood entry feature to the new neighborhood development Homestead Estates and Homestead Country Club. Homestead Estates includes 11 single-family lots served by a public street, Homestead Court. Homestead Court is a cul-de-sac that is approximately 770 feet in length and also provides access to the Homestead Country Club.

Ms Wynn presented photographs and material samples of the proposed sign which included Kansas Limestone - Prairie Shell. A graphic of the material to be used for the lettering which is designed to look like capstone was distributed. An example of the capstone material "oyster colored" was also distributed.

Ms. Wynn confirmed that the applicant was in agreement with the staff recommendations and conditions of approval.

Chris Brewster stated the final plat was conditionally approved by the Planning Commission in February of 2015, and required the applicant to complete several steps

prior to the final acceptance of public improvements and recording of the plat. The Governing Body accepted the rights-of-way and easements in February of 2015, subject to those same conditions.

Included in the plat was a tract of land on the south side of the street at the intersection with Mission Road, where the proposed sign will be located. Part of the conditions of previous approvals was the submission of proposed covenants, and maintenance obligations specific to this tract noted on the plat. The tract will be maintained by the Homes Association.

The proposed sign meets all of these standards of the city code. Specifically -

- Maximum height is 5' for the monument structure and approximately 3.5 feet (excluding grade) for the sign portion.
- Sign area is 6.25 square feet
- Location - The sign structure is 2.2' from the closest boundary of Tract A along the mission frontage and at least 10' at all other locations, however it is well over 12' from the curb lines of adjacent streets. As part of the construction permits, the grading and specific location for any sight clearance issues related to Mission Road will need to be approved by Public Works.
- Materials - the applicant has proposed a stone monument structure with associated retaining walls, and a synthetic foam material for the sign board to replicate metal plates. Samples or specifications of these materials, or examples of comparable signs should be provided for review by the Planning Commission.
- The landscape plan has been reviewed and is considered acceptable to staff.

Jonathan Birkel expressed concern with the "Big Blue Liriope" identified on the landscape plan noting that it grows to a height of 1 to 2 feet. He questioned if this would block the lettering of the proposed sign from view. Ms. Wynn replied that they have contracted regular maintenance of the landscaping and that she would have them make sure it was trimmed as not to interfere with the visibility of the lettering.

James Breneman moved the Planning Commission approve the proposed monument sign for Homestead Estates as presented subject to the following conditions:

1. Covent's reviewed and recorded as part of the final plat acceptance clearly designate maintenance of Tract A, and specifically the sign, supporting structures and landscape is the obligation of the homeowners, and shall at all times maintain safe visibility for the intersection.
2. Any changes to the proposed landscape associated with the monument sign shall require review and approval by staff.
3. As part of the construction permits, the grading and specific location for any sight clearance issues related to Mission Road shall be approved by Public Works.
4. Material specification be provided at the Planning Commission shall demonstrate quality materials and a style and color that is compatible with the surrounding area.

The motion was seconded by Patrick Lenahan and passed unanimously.

**PC2016-124 Request for Monument Sign Approval  
5300 West 86<sup>th</sup> Street - Briarwood Elementary**

The Planning Commission Secretary reported that she had received e-mail communication from the applicant indicating that she would not be able to be present along with information to be distributed to the Commission. Chairman Gregory Wolf asked the Commission could take action without the applicant present. Chris Brewster responded the application is for the standard sign adopted by the Shawnee Mission School District and that the Commission previously approved a very similar sign for Shawnee Mission East that was within the 20 square foot sign area.

The proposed monument sign is similar to one approved by the Planning Commission in May 2015, and reflects a new district sign - specifically it is more of a “cube” design with a 4’ x 4’ panel logo of the specific school on the side, and a perforated metal panel with aluminum letters, and mounted on a brick base with materials that complement the primary materials of the building or site. The Shawnee Mission East Sign was 5’ high with a 4’ high x 4’ deep x 5’ wide cube mounted on the base.

In addition, the sign regulations also provide the following general standards applicable to all monument signs [19.48.015.M Regulations Applicable to All Districts, Monument Signs].

- Maximum height 5’ above average grade of base.
- Sign area maximum 20 square feet per face (not including base or structural elements)
- Location - at least 12’ from curb and at least 3’ from property lines, plus any other safety or visibility location limitations.
- Materials compliment building materials on the site or in the area.
- A landscape plan approved by the Planning Commission.

Mr. Brewster noted the proposed sign presents some interpretation issues on the sign area. Section 19.48.015.N. Sign Area Calculations states the following for monument signs - “The area shall include the sign panel but not the sign base on which it is mounted or the structural elements or frames that form the perimeter of the panel. The following are specific to this application:

- The area of the sign panel is 25.25 square feet. (20 square feet is the generally applicable limit, and was the size approved in May 2015 for Shawnee Mission East)
- The actual sign area (text and changeable copy area) is slightly less than 20 square feet.
- The sign includes a 4’ x 4’ school logo on the side. (a similar design was approved in July 2015 for Shawnee Mission East.)
- The brick base of the sign - which is to be excluded from sign area per the ordinance section above - includes sign text. (This text was included in the second calculation above where the text area was shown to be slightly below 20 square feet.)
- The proposed base material is not specified by appears to be the same or similar materials and colors as proposed for the school building.

- A landscape plan associated with the overall site plan approval has been approved subject to comments by staff, as required by that approval.

Although this sign is larger than the size for monument signs generally applicable for the area if you measured just the sign panel, the text area is compliant with the sign area limit. Further, the site is 9.1 acres and the overall structure (base and sign panel) is within scale of this sized site.

Jonathan Birkel questioned the proposed landscape plan, noting the proposed size and location of plantings would impact the visibility of the proposed lettering as shown on the Shawnee Mission South sign photograph submitted by the applicant. Mr. Brewster replied that a landscape plan for the entire project was completed and presented to staff for review a few weeks ago. He noted that he will consider Mr. Birkel's comments in the evaluation of the plan. He noted the code does not necessarily require landscaping at the base of the sign; the sign could be placed within a landscaped island.

James Breneman noted the proposed location is next to the exit driveway and questioned if the sign would interfere with vision for individuals turning out of the drive. Mr. Brewster replied that the site distance is measured from the stop sign. They have checked the sight distance in their analysis, but added that Public Works will have the final say on location and sight distance prior to installation of the sign.

Mr. Wolf asked Commissioners if they wished to proceed without the applicant present.

Jeffrey Valentino replied that if sufficient information has been presented to make a decision, he supports moving forward. However, if any Commissioners need additional information, the application should be continued. Mr. Lenahan stated that since the application is requesting a sign larger than code allows, he feels the applicant should be present to explain the need for the larger sign. Mr. Valentino stated that he is generally not supportive of signs of this size. Mrs. Brown agreed particularly with this sign being located on a residential street and not an arterial street. She feels it is too large for a residential area.

Jonathan Birkel questioned if the logo was lit. Mr. Breneman noted the side panels are not illuminated. He noted that a rearrangement of the lettering to have "Briarwood Elementary" on the same line, rather than two as shown,

James Breneman moved the Planning Commission continue PC2016-126 to the November 1<sup>st</sup> meeting and request that the applicant be present. The motion was seconded by Melissa Brown and passed by a vote of 5 to 0 with Mr. Valentino abstaining.

**PC2016-127 Request for Vacation of Easement on Replat of Lot 17  
5012 West 70<sup>th</sup> Street**

Joe Elder, 2705 West 51<sup>st</sup> Terrace, addressed the Commission regarding the requested easement vacation. Mr. Elder noted corrections in the staff report referencing the location of the requested easement. The second line under comments should read:

There is currently a 10' easement down the **east** (not west) lot line. The last line in the paragraph should also reference the "**east** (not west) property boundary." The first condition in the recommendation for approval should read: "The vacation of only the western 5' of the **east** utility easement on the boundary of Lot 17 and Lot 18, and that the eastern 5' be held in place as designated on the plat." Mr. Brewster noted the retention of the eastern 5' has been requested by Public Works.

Mr. Elder asked if the vacation needed action by the Governing Body, noting they are anxious to begin the project before the weather changes. Mr. Brewster replied the vacation is a two part process and is not final until the Governing Body accepts the vacation of the easement. This is required by statute. It was noted their next meeting would be Monday, October 17<sup>th</sup>. Mr. Elder asked if a special meeting could be held prior to that date. He was advised the Mayor would need to request a special meeting.

Patrick Lenahan moved the Planning Commission approve PC2016-127 recommending the vacation request/replat of Prairie Village Lot 17 and West 5 feet of Lot 18, Block 55 with the following conditions.

1. The vacation of only the western 5 feet of the east utility easement on the boundary of Lot 17 and Lot 18, and that the eastern 5 feet be held in place as designated on the plat.
2. That the Governing Body accept the replat and vacation of the easement.
3. That the certificate of survey provided with this application dated 8/18/16 be filed with the County.

The motion was seconded by James Breneman and passed unanimously.

## **OTHER BUSINESS**

### **Discussion of Countryside East Overlay District**

Wes Jordan continued the discussion begun at the last meeting regarding concerns and challenges placed on the City with the enforcement of the Countryside East Overlay District approved in 2012. In addition to the regulations in the Overlay District, the association also has covenants, which in some instances conflict with the Overlay District. The City has also now adopted new building standards. Review of projects in this area under these multiple guidelines/regulations is cumbersome for the staff and confusing for applicants.

Mr. Jordan noted the appeal process established by the Overlay District involves a hearing before a board made of two homes association board members and one planning commission member. Jonathan Birkel has served on the appeal board. Mr. Birkel shared his experiences with the appeal process and noted that all appeals have been granted by the Board. Mr. Birkel noted that this is an R-1a District with large lots which are prime real estate for redevelopment resulting in continuing appeals. He would like to have Countryside East consider dropping the Overlay District and follow the city's new building standards. Mr. Jordan added that it is not only tear-downs that are impacted, but also remodels and building additions.

Mr. Wolf asked what would be the governing entity if the Overlay District were removed. Mr. Jordan responded the Covenants. Mr. Breneman confirmed that the Overlay District governs over the city's building standards.

Mr. Jordan noted that since the city's adoption of the building standards the differences are few, primarily the distance between properties. The city requires an 80% width with 20% setback, whereas the Overlay District requires a 12.5% setback on each side.

The Commission members feel that this is an area that will continue to be redeveloped and feels that action should be taken to encourage the Homes Association to accept the Prairie Village Building Standards and remove the Overlay District creating consistency throughout the City and clarity in implementation and enforcement. They directed Mr. Jordan to reach out to the Association leadership to discuss the current challenges and recommendation of the Commission to have unified acceptance of the city building standards. Mr. Jordan noted there has been a change in the membership on the Board since the adoption of the Overlay District.

Melissa Brown questioned the need for the Overlay District with the city's tightened building standards. Mr. Jordan noted that when this was adopted in 2012 there was a core group proposing the change and were not many individuals spoke at the Planning Commission public hearing or City Council meeting in opposition to the proposed District. He shared a challenge staff is currently dealing with from a home owner within the Overlay District submitting plans that meet the city's building standards and covenants but cannot be approved as they do not meet all of the Overlay District standards.

#### **Discussion of Changes to Special Use and Conditional Use Permit Regulations**

Chris Brewster stated that he made a presentation to the City Council on Special and Conditional Special Use Permits and reviewed the presentation that he made. These tools are generally applied in two situations:

1. To allow uses that are not ideal for the long-range planning goals of a particular area or district, but are an appropriate interim use on a particular site that will not undermine other surrounding investments that are consistent with plans or goals for the area.
2. To allow uses that are not universally appropriate for a particular zoning district under generally applicable standards, but based on specific site conditions, uniqueness of a particular location, or design or operation criteria for that particular application that may be appropriate.

The City Council directed him to meet with the Commission on possible changes to the current regulations. As he views the current code the Conditional Use Permit was created for more administrative or routine applications with the Special Use Permit designed for projects of a larger scope with greater potential neighborhood impact. These have become blurred over time. These are uses that do not fit into a specific zoning district. For those items that are more routine, criteria could be written into the code that would allow for them to be handled more administratively.

Mr. Brewster noted one of the first steps would be to review those uses identified as allowed conditional and special uses and determine where they are best fit.

Gregory Wolf asked how other cities have dealt with this. Mr. Brewster replied their responses are as varied as the number of cities. Generally uses that don't need a full discretionary review have criteria written that allow them to be handled administratively. Specific criteria cannot be written for more unique uses. Mr. Breneman noted that "hotels/motels" are not addressed in the city's code. Mr. Lenahan noted in many cities zoning districts are progressively more restrictive with special use guidelines established for each district.

Mr. Breneman noted the clearer the regulations could be drafted the more helpful it would be for investors and developers.

Mr. Brewster reviewed five steps he felt should be followed in the review process. Mr. Lenahan stated it would be helpful if the Commission could review zoning regulations from one or two other cities to see how they addressed these issues. Mr. Birkel stated there need to be clarity between when a property needs to be rezoned and when a special use permit is required. Mr. Lenahan stated he would like to see criteria established to allow for more items to be handled administratively.

Mr. Jordan asked for any other comments or suggestions to be e-mail to him or Mr. Brewster.

#### **NEXT MEETING**

The Commission Secretary reported that the November 1<sup>st</sup> agenda would include the continued item, a replat of the recently replatted Prairie Ridge (5201 West 77<sup>th</sup> Street) and a request for rezoning of Homestead Estates from R-1a to RP-1a to allow for flexibility to meet the needs of individuals who have purchased particular lots. There will not be a Board of Zoning Appeals meeting.

#### **ADJOURNMENT**

With no further business to come before the Commission, Vice Chairman Gregory Wolf adjourned the meeting at 8:10 p.m.

Gregory Wolf  
Vice-Chairman



# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** October 4, 2016, Planning Commission Meeting

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**Application:** PC 2016-126

**Request:** Approval of Monument Sign

**Property Address:** 5300 W. 86<sup>th</sup> Street, Briarwood Elementary School

**Applicant:** Shawnee Mission School District  
JE Dunn and Star Signs, LLC

**Current Zoning and Land Use:** R-1A Single-Family Residential - Briarwood Elementary School

**Surrounding Zoning and Land Use:** **North:** R-1A Single-Family Residential - Single-Family Dwellings  
**East:** R-1A Single-Family Residential - Single-Family Dwellings  
**South:** R-1A Single-Family Residential - Single-Family Dwellings  
**West:** R-1A Single-Family Residential - Single-Family Dwellings

**Legal Description:** Metes and Bounds, recently platted

**Property Area:** 9.18 acres

**Related Case Files:** PC 2002-112 Monument Sign Approval  
PC 2015-108 Site Plan Approval  
PC 2015-109 Preliminary and Final Plat

**Attachments:** Application, Drawings, Photos

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**General Location Map**



**Aerial Map**



**SUMMARY:**

The Planning Commission approved a site plan, and a preliminary and final plat for Briarwood Elementary School on July 7, 2015. The site plan was approved with a condition that any monument signs be submitted to the planning commission for review and approval, subject to the City's sign ordinance requirements. The applicant has also submitted one building sign that has been reviewed and approved by staff. It is compliant with the ordinance standards and does not require Planning Commission Review. A landscape plan – including landscape for the area near the proposed monument sign – has also been submitted and recommended for approval by staff.

The proposed monument sign is similar to one approved by the Planning Commission in May 2015, and reflects a new district sign – specifically it is more of a “cube” design with a 4' x 4' panel logo of the specific school on the side, and a perforated metal panel with aluminum letters, and mounted on a brick base with materials that complement the primary materials of the building or site. The Shawnee Mission East Sign was 5' high with a 4' high x 4' deep x 5' wide cube mounted on the base.

**ANALYSIS OF PROPOSED SIGN STANDARDS:**

The City's sign regulations currently provide the following applicable to this property:

“[P]ublic schools...shall be allowed not more than two (2) signs identifying the premises and activities provided therein. Such signs may either be wall mounted or monument signs... No such monument sign shall be constructed, installed or replaced until plan have been reviews and approved by the Planning Commission.” [19.48.020.A.1. Regulations Applicable to Districts R-1a through R-4 inclusive, Public Churches, Synagogues, Schools and Community Buildings]

This section includes specific standards for wall signs, which allows them to be administratively approved, but does not have specific standards for monument signs

In addition to those procedures and design criteria, the sign regulations also provide the following general standards applicable to all monument signs [19.48.015.M Regulations Applicable to All Districts, Monument Signs].

- Maximum height 5' above average grade of base.
- Sign area maximum 20 s.f. per face (not including base or structural elements)
- Location – at least 12' from curb and at least 3' from property lines, plus any other safety or visibility location limitations.
- Materials compliment building materials on the site or in the area.
- A landscape plan approved by the Planning Commission.

The proposed sign presents some interpretation issues on the sign area. Section 19.48.015.N. Sign Area Calculations states the following for monument signs – “The area shall include the sign panel but not the sign base on which it is mounted or the structural elements or frames that form the perimeter of the panel. The following are specific to this application:

- The area of the sign panel is 25.25 square feet. (20 square feet is the generally applicable limit, and was the size approved in May 2015 for Shawnee Mission East)
- The actual sign area (text and changeable copy area) is slightly under 20 square feet.
- The sign includes a 4' x 4' school logo on the side. (a similar design was approved in July 2015 for Shawnee Mission East.)
- The brick base of the sign – which is to be excluded from sign area per the ordinance section above – includes sign text. (This text was included in the second calculation above where the text area was shown to be slightly below 20 square feet.)
- The proposed base material is not specified by appears to be the same or similar materials and colors as proposed for the school building.

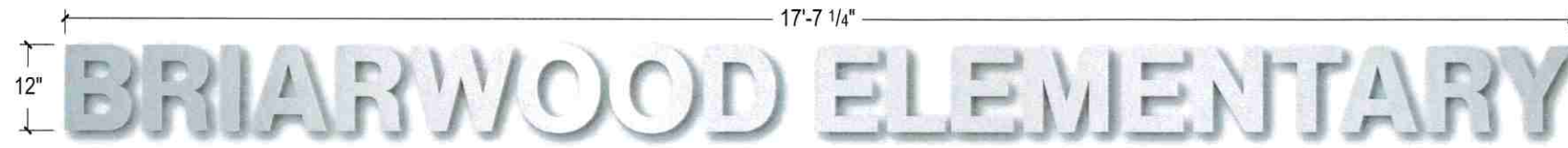
- A landscape plan associated with the overall site plan approval has been approved subject to comments by staff, as required by that approval.

Although this sign is larger than the size for monument signs generally applicable for the area if you measured just the sign panel, the text area is compliant with the sign area limit. Further, the site is 9.1 acres and to overall structure (base and sign panel) are within scale of this sized site.

**RECOMMENDATION:**

Staff recommends approval of the proposed monument sign subject to the following:

1. The location of the sign be specifically verified to be at least 3' from all property lines and be verified by Public Works to demonstrate no other site issues associated with the location and drive entrance.
2. The location and siting be integrated with the proposed landscape plan approved with staff comments.



