

**SPECIAL PLANNING  
COMMISSION MEETING AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, NOVEMBER 30, 2016  
7700 MISSION ROAD  
7:00 P.M.**

**I. ROLL CALL**

**II. PUBLIC HEARING**

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

**III. 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**

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, AICP, Gould Evans, Planning Consultant  
**DATE:** November 30, 2016 Planning Commission Special Meeting

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**Application:** PC 2016-06

**Request:** Rezoning from R-1A to RP-1A

**Property Address:** 6510 Mission Road

**Applicant:** Evan-Talen Homes

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

**Surrounding Zoning and Land Use:** North: R-1A Single-Family Residential - Single-Family Dwellings  
East: Residential, City of Mission Hills  
South: R-1A Single-Family Residential - Single-Family Dwellings  
West: R-1A Single-Family Residential - Single-Family Dwellings

**Legal Description:** HOMESTEAD ESTATES which includes Lots 1 through 11 and Tract A and is located in Northeast ¼, Section 16 Township 12S, Range 25W, Replat of Indian Fields (Lot A & Lot 1, Blk 11) a subdivision in the City of Prairie Village, Kansas.

**Property Area:** 5.41 Acres (235,475 s.f.)

**Related Case Files:** PC 2014-09 Special Use Permit, Homestead Country Club  
PC 2014-123 Preliminary and Final Plat, Homestead Estates  
PC 2016-123 Request for Monument Sign

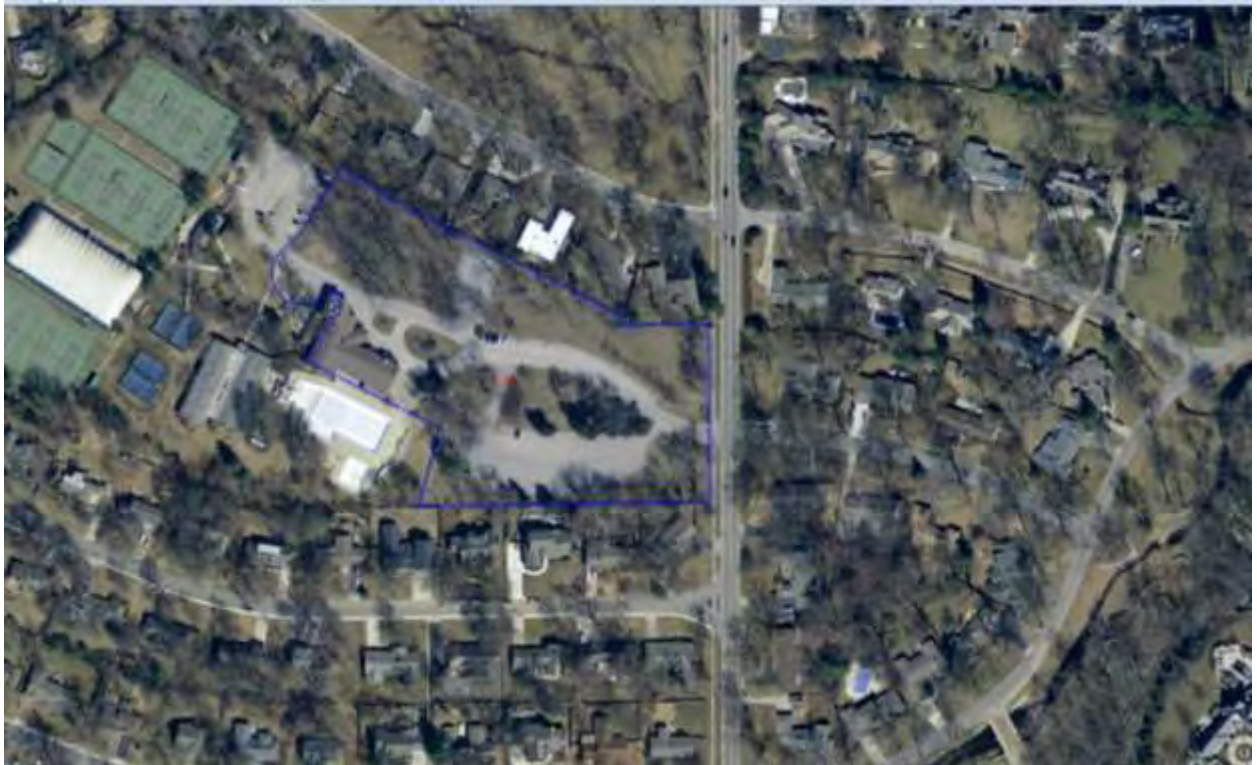
**Attachments:** Preliminary Plat and Grading Plan (October 31, 2014)  
Final Plat (February 2015)  
Application, Plat, Home Plans (October 2016)