1" deep custom cast aluminum letters with clear anodized finish.  
Stud mount flush to wall. Font is Gemini Helvetica.

**A Exterior Letters**  
SCALE: 1/2" = 1'-0"



**B NorthEast Elevation**  
SCALE: 1/4" = 1'-0"



**STAR SIGNS, LLC**  
801 EAST NINTH STREET  
LAWRENCE, KANSAS 66044  
P 785.842.4892 F 785.842.2947  
WWW.STARSIGNSLLC.COM

**Briarwood Elementary  
Prairie Village, KS**

Type L1 - Cast Aluminum Letters  
QTY (1) set

Approved  
 Approved as noted.  
 Revise and resubmit.

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Signature \_\_\_\_\_

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**PRICING INCLUDES ONE (1) DRAWING REVISION. ADDITIONAL REVISIONS WILL BE BILLED AT \$65 PER HOUR.**

**REVISIONS:**

1	11/18/2015	15" exterior letters
2	3/16/2016	12" exterior letters
3	4/22/2016	(JH) change font

**PRINTED: 4 / 22 / 2016**

FIRST EDITION: 11/6/2015  
SALESPERSON: MS  
DRAWN BY: KS

SO #: 4332  
CRM #: 5611  
ART#: 8788

**L1.1**  
SHEET



STAR SIGNS, LLC

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LAWRENCE, KANSAS 66044  
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WWW.STARSIGNSLLC.COM

**Briarwood Elementary  
Prairie Village, KS**

Monument  
QTY (1)

- Approved
- Approved as noted.
- Revise and resubmit.

Date: \_\_\_/\_\_\_/\_\_\_

Signature \_\_\_\_\_

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REVISIONS:

NO.	DATE	DESCRIPTION
1	11/13/2015	replace "SMSD" with name spelled out
2	4/12/2016	update layout, add reader board
3	4/22/2016	3-line reader board
4	8/24/2016	update logo and color

PRINTED: 8 / 29 / 2016

FIRST EDITION: 11/2/2015

SALESPERSON: SR

DRAWN BY: JH

SO #: 4332

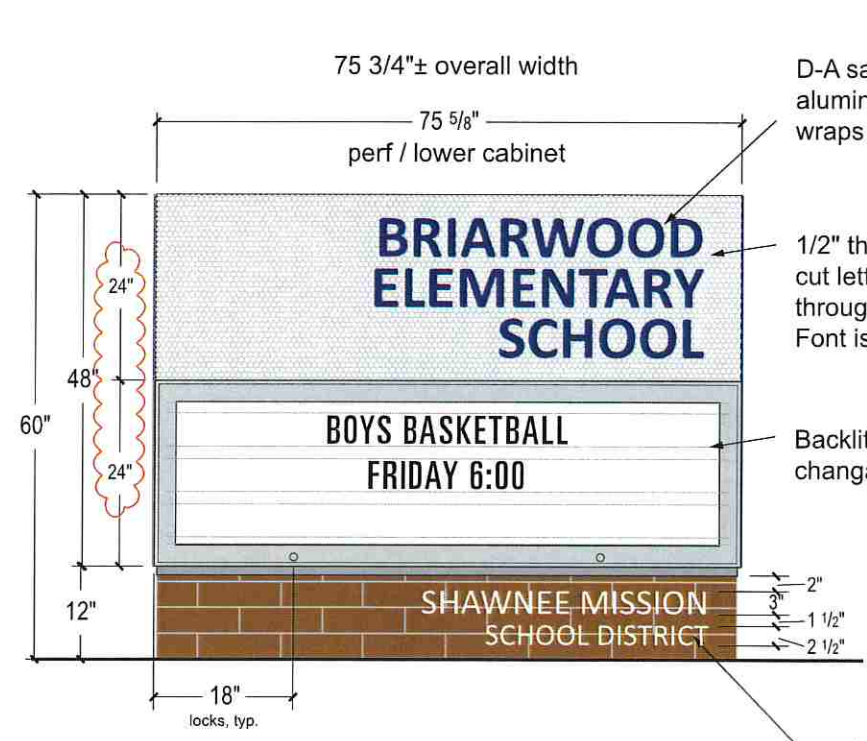
CRM #: 5611

ART#: 8788

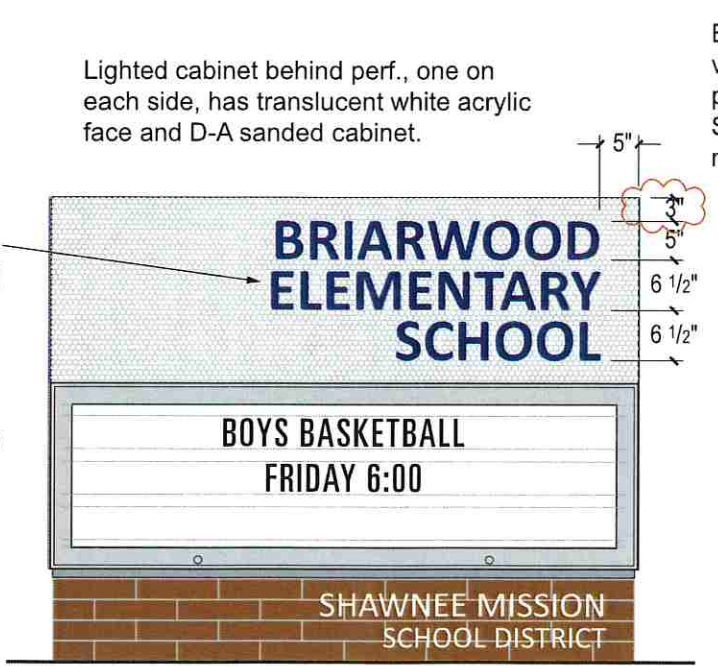
**M.1**

SHEET

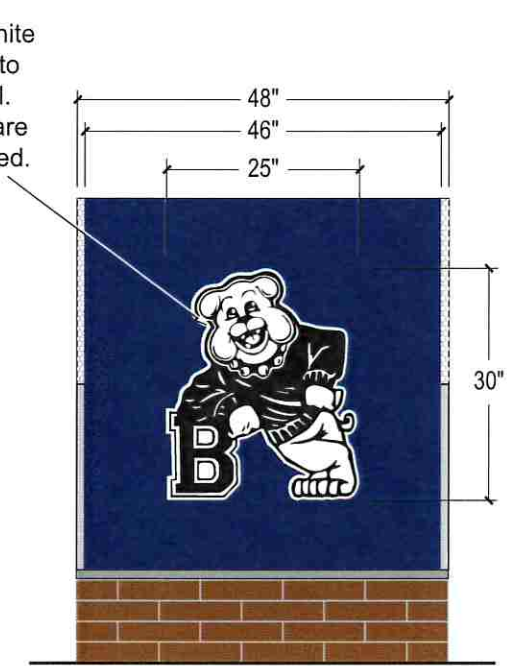
D-A sanded aluminum.  
 Paint to match PMS 2738c.  
 Paint satin white.



**A Front View A**  
SCALE: 1/2" = 1'-0"



**B Front View B**  
SCALE: 1/2" = 1'-0"



**C Typical Side View**  
SCALE: 1/2" = 1'-0"

Black and White vinyl applied to painted panel. Side panels are non-illuminated.

Masonry base and concrete footing are by others. Power brought to sign location by others.

D-A sanded, perforated aluminum sheet. Perf. wraps around corners.

1/2" thick aluminum flat cut letters, stud mounted through perf and acrylic. Font is Calibri.

Backlit reader board with changable 4" copy.

1/4" thick aluminum flat cut letters, stud mounted to brick surface, typical.

Lighted cabinet behind perf., one on each side, has translucent white acrylic face and D-A sanded cabinet.

**BRIARWOOD  
ELEMENTARY  
SCHOOL**

**BOYS BASKETBALL  
FRIDAY 6:00**

**SHAWNEE MISSION  
SCHOOL DISTRICT**

**B Front View B**  
SCALE: 1/2" = 1'-0"



STAR SIGNS, LLC

801 EAST NINTH STREET  
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P 785.842.4892 F 785.842.2947  
WWW.STARSIGNSLLC.COM

**Briarwood Elementary  
Prairie Village, KS**

Monument  
QTY (1)

- Approved
- Approved as noted.
- Revise and resubmit.

Date: \_\_\_/\_\_\_/\_\_\_

Signature \_\_\_\_\_

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PRICING INCLUDES ONE (1) DRAWING REVISION. ADDITIONAL REVISIONS WILL BE BILLED AT \$65 PER HOUR.

REVISIONS:

1	8/26/2016	fix end panel framing to fit around new lower cabinet
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**PRINTED: 8 / 29 / 2016**

FIRST EDITION: 8/25/2016

SALESPERSON: MS

DRAWN BY: KS

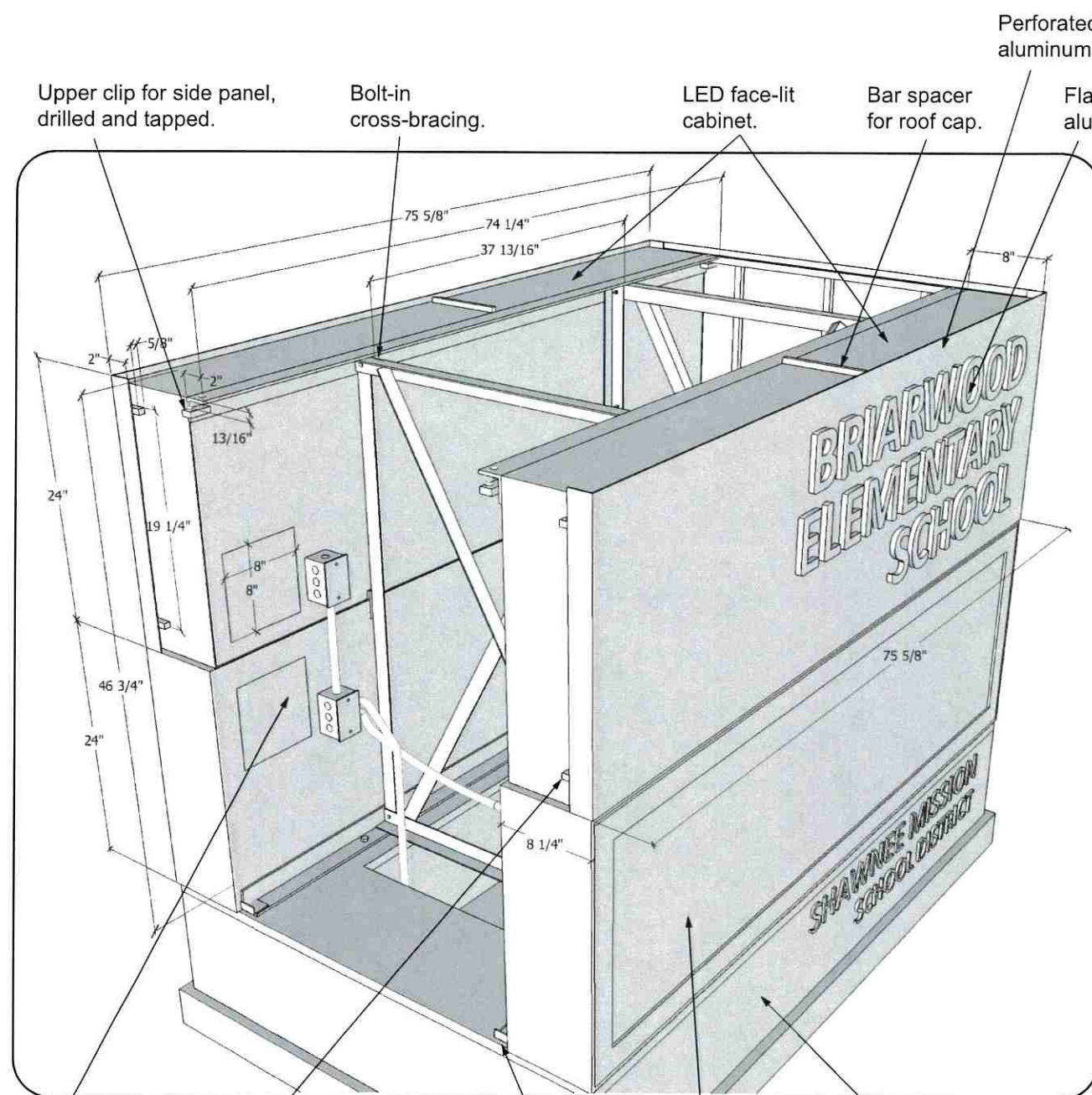
SO #: 4332

CRM #: 5611

ART#: 8788

**M.2**

SHEET

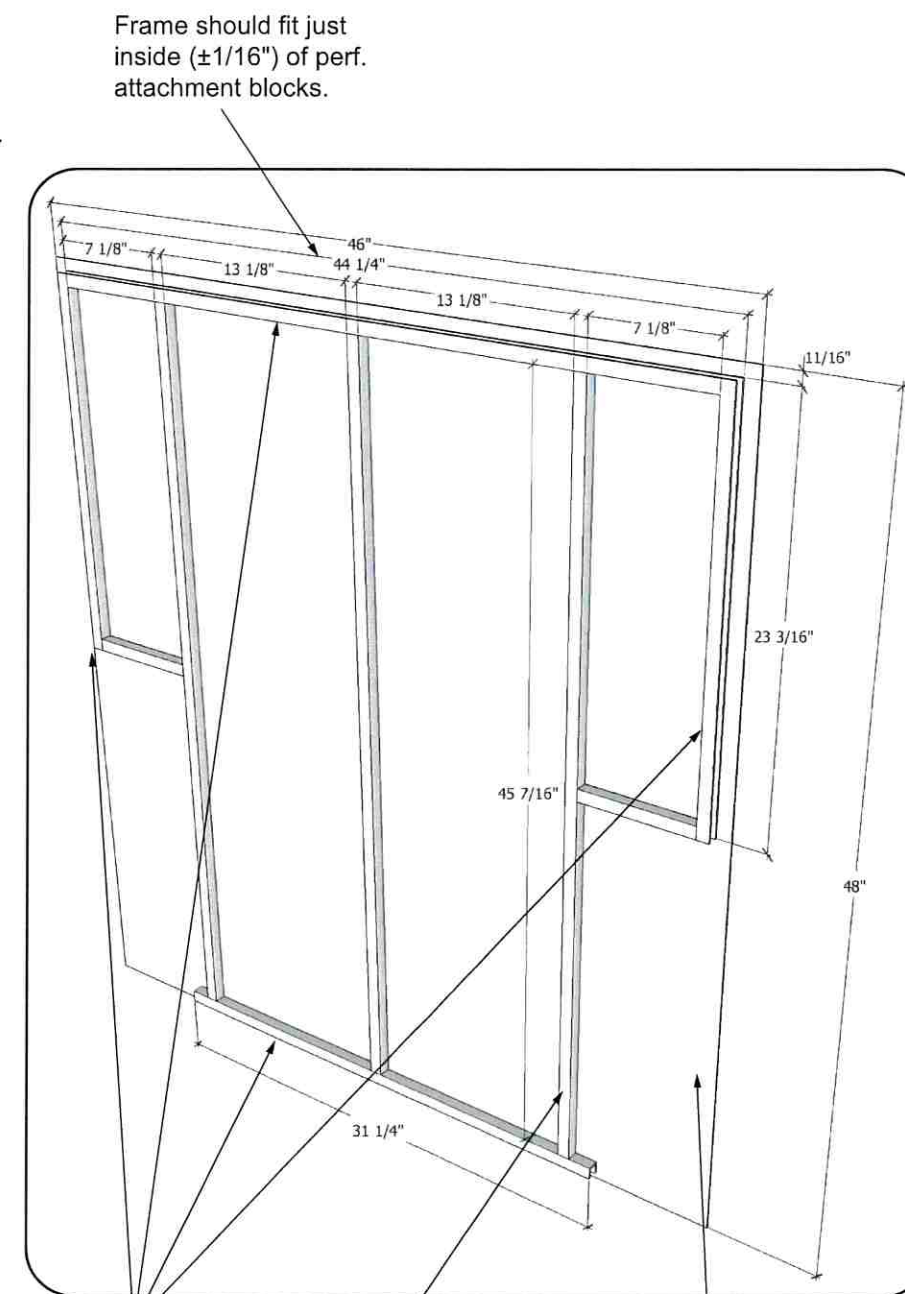


Access panel. Mounting blocks for perf., 5/8" x 1/2" x 1". Perf. is spaced 5/8" from side of cabinet. Lower clip for side panel, frame hooks over clip. Monument base, brick and CMU construction with blocking and sheet metal cap, by others.

Shown with top and sides removed.

**A Perspective - Cabinet**  
SCALE: NTS

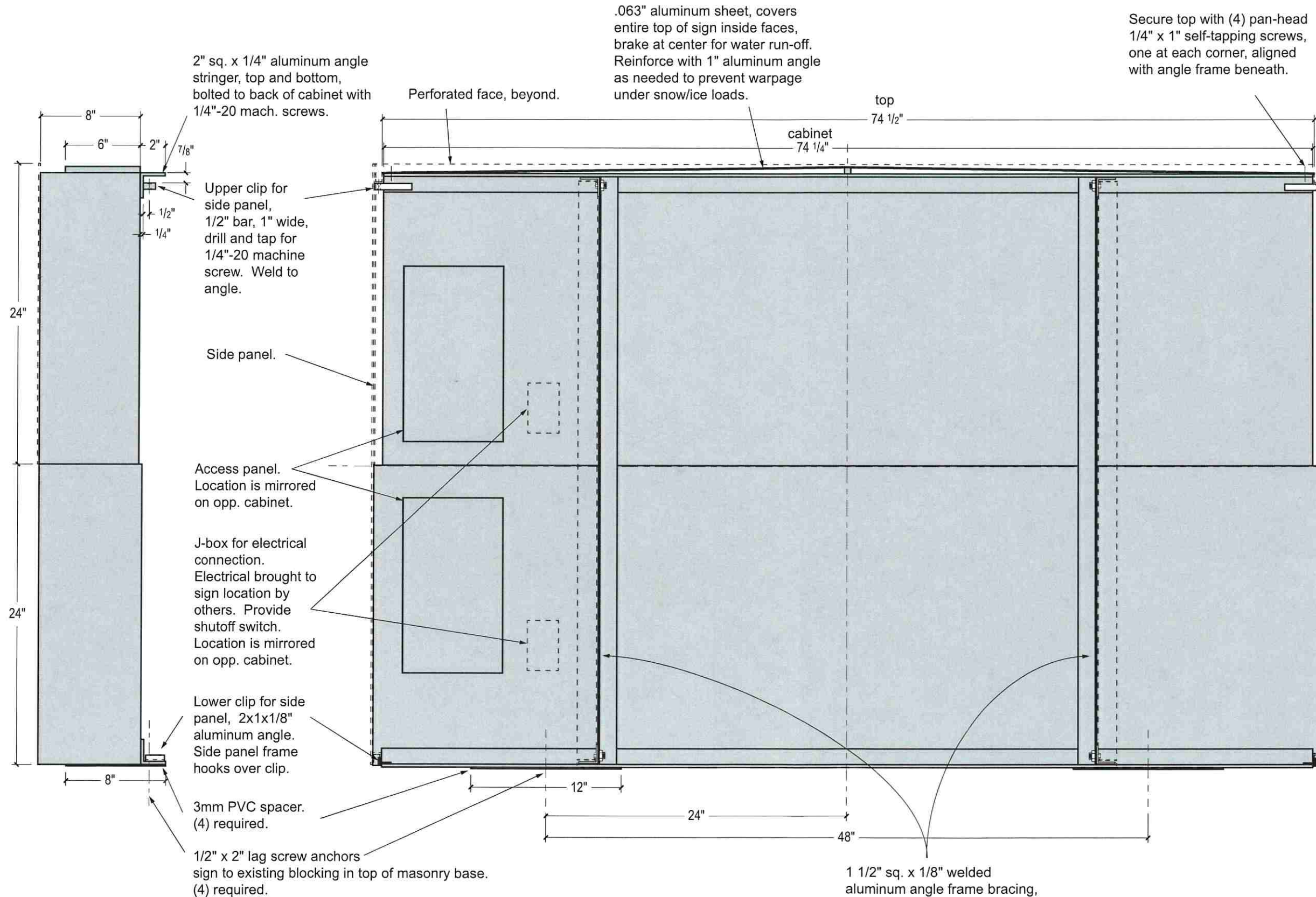
Single face, 2Part cabinet with Vandal cover. White LED illumination. Changeable copy system, with hinged door, locks, and gas struts for supporting door in the open position.



3/4 x 3/4 x 1/8" aluminum channel, miter corners. Tack weld to back of side panel. 3/4" sq. aluminum tube. Tack to side panel, weld ends to channel frame. Lip at either side overlaps edge of perforated sheet.

Back view showing framing.

**B Side Panel - two required**  
SCALE: NTS



**A** Side View  
SCALE: 1 1/2" = 1'-0"

**B** Back View  
SCALE: 1 1/2" = 1'-0"



STAR SIGNS, LLC

801 EAST NINTH STREET  
LAWRENCE, KANSAS 66044  
P 785.842.4892 F 785.842.2947  
WWW.STARSIGNSLLC.COM

**Briarwood Elementary  
Prairie Village, KS**

Monument  
QTY (1)

- Approved
- Approved as noted.
- Revise and resubmit.

Date: \_\_\_/\_\_\_/\_\_\_

Signature \_\_\_\_\_

THIS DRAWING IS THE SOLE PROPERTY OF STAR SIGNS, L.L.C., AND IS INTENDED FOR CUSTOMER APPROVAL ONLY.

PRICING INCLUDES ONE (1) DRAWING REVISION. ADDITIONAL REVISIONS WILL BE BILLED AT \$65 PER HOUR.

REVISIONS:

NO.	DESCRIPTION	DATE

PRINTED: 8 / 29 / 2016

FIRST EDITION: 8/25/2016

SALESPERSON: MS

DRAWN BY: KS

SO #: 4332

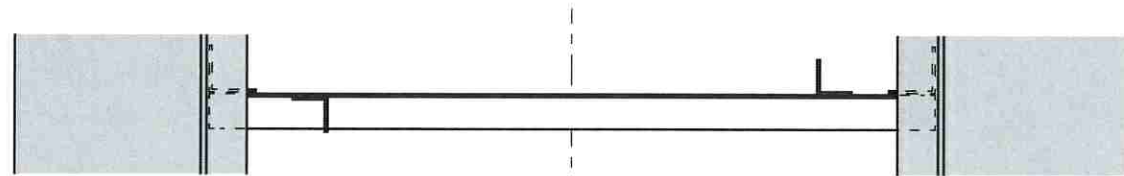
CRM #: 5611

ART#: 8788

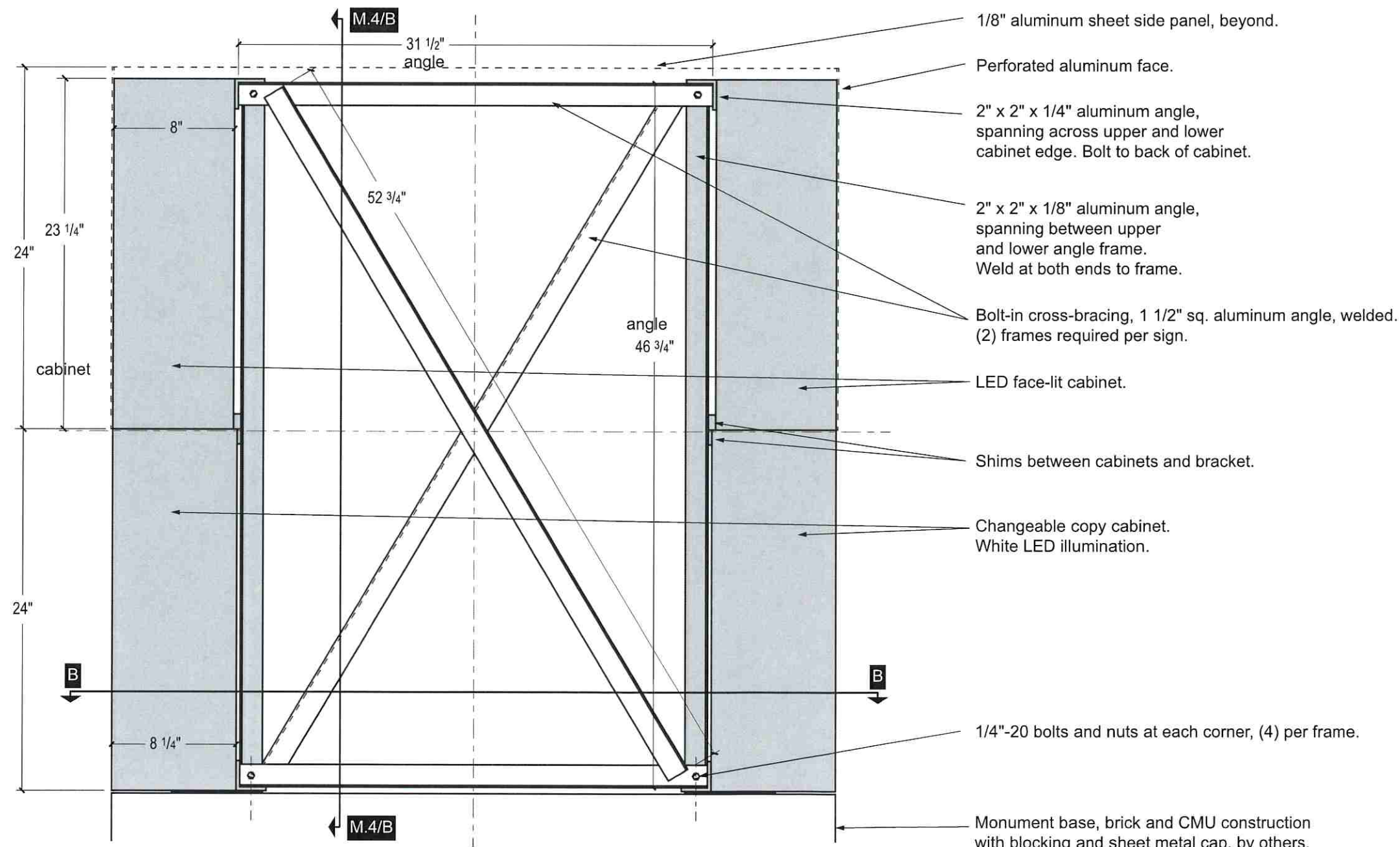
**M.4**

SHEET





**B** Plan Section Detail  
SCALE: 1 1/2" = 1'-0"



**A** Section at Brace  
SCALE: 1 1/2" = 1'-0"



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**Briarwood Elementary  
 Prairie Village, KS**

Monument  
 QTY (1)

Approved  
 Approved as noted.  
 Revise and resubmit.  
 Date: \_\_\_/\_\_\_/\_\_\_  
 Signature \_\_\_\_\_  
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REVISIONS:


**PRINTED: 8 / 29 / 2016**  
 FIRST EDITION: 8/25/2016  
 SALESPERSON: MS  
 DRAWN BY: KS

SO #: 4332  
 CRM #: 5611  
 ART#: 8788  
**M.3**  
 SHEET



STAR SIGNS, LLC

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**Briarwood Elementary  
Prairie Village, KS**

Monument  
QTY (1)

- Approved
- Approved as noted.
- Revise and resubmit.

Date: \_\_\_/\_\_\_/\_\_\_

Signature \_\_\_\_\_

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REVISIONS:


**PRINTED: 8 / 29 / 2016**

FIRST EDITION: 8/25/2016

SALESPERSON: MS

DRAWN BY: KS

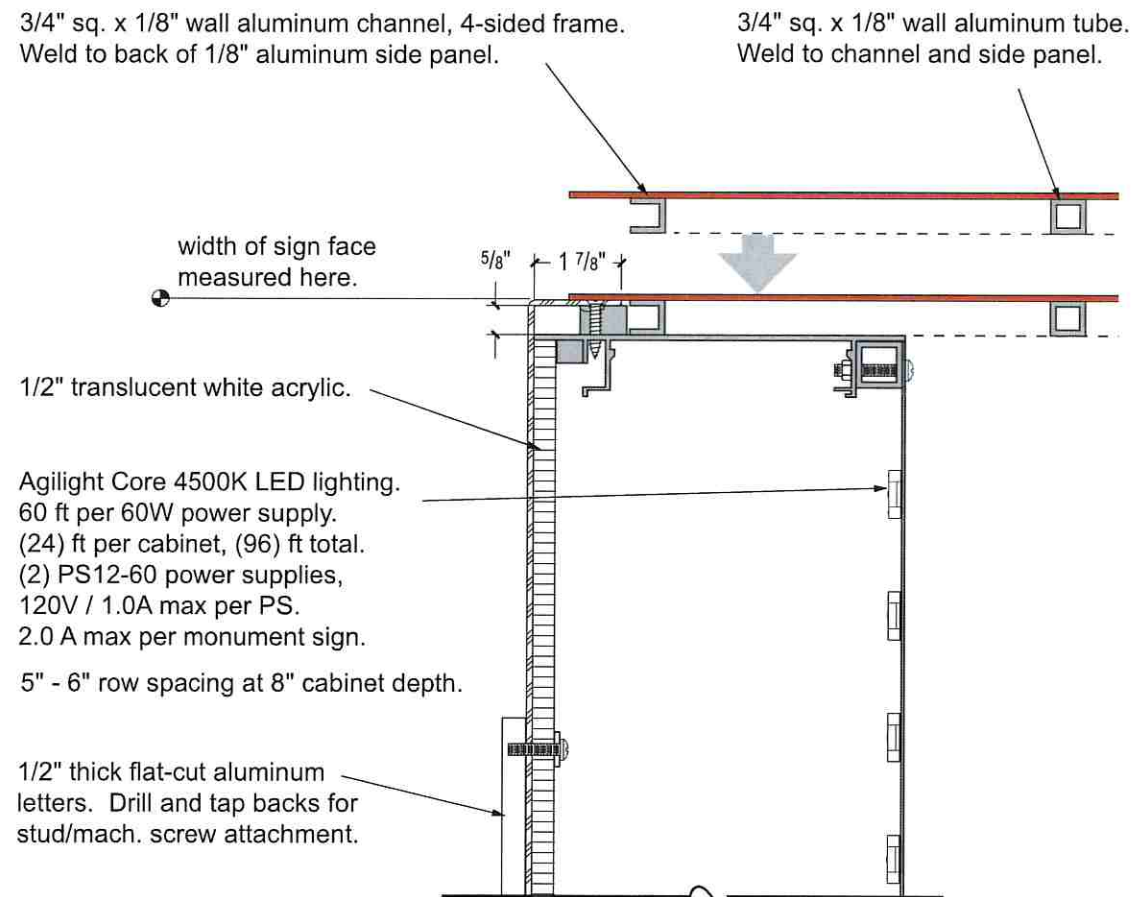
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CRM #: 5611

ART#: 8788

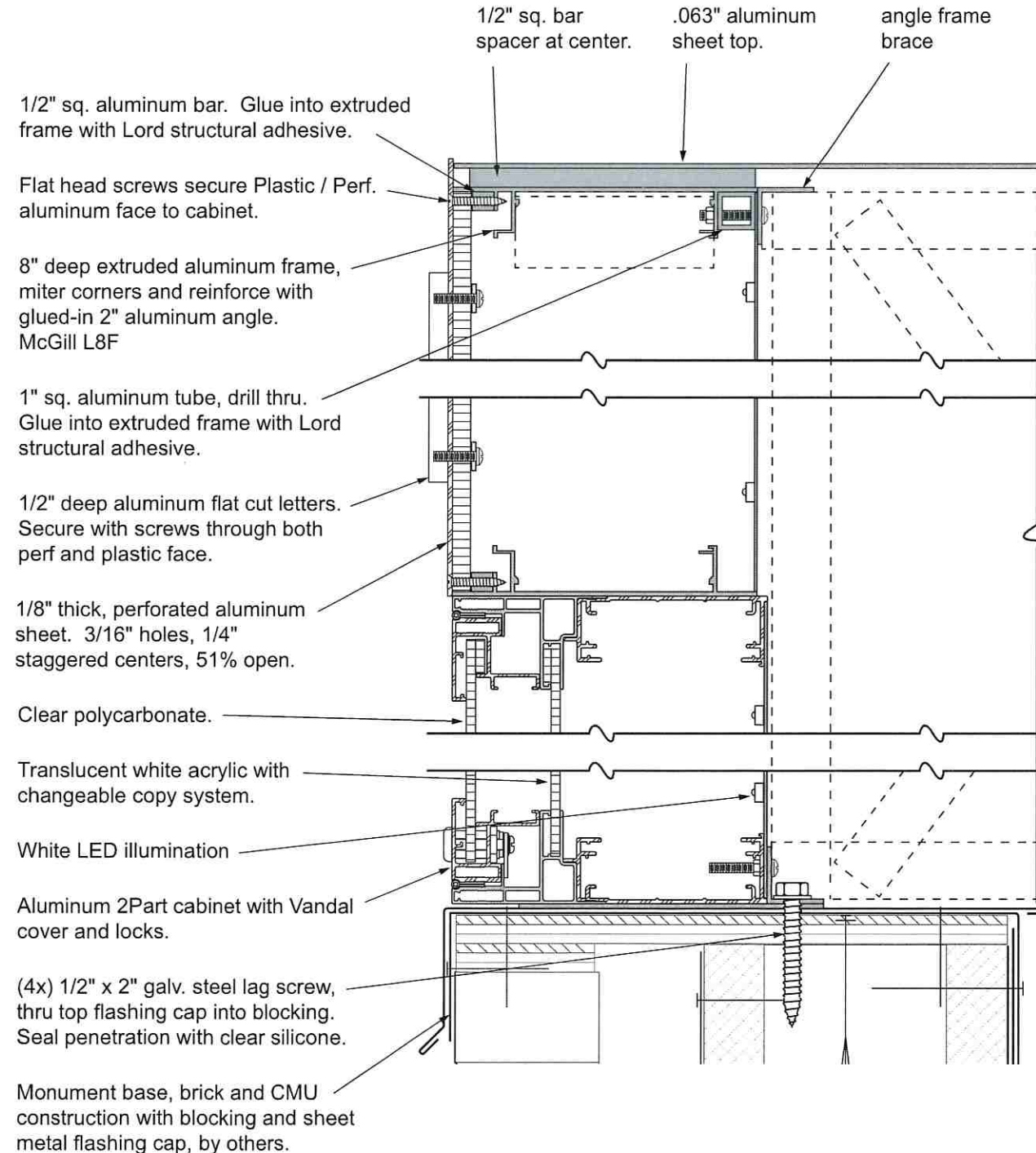
**M.5**

SHEET



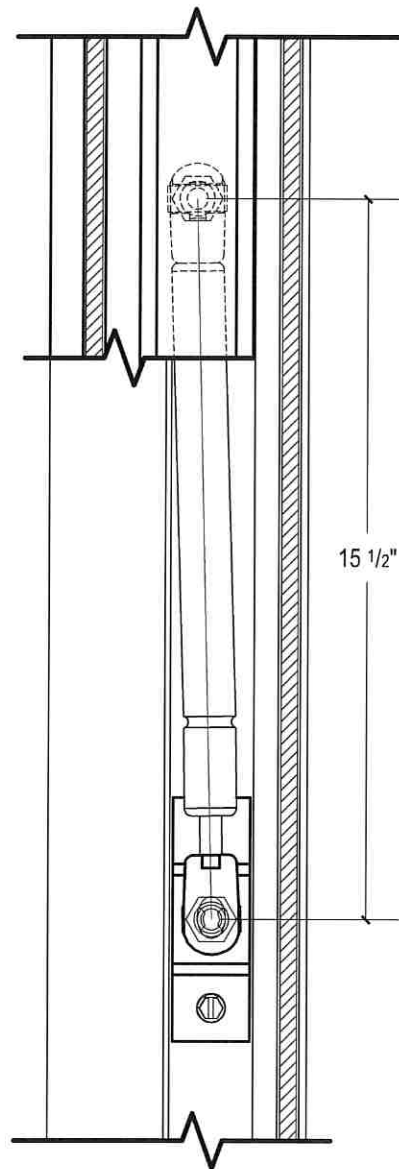
**A Plan Section Detail at Cabinet Corner**

SCALE: 3" = 1'-0"

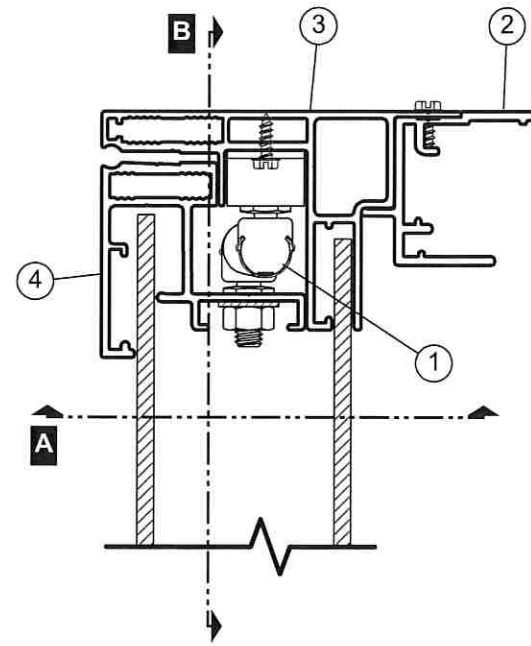


**B Side Section Detail thru Cabinet**

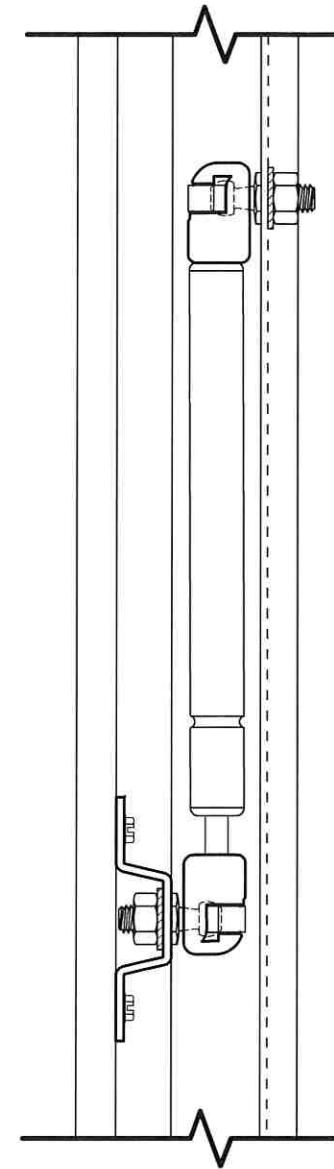
SCALE: 3" = 1'-0"



**A** Section View Inside Side  
SCALE: 3" = 1'-0"



- ① S1D-10 for Rigid Faces - Gas Supports
- ② 2Part 6" Single Face Body, #1926
- ③ 2Part Large Inner Frame, #1959
- ④ 2Part Large Outer Frame, #1941



**B** Section View Through Face  
SCALE: 3" = 1'-0"



**STAR SIGNS, LLC**  
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**Briarwood Elementary  
Prairie Village, KS**

Monument  
QTY (1)  
Lower Cabinet Detail

- Approved
- Approved as noted.
- Revise and resubmit.