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**General Location Map**



**Aerial Map**



**SUMMARY:**

Evan Talan Homes purchased the east 5.62 acres from the Homestead Country Club to develop 11 single-family lots. This property has been zoned R-1A throughout the operation of the Country Club, and allows single family homes on the size of lots proposed. The applicant proposed a preliminary plat and final plat in December 2014 and February 2015 that were approved and included platted side setback lines. The 11 single-family lots vary in size from 14,500 sq. ft. to 22,560 sq. ft. in area. Subsequent to this approval Prairie Village amended the R-1A zoning standards to alter the requirements for side setbacks. A number of home plans that were in progress prior to and during that amendment process were based on the platted setbacks and do not meet the new zoning requirements. The applicant is requesting rezoning to RP-1A, which allows for deviations from the base zoning requirements.

**BACKGROUND:**

The Planning Commission considered a preliminary plat to subdivide the east 5.62 acres of the Homestead Country Club into 11 single-family lots. Associated with this application was a revised Special Use Permit to reduce the size of the existing Country Club. Each were approved by the Planning Commission in December 2014. The preliminary plat included a preliminary grading plan (both attached.) The 11 single-family lots vary in size from 14,500 sq. ft. to 22,560 sq. ft. in area. The lots will be served by a public street at the extension of W. 65<sup>th</sup> Terrace, west of Mission Road at the current entrance to the country club. This street is a cul-de-sac that is approximately 770 ft. in length. The street will also provide access to the Homestead Country Club.

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. The conditions primarily addressed infrastructure design and construction standards, maintenance responsibility for final drainage systems, and the relationship of the development to the Country Club during construction. The infrastructure design and construction elements were satisfied and the final plat was recorded in October 2016.

The plats all indicated a 30' front setback, 25' rear setback, and 7' building lines on the side lot lines of all proposed lots. These lines complied with the R-1A zoning in place at the time, although additional zoning standards regarding the overall percentage of lot coverage and other building placement standards also apply to the property, so the platted lines are not necessarily the extent of the building footprints permitted by zoning. [Note: the R-1A side setback in place at this time was a minimum of 5', but also required a minimum 14' separation between buildings. Thus by platting 7' building lines they exceeded the required setbacks and ensured that the 14' building separation would be met.]

Plats do not reflect the extent of all zoning standards that are applicable to a property. Nor do what is shown on the plats prevent any zoning standards from changing at some future time. Ultimately, the stricter building lines reflected on a plat or by the applicable zoning setbacks will apply. Zoning and platting/subdivision regulations are two different planning tools intended to address separate items. By way of example, many lots in Prairie Village have building lines platted separately from applicable zoning – particularly corner lots in larger lot subdivisions where the relationship of buildings to one another or to specific streets are planned with a more intentional neighborhood design in mind.

In this case, the R-1A zoning standards were amended in June 2016, after the above plats were created. The relevant change to this application is that the side setbacks changed from:

- 5' minimum; 14' minimum building separation;

To:

- 7' minimum; 14' minimum building separation; and 20% of lot width between both side yards.

The intent of this change was to scale the building footprint and placement to the size of the lot, better manage the relation of new buildings to existing homes on infill projects, but also to allow flexibility for the placement of buildings. For example, a 100' wide lot would have the following side setbacks:

- At least 20' between both sides (20% of 100')

- At least 14' between buildings (any existing building on adjacent lot located closer than 7' would require greater setback on subject lot)
- At least 7' on each side, meaning that if it was 7' on one side, it would need to be at least 13' on the other sides.

The above referenced plats for Homestead included many wider lots. Although there are a few irregular lots, most lots have widths between 115' and 120', which would trigger a zoning setback wider than the 7' building lines shown on the plats. During the time that these zoning changes were being discussed and approved, and subsequent to this time, the applicant had advance on several home plans. The applicant is proposing custom home designs and some of these home plans provided a shallow but wide building footprint. When they later applied for building permits, the new standards had been approved and some of the plans did not comply with the new setbacks.