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Signature \_\_\_\_\_

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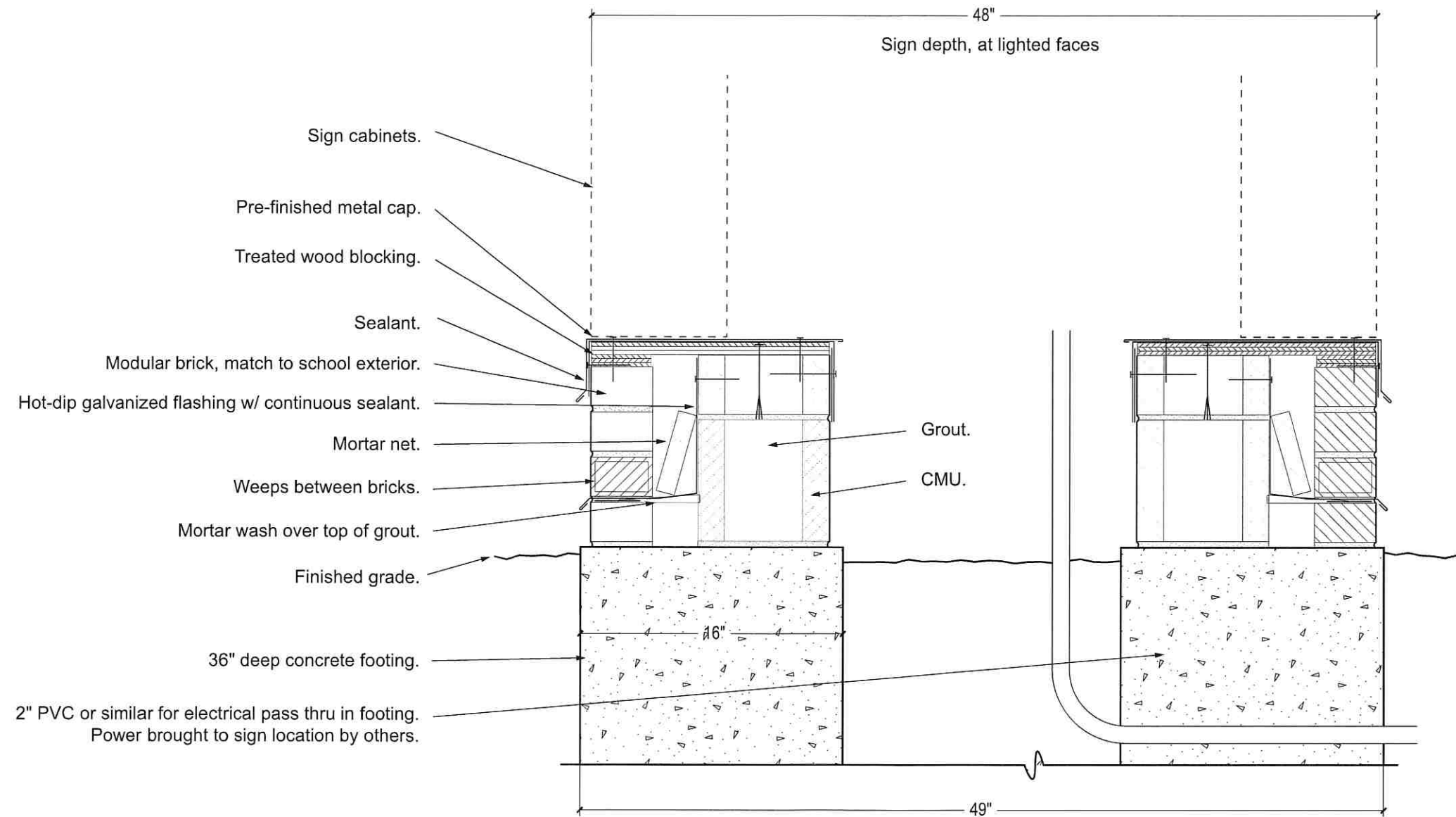
REVISIONS:


**PRINTED: 8 / 29 / 2016**

FIRST EDITION: 8/29/2016  
SALESPERSON: MS  
DRAWN BY: KS

SO #: 4332  
CRM #: 5611  
ART#: 8788

**M.6**  
SHEET



All footing and masonry provided by others.

**A** Section - Masonry Base  
SCALE: 1 1/2" = 1'-0"



**STAR SIGNS, LLC**  
801 EAST NINTH STREET  
LAWRENCE, KANSAS 66044  
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**Briarwood Elementary**  
**Prairie Village, KS**  
Monument  
QTY (1)

- Approved
- Approved as noted.
- Revise and resubmit.

Date: \_\_\_ / \_\_\_ / \_\_\_

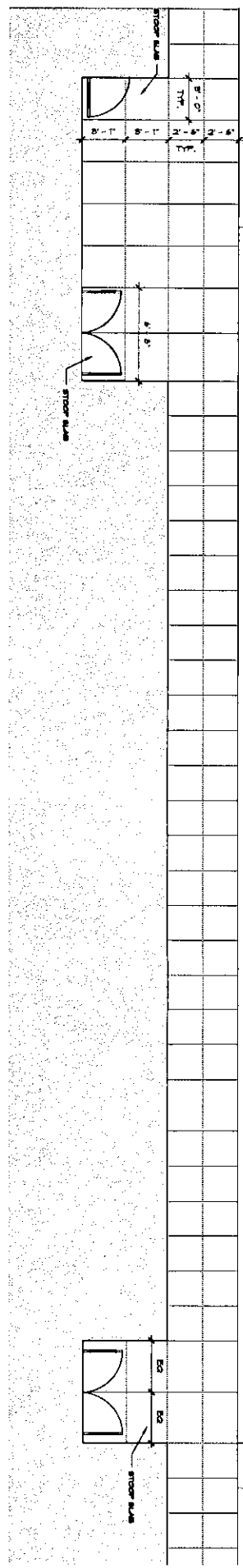
Signature \_\_\_\_\_  
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**PRICING INCLUDES ONE (1) DRAWING REVISION. ADDITIONAL REVISIONS WILL BE BILLED AT \$65 PER HOUR.**

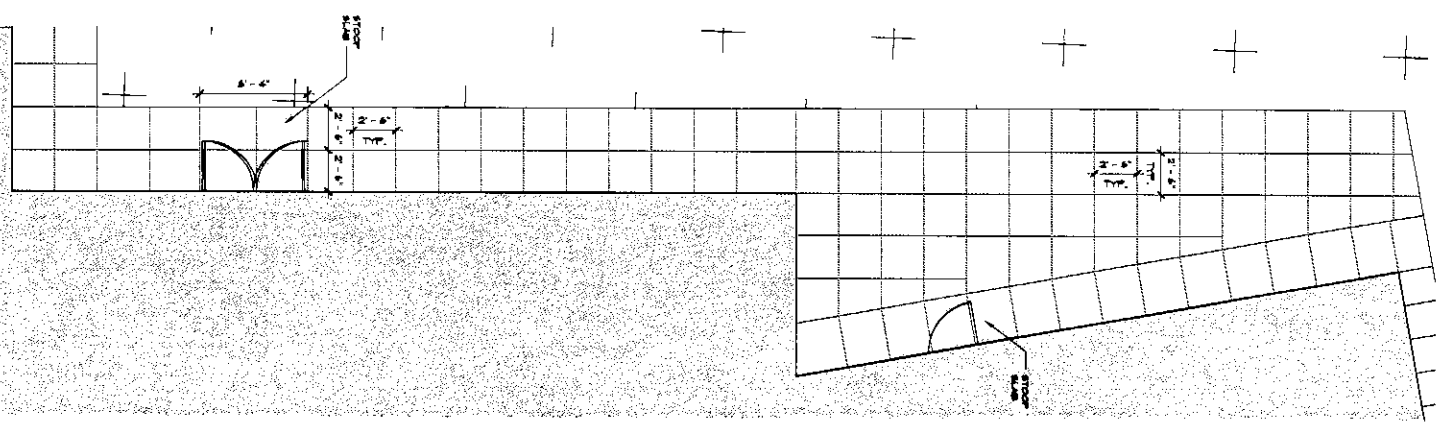
REVISIONS:


**PRINTED: 8 / 29 / 2016**  
FIRST EDITION: 8/25/2016  
SALESPERSON: MS  
DRAWN BY: KS

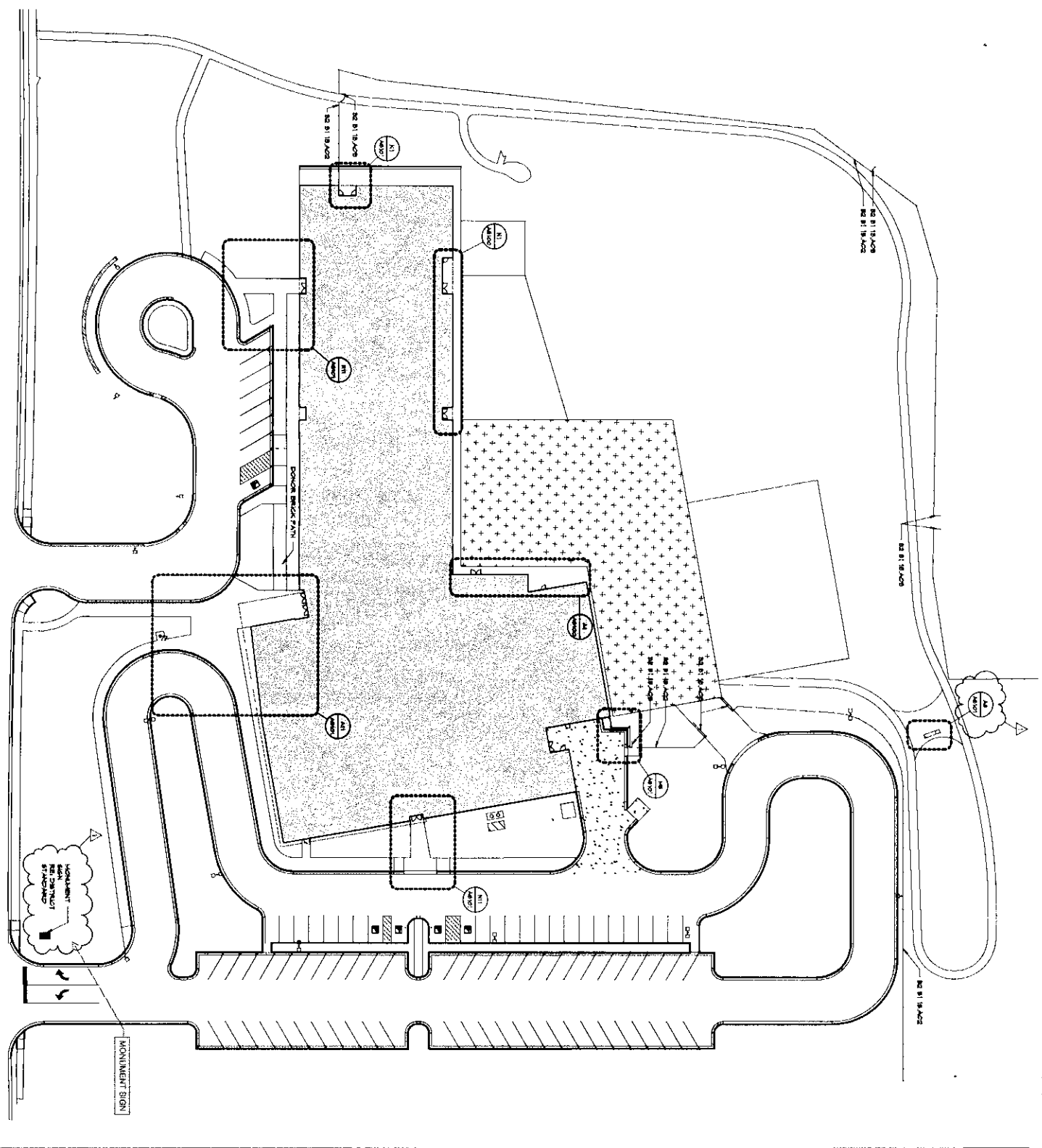
SO #: 4332  
CRM #: 5611  
ART#: 8788  
**M.7**  
SHEET



**N1** Scale 1/4" = 1'-0"  
Site Plan - North Academic Entrance



**A1** Scale 1/4" = 1'-0"  
Enlarged Site Plan - Public West Entrance



**A5** Scale 1/4" = 1'-0"  
Site Plan

**SHEET KEYNOTE LEGEND**

RE: 18-0000 POLYMER-COATED GALVALUM FINISH  
RE: 18-0000 BRICK CLAY

PROPERTY LINE

**hollis miller architects**  
relationships • results

4302 N. 19th Street  
Overland Park, KS 66211  
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F: 913.551.1223  
215 W. Franklin St.  
Lee's Summit, MO 64083  
F: 816.552.2028  
info@hollismiller.com

**PROJECT INFORMATION**  
Project Name: Briarwood Elementary  
Project Location: 5300 West 86th Street, Overland Park, KS 66207  
Project Number: 18-0000

**DESIGNER**  
Hollis Miller Architects  
4302 N. 19th Street, Suite 200  
Overland Park, KS 66211  
P: 913.551.1881  
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**ARCHITECT**  
Hollis Miller Architects  
4302 N. 19th Street, Suite 200  
Overland Park, KS 66211  
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F: 913.551.1223

**ENGINEER**  
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14150 Douglas Blvd.  
Overland Park, KS 66213  
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F: 913.227.1400

**SCHEMATIC ARCHITECT**  
Scott & Schaefer Architects  
5000 South Central Expressway  
Midland, TX 79706  
P: 817.352.1300  
F: 817.352.1300

**ARCHITECT**  
Construction Manager  
Kaiser Construction Services  
1001 North Kansas Street  
Overland Park, KS 66207  
P: 913.227.1400  
F: 913.227.1400

**Package 3 - Building  
100% Construction  
Documents - Bid Set**

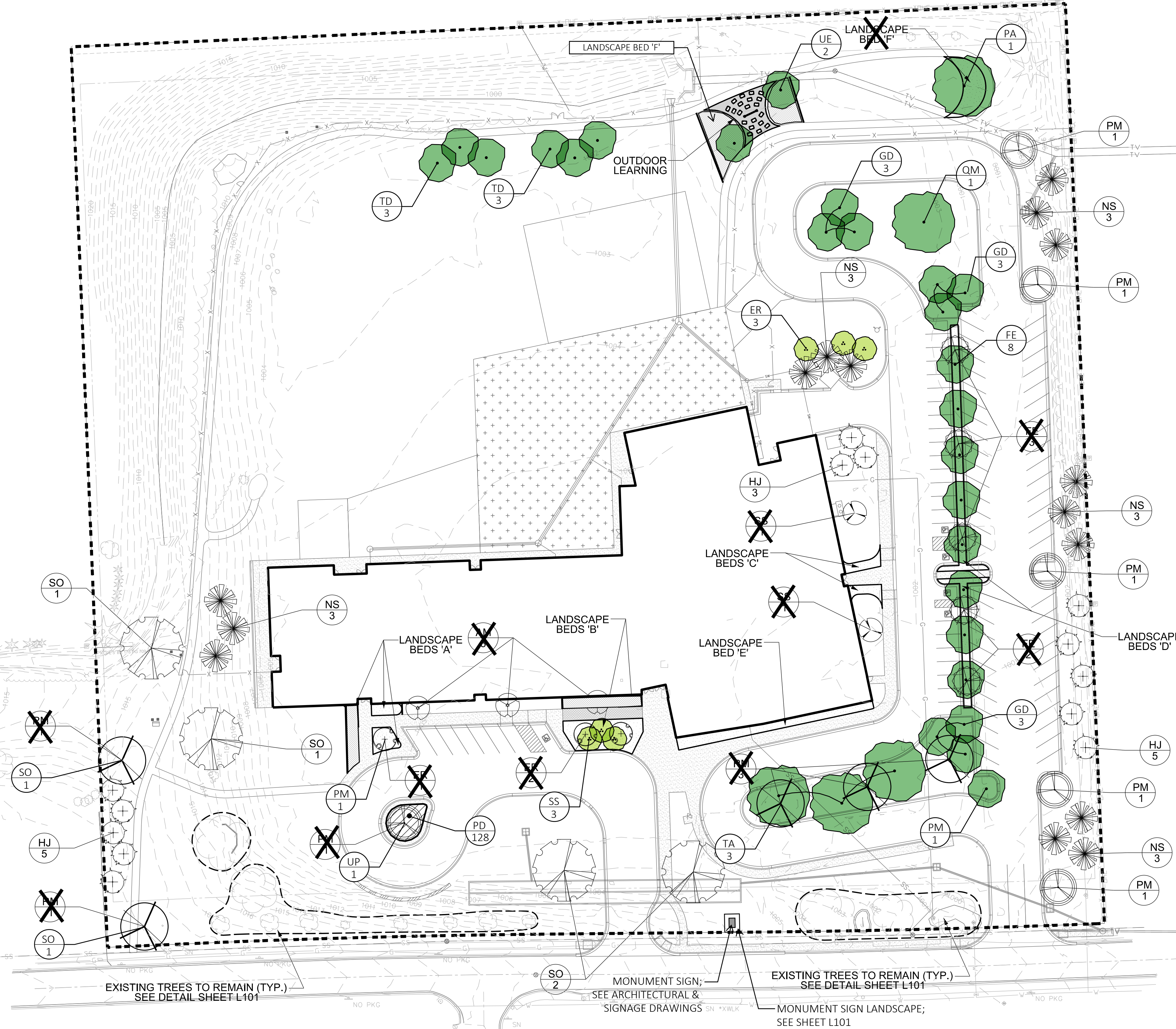
**Briarwood Elementary**  
Shawnee Mission School District, USD 512  
5300 West 86th Street  
Prairie Village, KS 66207



**DATE:** 08/17/2018  
**SCALE:** AS100  
**PROJECT:** Briarwood Elementary  
**LOCATION:** 5300 West 86th Street, Overland Park, KS 66207

**AS100**

**SITE PLAN**



PLANT SCHEDULE - TREES						
SYMB.	ABBR.	SIZE & COND.	COMMON NAME	BOTANICAL NAME	MATURE SIZE	QTY.
<b>LARGE SHADE TREES</b>						
SO	2"	B&B	SWAMP WHITE OAK	<i>Quercus bicolor</i>	60' x 50'	4-6
PM	2"	B&B	PACIFIC SUNSET MAPLE	<i>Acer truncatum x A. platanoides 'Warrenii'</i>	40' x 30'	6-7
FE	2"	B&B	FRONTIER ELM	<i>Ulmus 'Frontier'</i>	25' x 15'	6-8
<b>COLUMNAR SHADE TREES</b>						
AM	2"	B&B	COLUMNAR MAPLE	<i>Acer 'Fastigiata'</i>	40' x 30'	6
<b>SMALL SHADE/ORNAMENTAL TREES</b>						
ER	1 1/2"	B&B	EASTERN REDBUD	<i>Cercis canadensis</i>	30' x 30'	3
SS	1 1/2"	B&B	SPRING FLURRY SERVICEBERRY	<i>Amelanchier laevis 'JFS-414'</i>	20' x 20'	2-3
<b>CONIFEROUS TREES</b>						
HJ	6"	7" B&B	HILLSPIRE JUNIPER	<i>Juniperus virginiana 'Hillspire'</i>	30' x 15'	13
NS	6"	7" B&B	NORWAY SPRUCE	<i>Picea abies</i>	60' x 25'	15

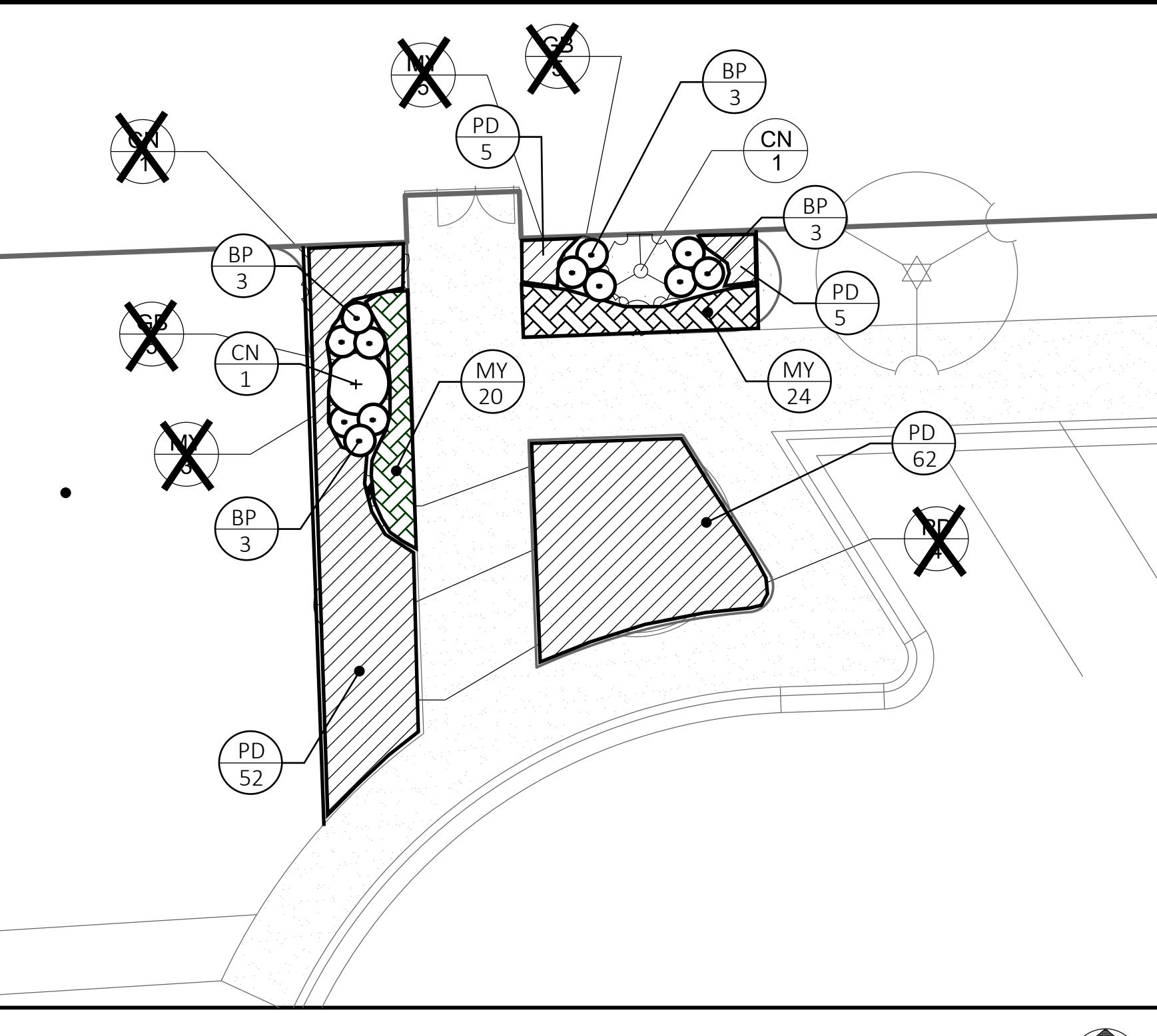
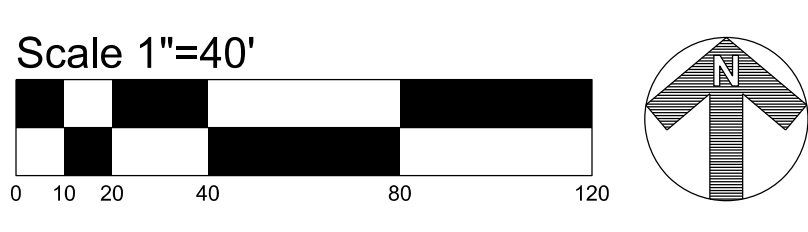
PLANT SCHEDULE - LANDSCAPE BEDS						
SYMB.	ABBR.	SIZE & COND.	COMMON NAME	BOTANICAL NAME	MATURE SIZE	QTY.
<b>SHRUBS</b>						
SJ	#5	CONT.	SEA GREEN JUNIPER	<i>Juniperus chinensis 'Sea Green'</i>	4' x 4'	33-37
GD	#5	CONT.	GREEN JEWEL	<i>Euonymus alatus 'Green Jewel'</i>	4' x 4'	14
TD	#5	CONT.	TOR BRICK FAY	<i>Opuntia 'Tor Brick Fay'</i>	4' x 4'	30
DM	#5	CONT.	DWARF MAHONIA	<i>Maackelia 'Dwarf'</i>	4' x 4'	2
CR	#5	CONT.	SUNBURST	<i>Hydrangea 'Sunburst'</i>	4' x 4'	10
CN	#3	CONT.	COPPERTINA NINEBARK	<i>Physocarpus opulifolius 'Mintar'</i>	8' x 8'	3
<b>PERENNIALS</b>						
MY	#1	CONT.	'Coronation Gold'	<i>Achillea 'Coronation Gold'</i>	18" x 18"	33-34
WC	#1	CONT.	WALKER'S LOW CATMINT	<i>Nepeta racemosa 'Walker's Low'</i>	24" x 24"	246
<b>GRASSES</b>						
PD	#1	CONT.	PRAIRIE DROPSIED	<i>Sporobolus heterolepis</i>	2' x 2'	20-357
FR	#3	CONT.	KARL FOERSTER FEATHER REED GRASS	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	5' x 3'	64-123

**LANDSCAPE NOTES**

1. ALL PLANT MATERIAL SHALL COMPLY WITH AMERICAN STANDARD NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
2. LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIAL AND LAYOUT STAGING PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES WITHIN THE PROJECT SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ALL DAMAGE CAUSED BY THE CONTRACTORS FAILURE TO LOCATE AND PRESERVE ALL UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN LOCAL CODES AND THE PLANS AND SPECIFICATIONS.

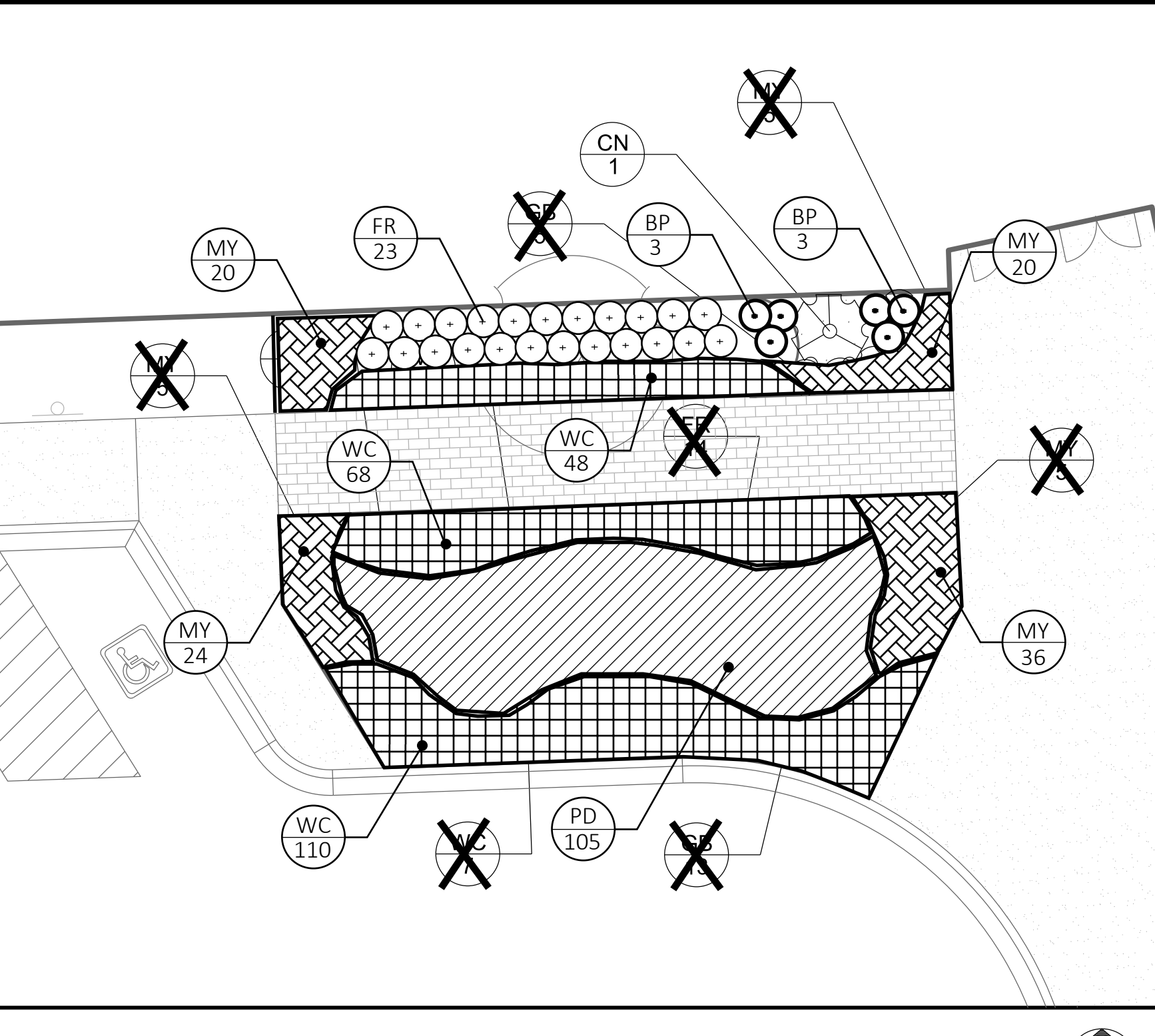
PLANT SCHEDULE - ADDITIONAL PLANTINGS						
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE & COND.		
<b>TREES</b>						
GD	9	ESPRESSO KENTUCKY COFFEETREE	<i>Gymnocladus dioica 'Espresso'</i>	2.5" cal. B&B		
PA	1	EXCLAMATION PLANETREE	<i>Platanus x acerifolia 'Exclamation'</i>	2.5" cal. B&B (min. 10' ht.)		
QM	1	CHINKAPIN OAK	<i>Quercus muehlenbergii</i>	2.5" cal. B&B		
TD	6	BALD CYPRESS	<i>Taxodium distichum</i>	2.5" cal. B&B (min. 10' ht.)		
TA	3	LEGEND AMERICAN LINDEN	<i>Tilia americana 'DRT 123'</i>	2.5" cal. B&B		
UA	1	PRINCETON AMERICAN ELM	<i>Ulmus americana 'Princeton'</i>	2.5" cal. B&B		
UP	2	EMERALD SUNSHINE ELM	<i>Ulmus propinqua 'JFS Bieberich'</i>	2.5" cal. B&B		
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>						
AO	52	OCTOBER SKIES ASTER	<i>Aster oblongifolius 'October Skies'</i>	1 GAL. CONT. 18" o.c.		
BP	18	PURPLE SMOKE BAPTISIA	<i>Baptisia 'Purple Smoke'</i>	1 GAL. CONT.		
EP	47	PURPLE CONEFLOWER	<i>Echinacea purpurea 'Pow Wow Wild Berry'</i>	1 GAL. CONT. 18" o.c.		
LM	65	BIG BLUE LIRIOPE	<i>Liriope muscari 'Big Blue'</i>	1 GAL. CONT. 12" o.c.		
PR	112	RUSSIAN SAGE	<i>Perovskia atriplicifolia</i>	1 GAL. CONT.		
RF	62	GOLDSTURM RUDBECKIA	<i>Rudbeckia 'Goldsturm'</i>	1 GAL. CONT. 18" o.c.		
SA	34	AUTUMN FIRE SEDUM	<i>Sedum x 'Autumn Fire'</i>	1 GAL. CONT. 18" o.c.		
SB	128	BLAZE LITTLE BLUESTEM	<i>Schizachyrium scoparium 'Blaze'</i>	1 GAL. CONT. 18" o.c.		

Tree Planting Plan



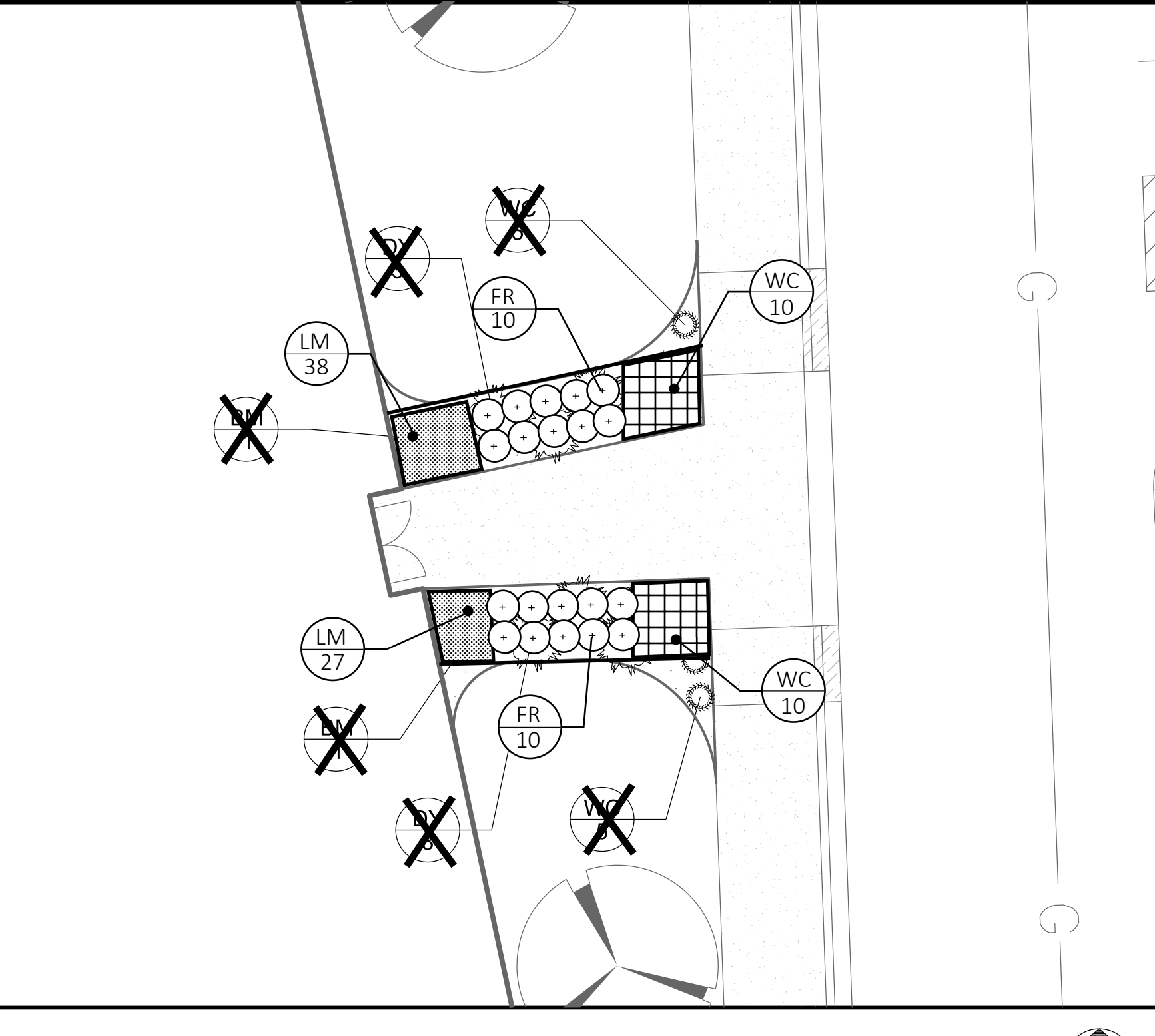
Landscape Beds 'A'