Staff discussed these issues with the applicant. One solution that seemed to be the best planning resolution to this situation was to rezone the proposed project from R-1A to RP-1A – a planned version of the R-1A standards.

The objective of the planned district is to permit the applicant to deviate from established and customary development techniques. It is intended to encourage efficient development and redevelopment of small tracts, innovative and imaginative site planning, conservation of natural resources, and a minimum waste of land. In return for approving a plan that is unique, the applicant is required to submit more detailed information on his proposal and the plan becomes an approved part of the rezoning.

The proposed application is different from the typical R-1A applications in the following respects:

- It is an infill project, with several homes being build according to a single plan.
- It is incorporated with an existing country club.
- It does not have a typical block structure, and is oriented around a cul-de-sac with atypical lot configurations.
- There are several different lot sizes and widths within the redevelopment.

Following the determination to rezone from R-1A to RP-1A, staff learned of several complaints regarding drainage issues and grading plans for the entire project area, including at least one flooding event that occurred during the preliminary construction on the site over the summer. During this time the applicant has been working with Public Works to resolve these issues and arrive at a final grading and drainage solution. Normally, these are not zoning issues and they deal with building permits and drainage permits required at the construction phase of a project. However, since this project involves development of 11 home sites simultaneously, the opportunity for an overall grading and drainage plan is possible and was part of the preliminary plat considerations. Since the original project did not need any zoning approvals, and since drainage and final grading is typically addressed by the City between platting and building permits, these issues were being addressed through administrative approvals.

The applicant held a neighborhood meeting prior to this re-zoning on October 25, 2016 as required by the City's public engagement policy. Upon staff learning of the grading and drainage complaints, the applicant also held an additional meeting on November 16, 2016 with several residents of the adjacent neighborhoods and city staff to specifically discuss drainage issues. In general the residents are upset about how the grading and drainage plan has progressed, and there apparently had been some misunderstandings or mis-communication on how the site would be graded based on communications and meetings that city staff had not been a part of. As part of all previous city approvals (preliminary and final plat), the ultimate grading and drainage plans are to be noted on the final plat and reflected in the private covenants as an on-going responsibility of the Homestead Estates lot owners.

The developer has attempted to address some of these concerns from the November 16 meeting and will provide more information at the hearing on the steps to be taken. Ultimately, the City's requirements are that the grading and drainage be approved by Public Works that each subsequent building permit complies with the grading and drainage plan, that responsibility for maintenance and continuation of all drainage improvements be placed collectively on the owners of lots 1 – 11 and Tract A. This is an ongoing obligation of the applicant regardless of a decision on the proposed rezoning and side setback issues. Any changes to the previously approved plans in this regard will need to be reflected in both the recorded final plat and the private covenants. This can be accomplished by recording a note and grading and drainage plan as a

note to the recorded final plat, and by amending the private covenants to reflect the same and allowing further City Attorney review of these documents prior to recording.

Regarding the specific rezoning request, the applicant has submitted a plan generally showing how the proposed dwellings and typical house plans will be located on the previously approved lots. The purpose of this plan is to implement a flat 7' side lot setback, rather than the sliding scale associated with the width of the lot. Many of the planned homes have a wider but narrower configuration. While each lot and home may have different types of plans eventually based on a more custom design approach to the development, the plan does demonstrate the extent of the relationships to adjacent structures. Of particular note is the following:

- All buildings by default will maintain at least a 14' separation as required by both the previous and existing R-1A standards.
- All structures and building impacted by the changes proposed by the planned zoning will be part of this plan (i.e. it does not impact any differently the relationship to existing homes in the surrounding areas.)
- The rear setbacks (relation to existing homes) is not changed – from either the previous R-1A to the existing R-1A, and from the applicable R-1A to the proposed planned RP-1A standards.
- All other applicable R-1A standards – in particular heights (as amended in June 2016) and the overall lot coverage (30% of lot) will remain in place.

#### **ANALYSIS:**

In considering a change in zoning classification, the Planning Commission must consider a number of factors commonly referred to as the “golden” factors in approving or disapproving the request, and they are as follows:

#### **1. The character of the neighborhood;**

This is new infill single-family residential project that has diverse lot sizes. Although the overall size is compatible with many of the lots in the surrounding area, the configuration on this particular block is unique in that (a) it is a cul-de-sac; and (b) it is coordinated with the previous entry to the country club and will continue to serve the country club to the east. Most of the impacts from the deviations proposed by this plan will be internal to the project and only effect homes to be built as part of this project.