Scale 1" = 10'



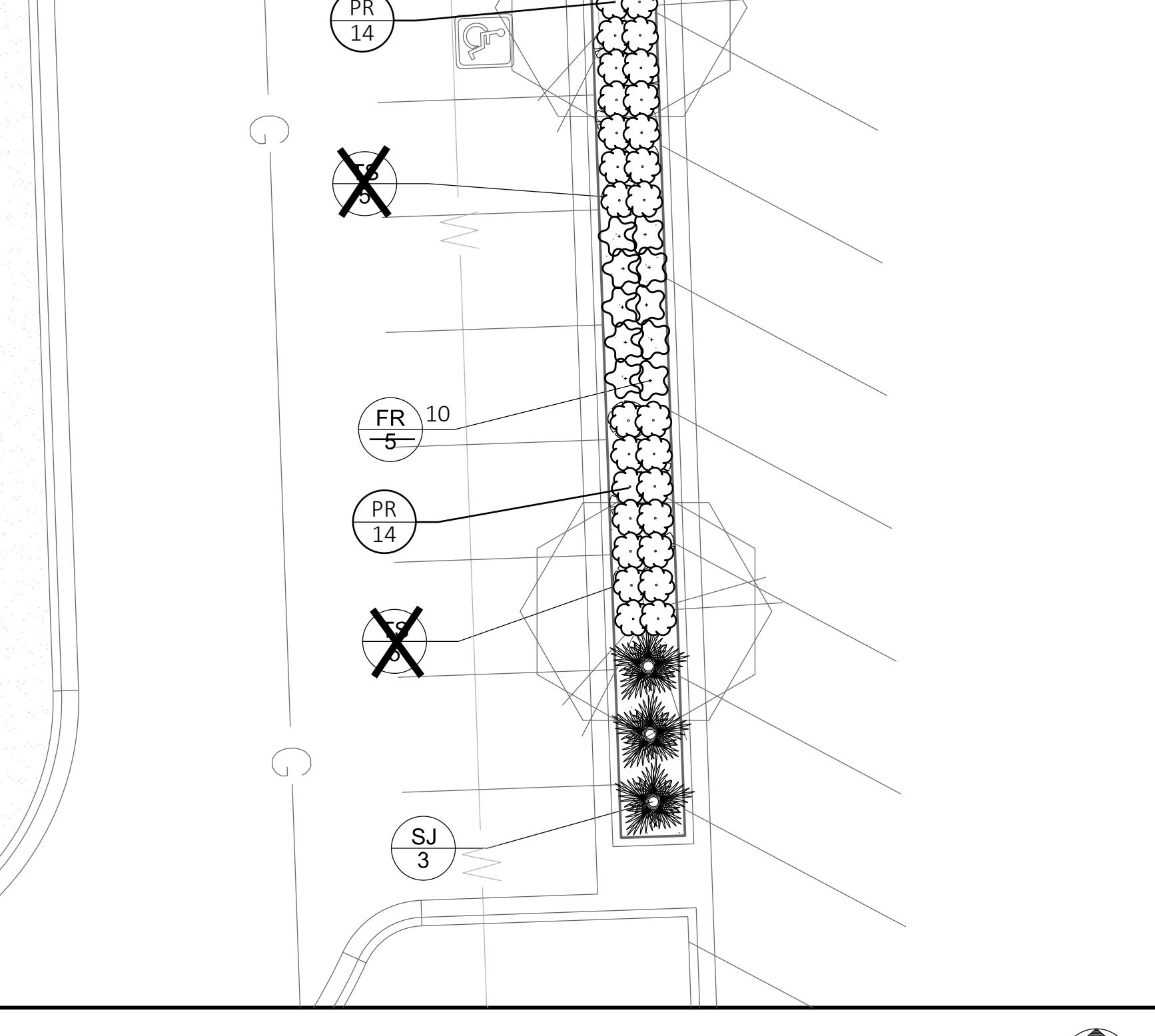
Landscape Beds 'B'

Scale 1" = 10'



Landscape Beds 'C'

Scale 1" = 10'



Landscape Beds 'D'

Scale 1" = 10'

hollis miller architects + planners  
 8205 W 108th Terrace  
 Overland Park, KS 66210  
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 913.451.0220

220 NW Executive Way  
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 HOLLISANDMILLER.COM

1100+ Mike Architects  
 Missouri State Certificate of Authority  
 Architecture #000215  
 Missouri # 200021310

CE Golf Design  
 Landscape Architect  
 State Certificate of Authority #2011018566  
 3250 Brinkerhoff Road  
 Kansas City, KS 66115  
 913.621.5214 phone  
 913.621.0760 fax

Landscape amendments to original drawings provided by:  
**vireo**  
 State Certificate of Authority #59  
 929 Walnut Street, Suite 700  
 Kansas City, Missouri 64106  
 816-756-5690

Package 3 - Building  
 100% Construction  
 Documents - Bid Set

**Briarwood Elementary**  
 Shawnee Mission, USD 512

5300 W 86th Street  
 Prairie Village, KS 66207

#	Description	Date
1	Landscape Amendments	08-31-2016

JOB NO:  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 08/17/2015

**L100**

hollis\_r miller architects  
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8205 W 108th Terrace  
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t 913.451.8886  
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HOLLISANDMILLER.COM

CE Golf Design  
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3250 Brinkerhoff Road  
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913.621.5214 phone  
913.621.0760 fax

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Package 3 - Building  
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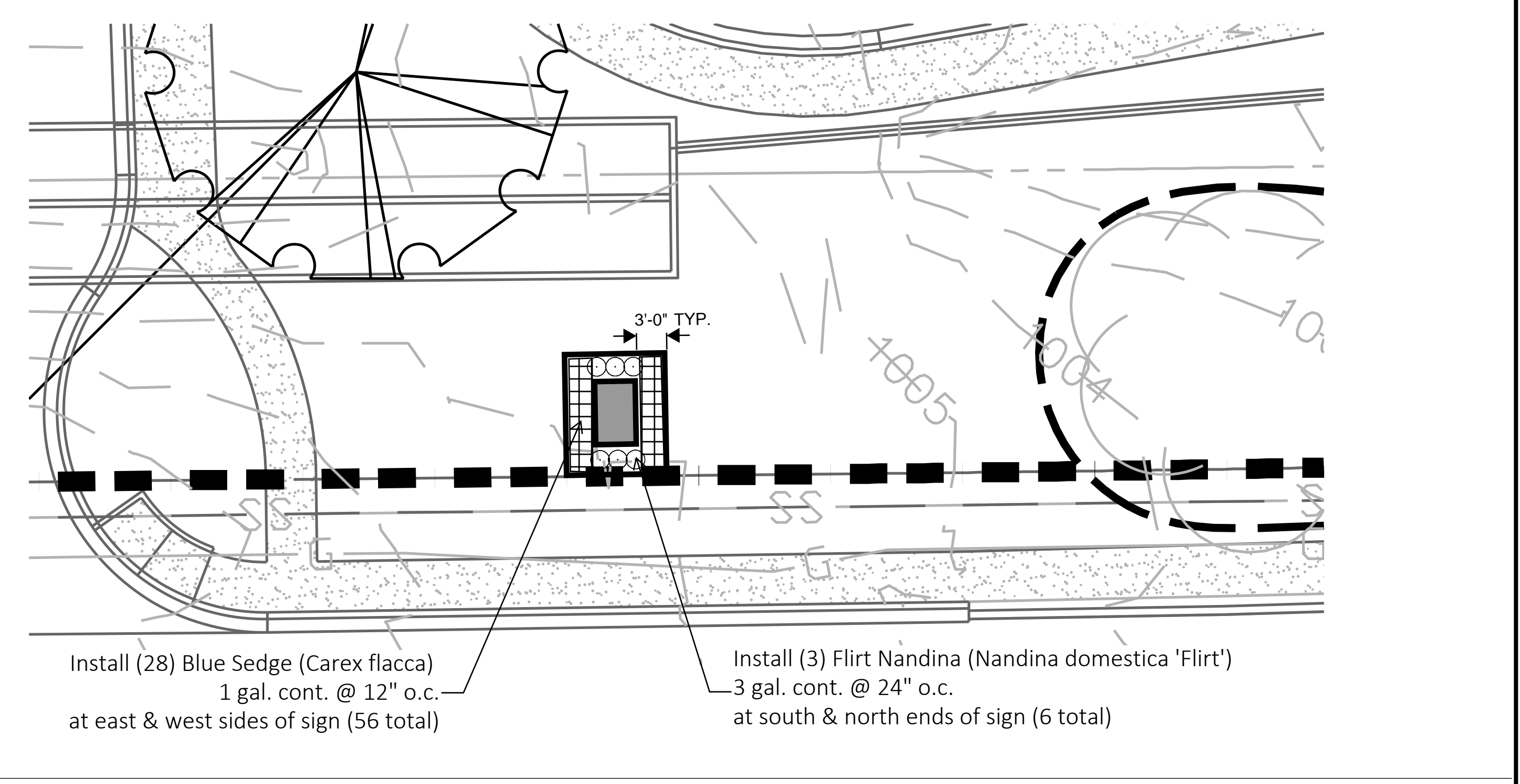
**Briarwood Elementary**  
Shawnee Mission, USD 512  
  
5300 W 86th Street  
Prairie Village, KS 66207

REVISIONS:

#	Description	Date
1	Landscape Amendments	08-31-2016

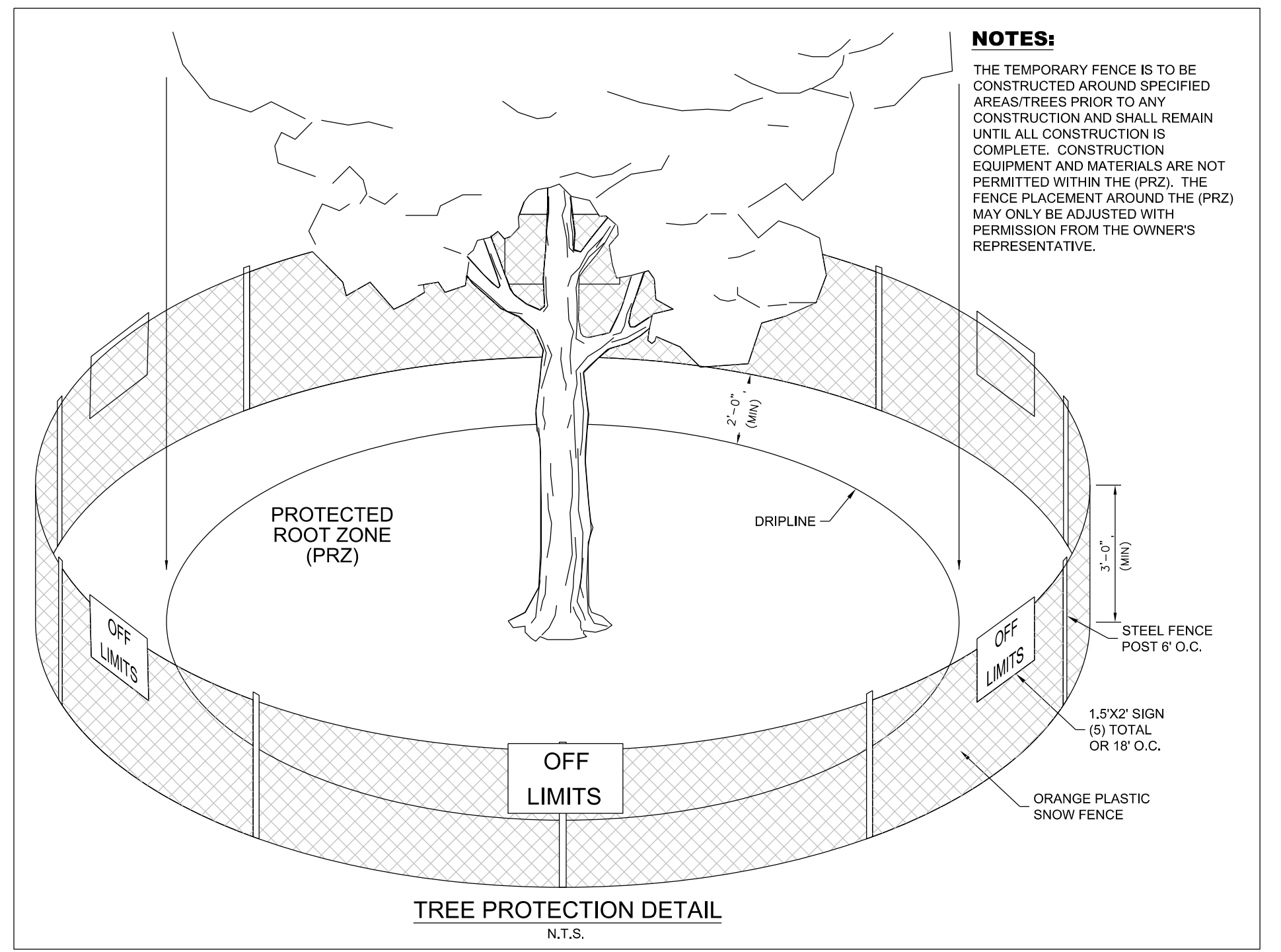
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DRAWN BY:  
CHECKED BY:  
DATE: 08/17/2015

**L101**  
OF

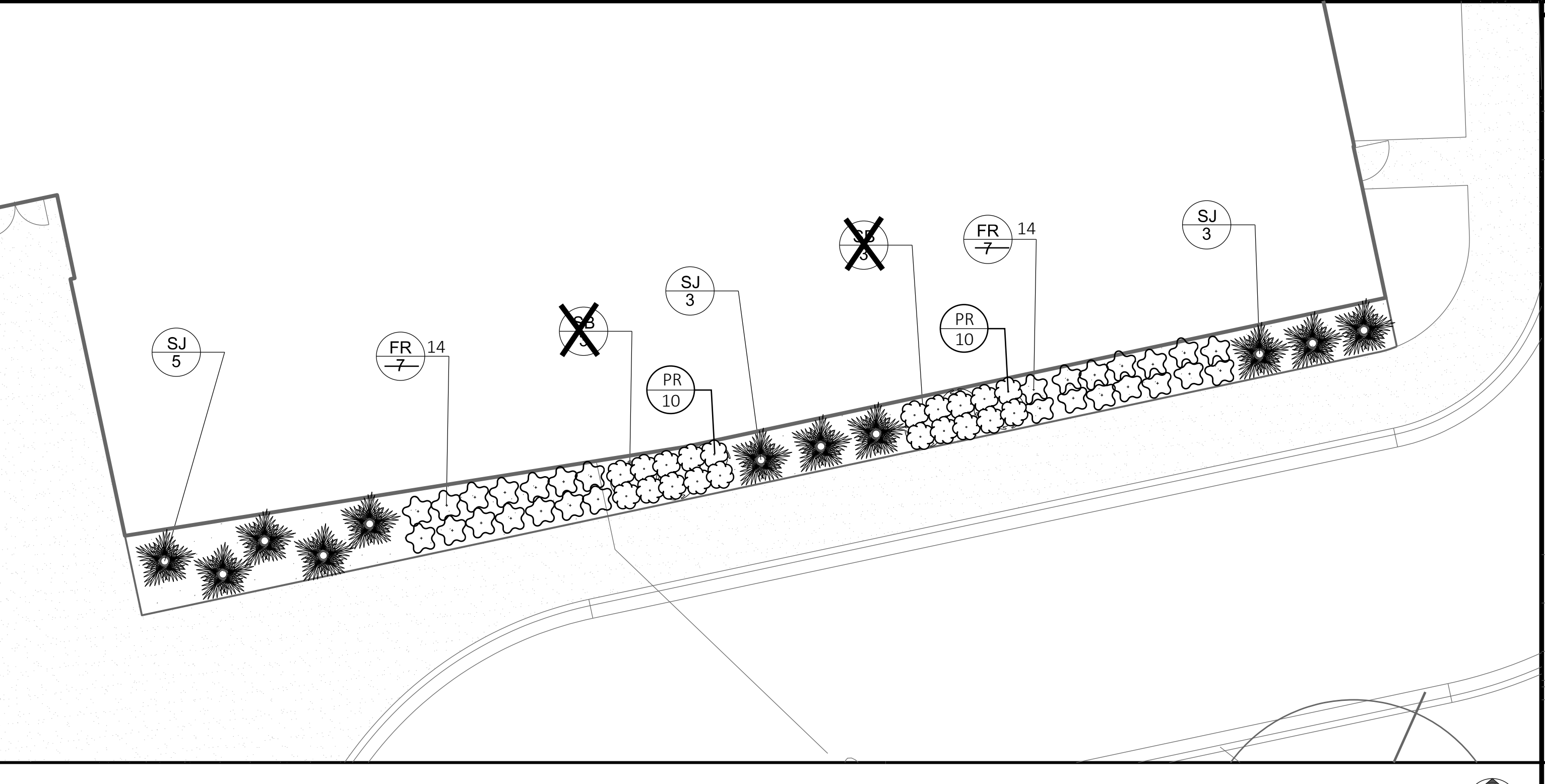


Monument Sign Landscape

SCALE: 1" = 10'

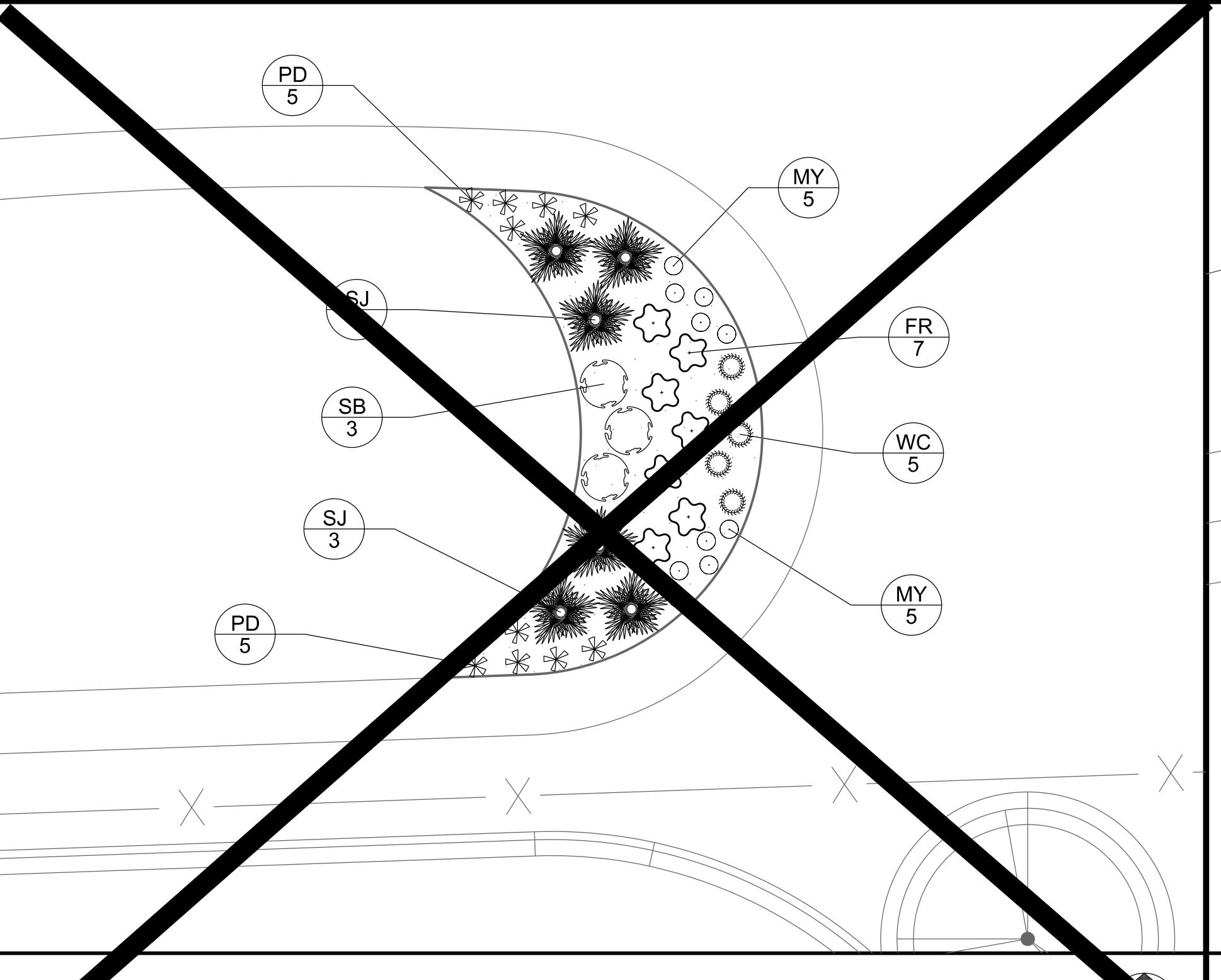


TREE PROTECTION DETAIL  
N.T.S.