#### **2. The zoning and uses of property nearby;**

**North:** R-1A Single-family District – Single Family Dwellings

**East:** City of Mission Hills zoning – Single Family Dwellings

**South:** R-1A Single-family District – Single Family Dwellings

**West:** R-1A Single-family District – Country Club

#### **3. The suitability of the property for the uses to which it has been restricted under its existing zoning;**

The property is zoned R-1A which requires a minimum lot width of 80 feet and a minimum area lot of 10,000 sq. ft. The parcel is configured differently than most typical R-1A zoning in the city due to the prior use as a country club, and due to the cul-de-sac access necessitated by the surrounding established street network and development. Therefore the resulting proposed pattern of lots for single family homes results in lots larger than required and some different configurations. However this is generally compatible with the R-1A zoning requirements and with the surrounding scale and pattern of homes which are also in R-1A zoning.

#### **4. The extent that a change will detrimentally affect neighboring property;**

The development is going to be single-family detached units and it will be about the same density as other developments in the area. The alteration of side setback formulas will not directly impact any of the surrounding homes and will only impact the relationship of homes proposed to be built under this plan. The drainage and grading issues that are a concern to the neighborhood must be addressed prior to building permits, however this is not any different than what would need to occur

absent rezoning. The differences in the planned zoning compared to straight R-1A do not substantially impact these issues – they exist whether they provide a minimum 7' setback, or whether they meet the new sliding scale percentage. This deviation will mainly affect only the relationship between buildings that are to be built as part of this project. All plans for future buildings will still be limited by the same 30% lot coverage that applies to R1-A, and all individual building permits will need to receive a drainage permit that looks at how each individual building plan relates to the overall approved grading and drainage plan. However, in light of the interim grading and drainage issues that have arisen, there is an opportunity to capture a revised grading and drainage plans in relation to any approval of the rezoning request, and prior to the issuance of individual building permits.

**5. The length of time of any vacancy of the property;**

The property was previously used as a country club, and recently sold for the purpose of developing the property for single family homes.

**6. The relative gain to public health, safety and welfare by destruction of value of the applicant's property as compared to the hardship on other individual landowners;**

The approval of this project will permit redevelopment for a use that will be of higher value and will be compatible with other uses in the area.

**7. City staff recommendations;**

Staff does not recommend approval of this request until the following occurs:

1. The applicant's final grading and drainage solution is determined by the applicant's engineer, and concurred with by Public Works, to appropriately address the drainage situation with respect to the adjacent residential properties.
2. To the extent that this new solution is different from the previous approvals, that the following must occur:
  - a. A note be attached and recorded with the final plat, along with the revised solution to the grading and drainage issues, and specifically indicating that all owners of Lots 1-11, and Tract A are collectively responsible for the ongoing maintenance of the grading and drainage plan. This includes the requirement that any grading or construction different from this plan is prohibited without review and permits issued by the City.
  - b. The covenants for Homestead Estates be amended to specifically incorporate the proposed grading and drainage plans, and that these covenants further maintain all existing sections specifying that all owners of Lots 1-11, and Tract A are collectively responsible for the ongoing maintenance of grading and drainage plan. This includes the requirement that any grading or construction different from this plan is prohibited without review and permits issued by the City. Further, that the amended covenants be reviewed and approved again by the City Attorney prior to recording with the final plat.

Following these steps, staff would recommend approval of the rezoning from R-1A to RP-1A. The proposed deviations from the applicable zoning are minor, they are consistent with the R-1A zoning in place at the time of platting, and will only directly impact homes that are built as part of this unique infill development project. The sliding scale setbacks adopted as part of the new R-1A zoning are not crucial to a project being built as part of an overall plan, and all buildings will maintain the minimum 14' separation as a result of the platted 7' setback lines. This is in keeping with the spirit and intent of these requirements. Further, no deviation from the rear setback, front setback, or maximum 30% building coverage is proposed as part of this plan, so there should be no adverse impact on the separate drainage issues, nor potential revised solutions to these issues, that have come about during preliminary construction.

**8. Conformance with the Comprehensive Plan.**

This proposal is in conformance with the future land use plan in that it calls for stabilization and reinvestment in existing residential areas.

**9. Consideration of preliminary development plan;**

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The purpose of the development plan is to encourage and require the orderly development and redevelopment at a higher quality level while permitting deviations from established and customary development techniques. The submittal by the developer and the approval by the City of a preliminary development plan represents a firm commitment by the developers that the development will, indeed, follow the approved plans in such areas as concept, intensity of use, aesthetic levels, and quantities of open space. Deviations in yard requirements, setbacks, and relationships between buildings may be approved by the Planning Commission and Governing Body if it deems that other amenities or conditions will be gained to the extent that an equal or higher quality of development will be produced. Residential areas are to be planned and developed in a manner that will produce more usable open space, better recreation opportunities, safer and more attractive neighborhoods than under standard zoning and development techniques. The planned zoning shall not be used as a refuge from the standard requirements of the zoning district as to intensity of land use, amount of open space, or other established development criteria. The applicant has submitted a typical floor plan and building elevation that depicts the concept of the development.

The zoning ordinance sets out standards for development in the planned zoning district which are as follows:

**A. The maximum height of buildings and structures shall be as set out in the standard requirements of the equivalent district.**

The zoning ordinance permits a 35 foot maximum height in the R-1A district and the proposed buildings will not exceed that height.

**B. The intensity of land use, bulk of buildings, the concentration of populations, the amount of open space, light and air shall be generally equal to that required in the equivalent district.**

The plan does not impact the land use intensity any different than other R-1A areas or different from the previously approved plats subject to the R-1A zoning. The only impact is the potential relationship of adjacent buildings within the project. All other bulk standards impacting R-1A zoning districts will remain in place.

**C. The density of residential dwelling units, the parking requirements, and performance standards shall be the same as in the equivalent district.**

The existing R-1A district permits one dwelling unit per 10,000 sq. ft. and all lots exceed this size.

**D. The permitted uses shall be the same as those permitted in the equivalent district provided that limitations may be placed on the occupancy of certain premises if such limitation is deemed essential to the health, safety or general welfare of the community.**

The R-1A zoning district permits single-family detached dwelling units and the applicant has proposed single-family detached dwelling units.

**E. The Planning Commission may require assurance of the financial and administrative ability of any agency created by a developer for the purpose of maintaining common open space and facilities of non-public nature.**

There will be common open space (Tract A) at the entrance of the development on the south side of the entrance street. Previous approvals have required that covenants demonstrating maintenance and ownership responsibility for this Tract be submitted with final acceptance and recording of the final plats, through separate and previously approved applications.

**F. The Planning Commission and Governing Body may, in the process of approving preliminary and final plans, approve deviations from the standard requirements as follows, provided any deviations approved shall be in keeping with accepted land planning principles and must be clearly set out in the minutes as well as on exhibits in the record:**

- 1. Setbacks of buildings and paved areas from a public street may be reduced to 50% of the standard requirement.**



No alteration in the setbacks from any street are proposed.

2. **The setbacks of buildings from a property line other than a public street may be reduced to 60% of the standard requirement and setbacks at paved areas adjacent to property lines, other than street lines, to zero if existing or proposed development on said adjacent land justifies the same.**

No rear yard setback adjustment is proposed. The side setbacks proposed will basically be the same as the previous and now applicable R-1A standard, except that the 20% sliding scale rule that kicks in for wider lots will not apply. This will only mean an approximately 40% reduction in applicable setback on the widest lot (120' lot would require 24' of side setbacks between both sides, instead would be allowed 14' – 7' on each side). For most lots the reduction will be an even smaller percentage.

3. **Side yards between buildings may be reduced to zero.**

The applicant has not proposed any zero lot line buildings and is maintaining at least 14' between buildings through a flat 7' setback. Although this is different from the sliding scale generally applicable to R-1A zoning through the recent amendments, the only lots directly affected by this will be those that are part of this plan.

4. **The above deviations may be granted by the Planning Commission and Governing Body only when compensating open space is provided elsewhere in the project, whether there is ample evidence that said deviation will not adversely affect the neighboring property nor will it constitute a mere granting of a privilege.**

The deviation of the side yard setback will not adversely affect the neighboring property nor will it constitute a mere granting of a privilege. It is based on pending house plans and the planning context and circumstances of these specific lots which are not typical of most R-1A lots.

- G. **The design of all planned projects, whether residential, commercial or other, shall be such that access and circulation by firefighting equipment is assured to not be hindered by steep grades, heavy landscaping or building space.**

The internal circulation for this project will be a public street which was previously reviewed and approved by all required entities in the platting process. No changes from the configuration, use or access of this street will result from this proposed plan or change to RP-1A zoning.