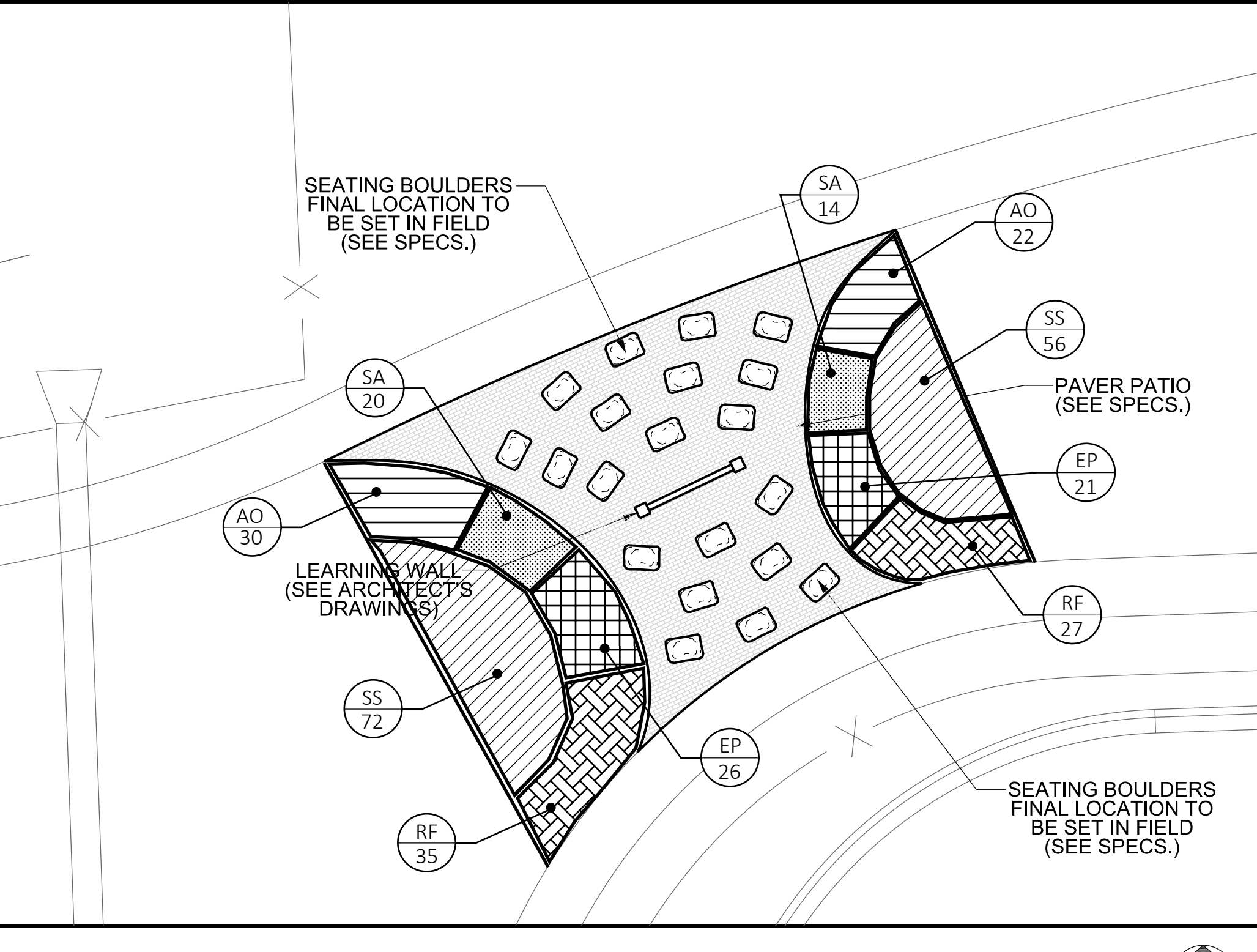
Landscape Bed 'E'

Scale 1" = 10'



Landscape Bed 'F'

Scale 1" = 10'



Outdoor Learning

Scale 1" = 10'







SHAWNEE MISSION  
NORTHWEST  
HIGH SCHOOL







# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** November 1, 2016 Planning Commission Meeting

---

**Application:** PC 2016-128

**Request:** Final Plat – Replat of Prairie Ridge Lots 3, 4 and 5

**Property Address:** 5201, 5215 and 5219 W.77<sup>th</sup> Street

**Applicant:** GCG Properties LLC / Phelps Engineering, Inc.,

**Current Zoning and Land Use:** R-1B Single-Family District – Single Family Dwellings

**Surrounding Zoning and Land Use:** **North:** R-1A Single-Family District – Single Family Dwellings and Park  
**East:** R-1B Single-Family District – Single Family Dwellings  
**South:** R-1B Single-Family District – Single Family Dwellings  
**West:** R-1B Single-Family District – Single Family Dwellings; R-1A Single-Family District – Single Family Dwellings

**Legal Description:** PRAIRIE RIDGE LOT 3, 4, and 5 BLK 23,

**Property Area:** 1.44 acres (63,110 s.f.)

**Related Case Files:** PC 2016-120 – Final Plat, Replat of Prairie Ridge Lots 3, 4, and 5

**Attachments:** Application, Plat

**General Location Map**



**Aerial Map**



**BACKGROUND**

This property was originally platted in 1953 as part of a larger subdivision. The application includes 3 lots on the southwest corner of Rosewood and 77<sup>th</sup> Street. Each lot includes a single family dwelling and some additional accessory structures. They date from around the original date of the plat with the exception of some minor additions and modifications.

At the July 12, 2016 Planning Commission Meeting, the planning commission approved a replat of the 3 lots into 5 lots for redevelopment of single-family structures. The applicant has since revised plans and would like to replat the 3 lots into 4 lots, rather than the previously approved 5 lots.

**ANALYSIS**

The property is zoned R-1B which has a required minimum lot size of 60' x 100' [19.08,035]. In addition the Prairie Village subdivision regulations provide that the Planning Commission consider the average size of all lots within 300' of a proposed subdivision as part of the lot size standards, along with other similar criteria regarding the size, pattern and configuration of lots. [18.04.090].

The proposed lots all exceed the minimum standards for the R-1B zoning district. Three lots are approximately 78' x 209, and one – the corner lot, is approximately 110' x 115'.

The area has many different configurations of lots due to the street network and pattern of blocks. However, the proposed lots are consistent with the sizes and patterns of lots within 300' of the proposed subdivisions:

- The typical lot pattern to the south and east is 65' – 72' x 125'. Deviations from this pattern are primary due to irregular block shapes or internal corners.
- The typical pattern to the north and west is 75' – 85' x 140'. A few lots are smaller than this, and several are significantly larger (6 lots in the 12,000 to 25,000 square foot range). The larger lots are primarily due to the large block and unusually deep lots immediately to the north across 77<sup>th</sup> street.

Some setback changes were pending at the time of the original replat of these lots, and anticipated changes were shown on the previous proposed replat. The current proposed plat only shows the front building line (30') and the side building line on the corner lot (proposed lot 4 – 15'). Each of these are consistent with the recent amendments. However, the City Council ultimately approved the following setbacks, but which are not specifically shown due to the flexible nature of the setbacks dependent on actual house plans:

- 6' side setbacks minimum; 12' between structures;
- Minimum of 20% of frontage between each sides (so approximately 15.6' minimum total – i.e. it could be 6' on one side and correspondingly 9.6' on the other); and

Public Works has reviewed this plat and has no issues with respect to utilities, infrastructure or drainage.

The previous application had a lot that spanned an existing sanitary sewer easement, and was conditioned on that easement being vacated by a separate document. However with the new configuration that easement is now along the lot line between proposed lots 3 and 4, and it does not impact the buildable area of either lot whether that easement remains or not.

The subdivision regulations do not have a specific procedure for re-plats of lots, and this application is not eligible for the abbreviated lot split process, which is limited to no more than 2 new lots. Therefore, and since the lots have been previously platted, this application is being reviewed according to the final plat procedures and standards. Since there is no "preliminary plat" associated with the application, the existing conditions and development patterns have been substituted for "conformance with the preliminary plat."

**RECOMMENDATION FINAL PLAT:**

It is the opinion of Staff that the proposed replat of Prairie Ridge lots 3, 4 and 5 into 5 lots meets all of the standards of the City's zoning ordinance for R-1B district and the requirements for a Final Plat in the subdivision regulations. Staff recommends that the Planning Commission approve the replat, subject to the following conditions:

1. No new easements or lands dedicated for public purposes are proposed as part of this application, other than those previously accepted by the Governing Body in July. Should any be required in the future, they would need to be shown on the plat and submitted to the Governing Body for acceptance of easements.
2. That the applicant submit the Final Plat to the County (surveying and engineering) after approval by the City.
3. In addition to the building lines shown on the plat, zoning setbacks for R-1B apply. A note to this effect should be added to the plat prior to recording:

All applicable zoning standards shall apply. At the time of replanting R-1B setbacks require the following:

Front yard – 30'

Side yard – 6' minimum; 20% of lot width total both sides

Rear yard – 25'





# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** November 1, 2016 Planning Commission Meeting

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**Application:** PC 2016-129

**Request:** Site Plan Approval for a Fence

**Property Address:** 6810 Roe Avenue

**Applicant:** Elaine and David Reuter

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

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

**Legal Description:** Lot 1, Roe 69 PVC 439A1

**Property Area:** 14,998.92 sq. ft. or .34 acres

**Related Case Files:** none

**Attachments:** Application, Photos

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**General Location – Map**



**General Location – Aerial**

The applicant is requesting to construct a wood fence, most of which is 6' high, but a portion of which will be placed on top of a 2' to 2.5' retaining wall and a portion of which will be 8' high to match the neighboring fence. The fenced area is being expanded beyond the current fenced backyard to enclose a portion of the driveway.

This property is zoned R-1A. The fence standards in section 19.44.025 apply to this property.

The proposed fence is generally compliant with the standards of 19.44.025, except where specifically indicated below. Particularly the fence meets the following standards:

- 19.44.025.B.1. Design, Appearance – The fence will be wood with the finished side outwards, and the section of the proposed retaining wall will be stone faced or stamped concrete.
- 19.44.025.B.2. Design, Height – The fence is generally 6' high, including the portions that are proposed on top of a 2' to 2.5' retaining wall. This wall is proposed for the northeast corner of the expanded fence area where the grade of the yard drops – just to the north and east of the existing driveway. As identified below, a small portion of the fence, in association with the northeast corner of the *existing fence* is proposed to be replaced with an 8' section to tie in with the fence on the property to the north.
- 19.44.025.C. Location. The proposed fence will be 10' from side lot line along Roe Avenue, which is more than the 5' setback required. (19.44.025.C.3.). No portion of the fence will extend into the front yard.

For the portion of the fence that does not meet the height limit, the following specific section are of note:

**19.44.025.B.3. Height** – *No fence shall exceed six (6) feet in height except...[tennis court exception] and except fences which are located within the building envelope of a lot shall not exceed eight (8) feet in height. The height of the fence shall be deemed to be the average distance from the finished grade to the highest point on the fence panel, excluding posts which may project above the fence panel no more than eight (8) inches. Where the terrain is not level, the average dimension may, at the discretion of the Building Official, be applied to each eight (8) foot section of the fence. Fences built in combination with retaining walls and/or berms shall be measured from the finished grade on the high side of the wall. In addition, fences and walls build on slopes shall comply with the required height measurement along the line of the fence location.*

The applicant's site plan notes the following, which do not comply with the above standards:

- Elevation 4 – an approximately 6' section of fence that will be replace the existing fence on the north lot line. This section is proposed to be 8' high to tie in with the neighbor's fence, which is approximately 8' high.
- Elevation 3 – an approximately 15' section of fence that will replace the existing fence line (east line) from the proposed new fence and retaining wall, and tie into the existing fence on the north lot line. This section is proposed to be 8' high to tie in with the 6' high fence that is sitting on top of the 2' to 2.5' retaining wall proposed for the new fence.

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. [19.44.025.G.1.]

The following are the Site Plan review criteria from Section 19.32.

**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 grade differential on the north presents a different rear and side yard fencing configuration in relation to the street.

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**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.**

The grading and proposed retaining wall will be reviewed by Public Works for any stormwater issues at the time of permitting.

**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 placed farther back from the side street than is required, meets the material and design standards, and will have the finished side outward. The section of the fence that is proposed to be over the height limit does so due to the grade differential on the lot, and will tie in with the height of the existing fence on the north so no adverse impact on abutting property will result..

**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 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

**RECOMMENDATION:**

Planning staff recommends that the proposed site plan for a fence with a portion of the fence height exceeding 6' be approved subject to the following conditions:

1. At the time of building permits, public works shall review a grading plan and construction plan for the retaining wall proposed at the northeast portion of the fence area.



**Street View**



**Fence Comparison with Property to North**





### Planning Commission Application

For Office Use Only
Case No.: <u>PC 2016-129</u>
Filing Fee: <u>7/00</u>
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date: <u>11/1/16</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: Elaine & David Reuter Phone Number: (913)328-2522  
 Address: 6810 Roe Ave. E-Mail: LainieAReuter@gmail.com  
 Owner: Elaine & David Reuter Phone Number: (913)328-2522  
 Address: 6810 Roe Ave. Zip: 66208  
 Location of Property: WEST SIDE OF ROE AVE. Between 68<sup>th</sup> & 69<sup>th</sup> St.  
 Legal Description: KS Uniform Parcel # 0460651603004048000  
LOT 1 of ROE 69 subdivision

Applicant requests consideration of the following: (Describe proposal/request in detail) Request to install wood fence. Most of the fence will be 6' tall with a portion to be placed on a 2' tall retaining wall and another section to be 8' tall matching neighbors fence.

#### 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 Elaine A. Reuter and David C. Reuter.  
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.

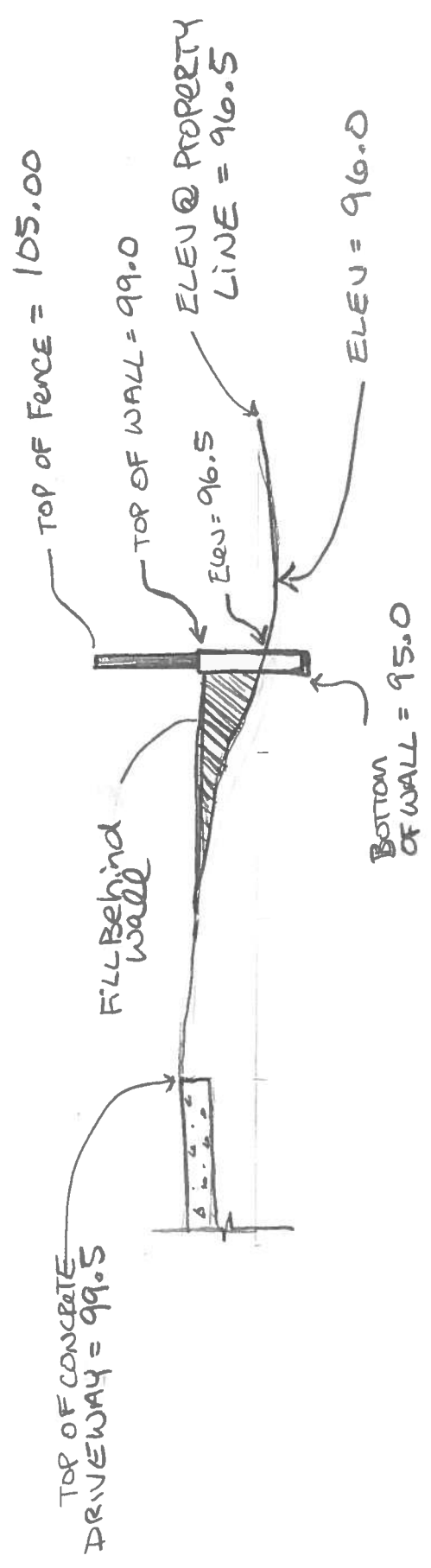
**APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will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

Elaine A. Reuter 10/6/16  
Applicant's Signature/Date

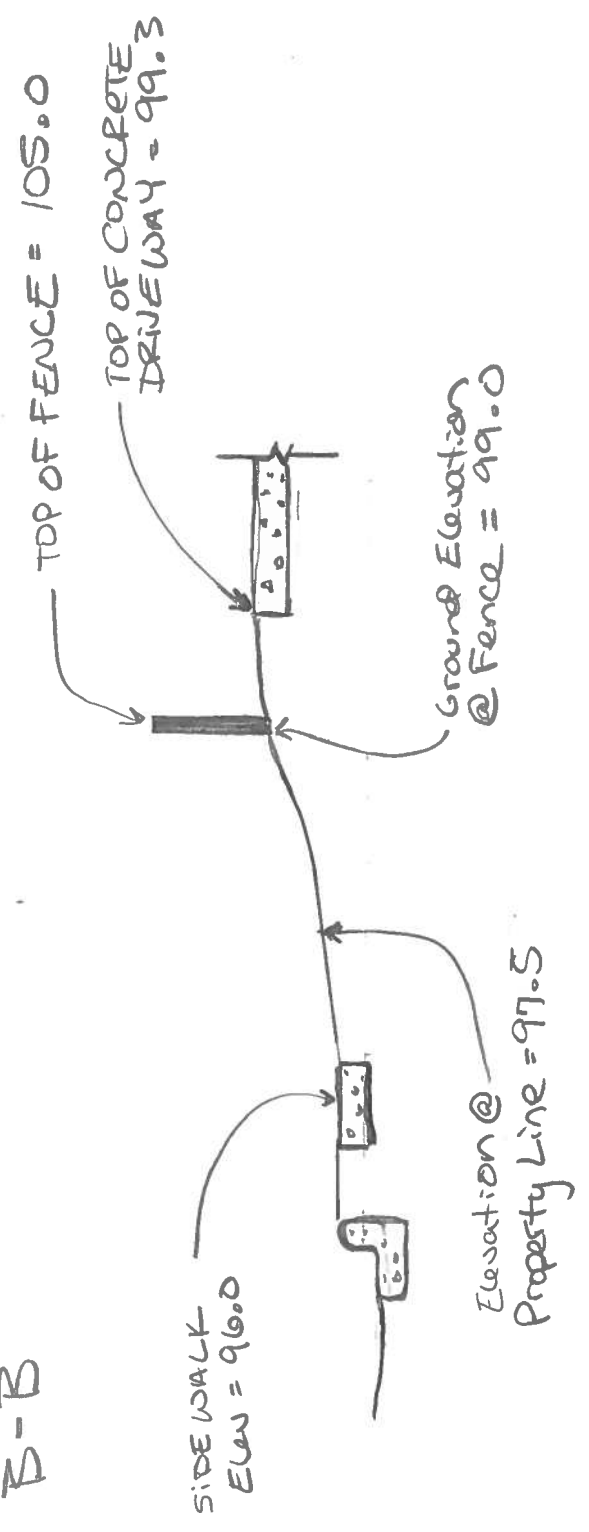
Elaine A. Reuter 10/6/16  
Owner's Signature/Date

SECTIONS

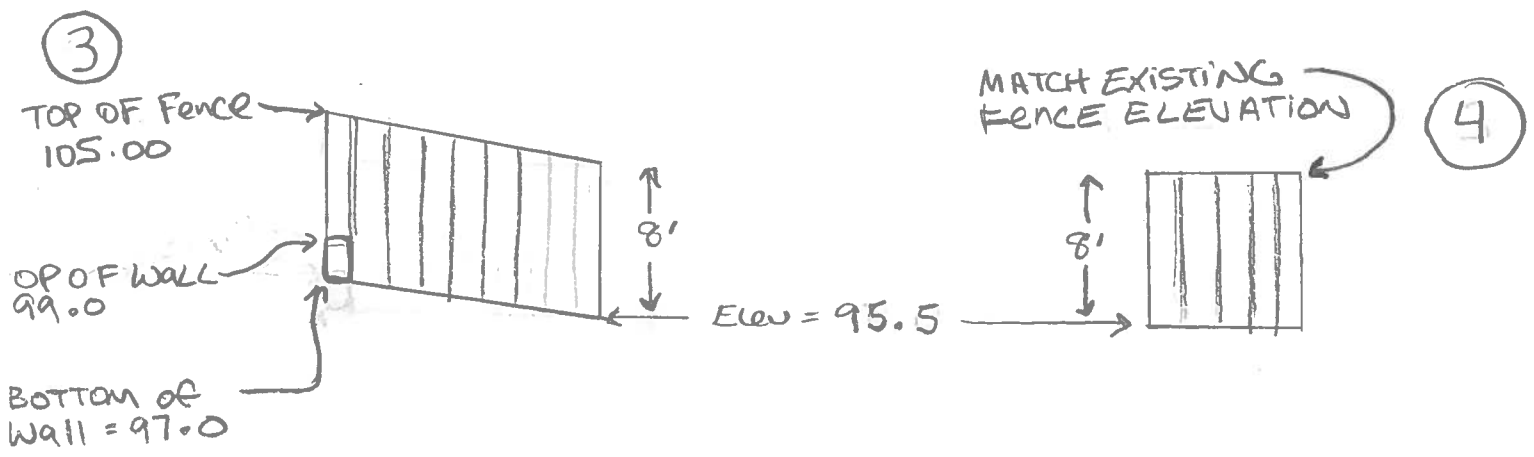
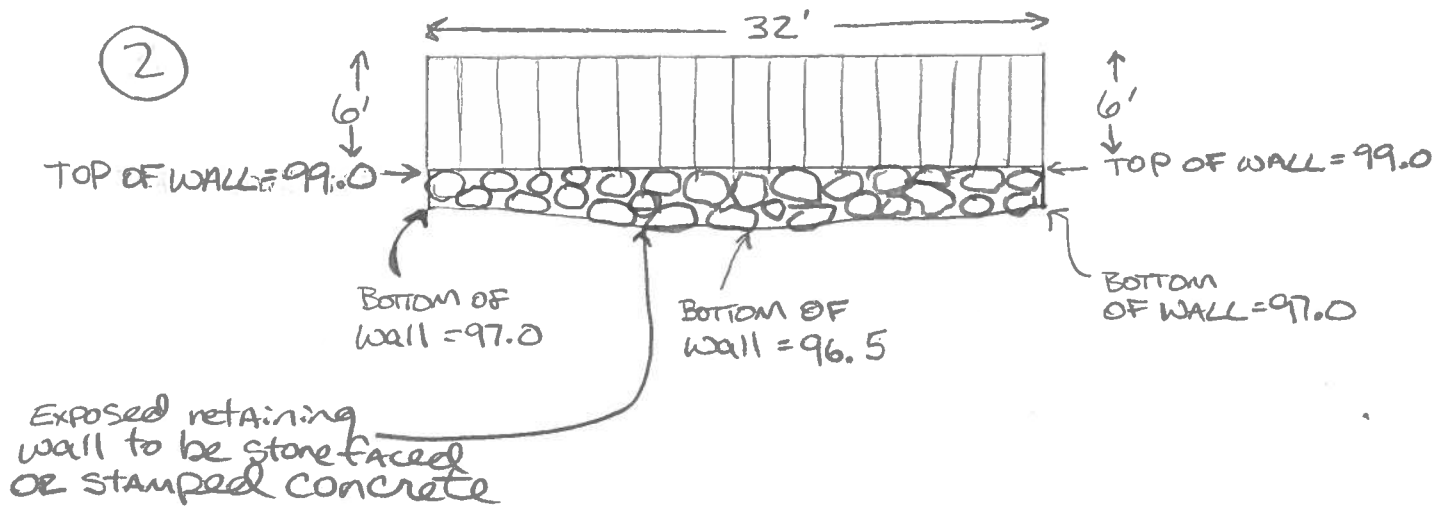
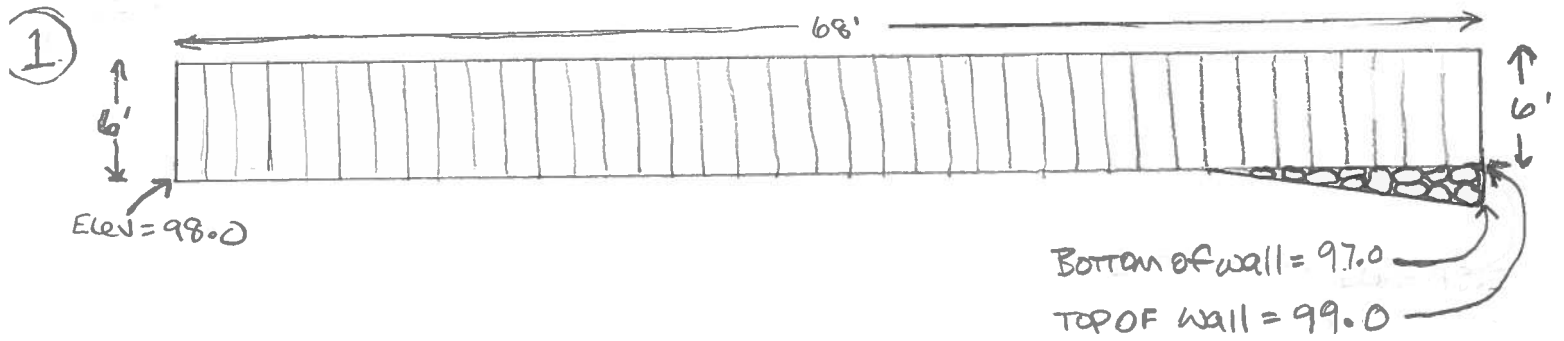
SECTION A-A



SECTION B-B



# ELEVATIONS











# LOT 1 PLAT OF ROE - 69

A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

$N00^{\circ}11'44''E$

125.00'

$N89^{\circ}44'53''E$

40' PRIVATE DRIVE  
& UTILITY EASEMENT

$S89^{\circ}43'08''W$

SAN. & STORM SEWER  
ESMT. FK.178, PG.44

120.00'

30' BUILDING SETBACK

19.5'

37.0

54.0

45.0

14.0

4.4

5

5

4.4

3.5

8.0

24.0

CONC PATIO

5' UTILITY EASEMENT

41.7'

35' BUILDING SETBACK

CONC DRIVE

38.3'

120.00'

DRAIN PIPE  
DAY-LIGHT

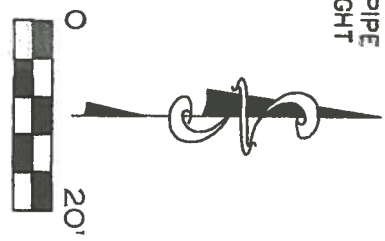
125.00'

$S00^{\circ}11'45''W$

SIDEWALK

CURB

**ROE AVENUE**  
(80' RIGHT-OF-WAY)



## LEGEND

- FOUND IRON BAR
- SET 1/2" IRON BAR
- (M) = MEASURED
- (R) = RECORD
- FENCE
- STORM DRAIN

FOR: LAINIE & DAVID REUTER

URBAN BOUNDARY & IMPROVEMENT SURVEY



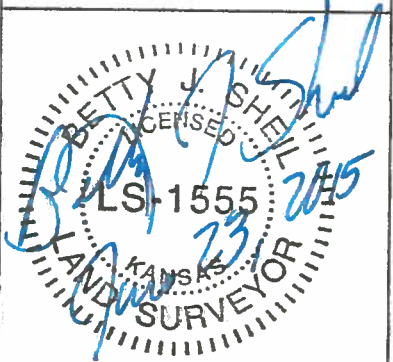
BETTY J. SHEIL, PLS  
RENNER SURVEYING  
221 E. GREGORY BLVD  
SUITE C  
KANSAS CITY, MO 64114  
816-333-8841

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE KANSAS STATE BOARD FOR TECHNICAL PROFESSIONS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: 6/19/2015

JOB No.: 4-15-042





## PLANNING COMMISSION

Meeting Date: November 1, 2016

### Consider 2017 Meeting and Deadline Schedule

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#### RECOMMENDATION

Recommend the Planning Commission adopt the 2017 Meeting Schedule

#### BACKGROUND

Attached is a proposed meeting and deadline submittal schedule for Planning Commission/Board of Zoning Appeals meetings. The requirement or submittal approximately three weeks prior to the meeting necessitates the calendar be adopted prior to December for distribution to potential applicants.

The bolded/Highlighted dates reflect changes from the regular meeting date or dates you may want to reconsider due to their proximity to holidays.

- The January and September meetings conflict with City Council meetings that due to a Monday holiday will be held on Tuesday. Therefore, the Planning Commission meeting is scheduled for the 2<sup>nd</sup> Tuesday of the month.
- The July meeting falls on the 4<sup>th</sup>; therefore, it has been moved to the 2<sup>nd</sup> Tuesday of the month.
- Past Commissions, have expressed concern with meetings on election days - November 7<sup>th</sup> is the General Election for National, State and County offices. Do you want to move this to the 2<sup>nd</sup> Tuesday of the month?

Please bring your calendars to the meeting in case you decide to change any dates.

#### ATTACHMENTS

2017 Meeting Calendar

#### PREPARED BY

Joyce Hagen Mundy  
City Clerk

Date: October 1, 2014

**City of Prairie Village  
 Planning Commission/Board of Zoning Appeals  
 Meeting and Submittal Schedule  
 2017**

Applications that are incomplete and do not include all the supporting documentation may not be published or placed on the agenda.

<b>January</b>		<b>February</b>		<b>March</b>	
Meeting Date	01/10/2017	Meeting Date	02/07/2017	Meeting Date	03/07/2017
Filing Deadline	12/09/2016	Filing Deadline	01/06/2017	Filing Deadline	02/03/2017
Mail Notices By	12/20/2016	Mail Notices By	01/17/2017	Mail Notices By	02/14/2017
Publish By	12/20/2016	Publish By	01/17/2017	Publish By	02/14/2017

<b>April</b>		<b>May</b>		<b>June</b>	
Meeting Date	04/04/2017	Meeting Date	05/02/2017	Meeting Date	06/06/2017
Filing Deadline	03/03/2017	Filing Deadline	03/31/2017	Filing Deadline	05/05/2017
Mail Notices By	03/14/2017	Mail Notices By	04/11/2017	Mail Notices By	05/16/2017
Publish By	03/14/2017	Publish By	04/11/2017	Publish By	05/16/2017

<b>July</b>		<b>August</b>		<b>September</b>	
Meeting Date	07/11/2017	Meeting Date	08/01/2017	Meeting Date	09/12/2017
Filing Deadline	06/09/2017	Filing Deadline	06/30/2017	Filing Deadline	08/11/2017
Mail Notices By	06/20/2017	Mail Notices By	07/11/2017	Mail Notices By	08/22/2017
Publish By	06/20/2017	Publish By	07/11/2017	Publish By	08/22/2017

<b>October</b>		<b>November</b>		<b>December</b>	
Meeting Date	10/03/2017	Meeting Date	11/07/2017	Meeting Date	12/05/2017
Filing Deadline	09/01/2017	Filing Deadline	10/06/2017	Filing Deadline	11/03/2017
Mail Notices By	09/12/2017	Mail Notices By	10/17/2017	Mail Notices By	11/14/2017
Publish By	09/12/2017	Publish By	1/17/2017	Publish By	11/14/2017

## STAFF MEMO

**TO:** Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** November 1, 2016, Planning Commission Meeting

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**Issue:** Interpretations – Accessory Structures

Several recent building permits and development applications have resulted in some interpretation questions with respect to accessory structures in residential districts. These are typically impacting how detached buildings (i.e. detached garages), storage sheds, or other accessory structures are regulated under existing zoning standards.

The following sections are most often impacted:

- 19.34.020.E. (Storage buildings listed under “Other Accessory Uses”)

“Storage building or tool shed not exceeding 10’ x 12’ in floor area and not more than one such building per single-family or two-family dwelling. Building permits shall be required for all storage buildings.”

- 19.34.020.A. (garages – attached or detached – listed under “Other Accessory Uses”)

“For any single or two family dwelling there shall be provided one private garage or carport with space for one or more motor passenger vehicles for each dwelling unit. If the garage or carport is detached from the main dwelling it shall be located not less than sixty (60) feet from the front lot line, nor less than three (3) feet from any side lot line, nor less than one (1) foot from any alley line, and the floor area shall not exceed 576 square feet. When the rear lot line is common to a side or rear lot line of another lot such garage or carport shall be located not less than three (3) feet from said rear lot line. ...”

- 19.06.040 and 19.08.035 (“Lot Coverage” – R-1A and R-1B respectively)

“Buildings and structures shall not cover more than 30% of the net lot area.”

The first two sections – 19.34.020.E. and 19.34.020.A. – are specific to a particular kind of accessor structure, storage sheds and detached garages respectively. Each of these sections has a restricting level on both the number and the footprint of structures that are allowed. However, neither is exclusive of all of the types of accessory structures that may be encountered in a typical R-1A or R-1B setting. Further, it is clear that the last sections – 19.06.040 and 19.08.035 – are intended to cover accessory buildings generally, and anticipate that a site may have more than one accessory building or structure, provided it is within the overall lot limits expressed.

This creates an interpretation question specifically when a lot has one of the specifically listed accessory structures, and then wants another “general” accessory structure. For instance, if a site has a storage shed compliant with 19.34.020.E., it may not have a second shed. However, it may still have a detached garage, subject to the limits in 19.34.020.A, or another general accessory structure provided all structures are under the 30% limit.

Staff is of the opinion that reading these sections together (along with several other sections that less directly imply the ability to have other accessory uses and/or buildings and structures that are customarily incidental to residential uses), leads to the following:

1. All lots in the R-1A and R-1B zoning districts may have the principal building and one or more accessory buildings and structures, provided:
  - a. The entire building and structure coverage is less than 30% of the lot; and
  - b. Any of these structures meet the required setbacks for the lot (same as principal building).
2. Out of those possible detached accessory structures in 1. above, one of them can be used as a garage provided that:
  - a. It is no larger than 576 square feet.
  - b. It may have the relaxed setback placements indicated with the detached garage provisions.
3. Out of the possible detached accessory structures in 1. above, one of them can be a “storage shed”, provided that:
  - a. It is no larger than 10’ x 12’; and
  - b. No more than one is allowed.

Staff would like to discuss this interpretation and its implications, and determine consensus on if this is a proper interpretation.

Two related notes that we have been dealing with on this issue and interpretation:

- There is no specific definition of what constitutes a “garage” – whether attached or detached, and a garage is required by 19.34.020.A. With the pressures of rehabilitation older homes and configurations of interior spaces, and with the advent of smaller cars such as a “Smart Car,” this has begged some interpretation issues on what should count towards this requirement. Without getting into the discussion of the policy issues and design implications of if the City should require a garage, and what that may mean for some of the homes that are being rehabilitated, staff has been borrowing from the Parking provisions of the ordinance and using a 9’ x 18’ space capable of being accessed by a car is required. Whether this space is used as storage or where on the specifically site or lot it is designed (other than the above building parameters) is not part of the regulations.
- Based on the above, there is not necessarily a limit on the “general” accessory buildings, and how they are used. Therefore, if someone used the allocation for their “detached garage” under 2. above, or their allocation for a “storage shed” under 3. above, there is not necessarily a limit on if they used another one of their general accessory buildings for storage (it just could not be of “storage shed” design) or for parking a car (it just could not also utilize the exceptions with respect to setbacks afforded the one specified detached garage).