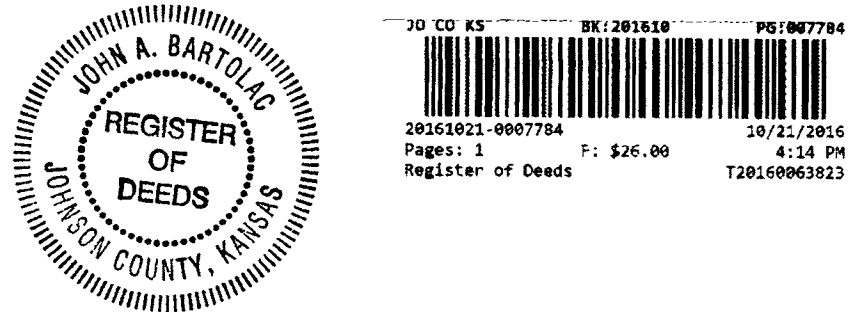
#### **RECOMMENDATION:**

In preparing its recommendation to the Governing Body, the Planning Commission needs to make findings on the "Golden Factors" outlined in this report. Specifically staff recommends the Planning Commission consider:

1. The applicant's final grading and drainage solution should be determined by the applicant's engineer, and concurred with by Public Works, to appropriately address the drainage situation with respect to the adjacent residential properties.
2. To the extent that this new solution is different from the previous approvals, that the following must occur:
  - a. A note be attached and recorded with the final plat, along with the revised solution to the grading and drainage issues, and specifically indicating that all owners of Lots 1-11, and Tract A are collectively responsible for the ongoing maintenance of the grading and drainage plan. This includes the requirement that any grading or construction different from this plan is prohibited without review and permits issued by the City.
  - b. The covenants for Homestead Estates be amended to specifically incorporate the proposed grading and drainage plans, and that these covenants further maintain all existing sections specifying that all owners of Lots 1-11, and Tract A are collectively responsible for the ongoing maintenance of grading and drainage plan. This includes the requirement that any grading or construction different from this plan is prohibited without review and permits issued by the City. Further, that the amended covenants

be reviewed and approved again by the City Attorney prior to recording with the final plat.

3. Any recommendation to approve the rezoning to RP-1A specifically note the following:
    - a. The approval be based on the proposed house plan configurations and siting included as part of this application, or similar building plans and relationships of future custom homes on these lots.
    - b. Approval of the side yard setback of 7', with a 14' minimum building separation, and to specifically remove the sliding scale for 20% of the overall lot width between both sides.
    - c. That all other applicable R-1A standards remain in place, with particular emphasis on the 30' front setback, the 25' rear setback, and the 30% maximum lot coverage on all lots.
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# HOMESTEAD ESTATES

## FINAL PLAT

### PRAIRIE VILLAGE, KANSAS

NORTHEAST 1/4, SECTION 16, TOWNSHIP 12S, RANGE 25WE

REPLAT OF INDIAN FIELDS (LOT A & LOT 1 BLK 11),

A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE

#### LEGEND

- Set Monument (1/2" Reinforcing Rod w/cap: KS CLS 1312) unless otherwise noted
- Benchmark
- Public Utility Easement
- Sanitary Sewer Easement

#### SURVEYOR:

FIELD WORK DONE BY:  
 RAINMAKER SURVEYING  
 3209 JEFFERY CIRCLE  
 INDEPENDENCE, MO 64055  
 P: 816-739-0120  
 CONTACT: DENNIS SMITH

#### DEVELOPER INFORMATION:

PLAN PREPARED FOR:  
 EVAN TALAN DEVELOPMENT, LLC  
 1920 W 143RD STREET  
 SUITE 150  
 LEAWOOD KS 66224  
 P: 913-232-5151  
 CONTACT: CORY CHILDRESS

#### HORIZONTAL DATUM:

ALL BEARINGS ARE BASED ON KANSAS STATE PLANE, NORTH ZONE

#### BENCHMARK:

POINT NAME: BM 883  
 ELEVATION: 911.288  
 LOCATION: 6450 MISSION RD, TOP OF 12 INCH CONCRETE HEAD WALL AT NW CORNER OF RCB  
 DESCRIPTION: BERNTSEN ALUMINUM DISK STAMPED BM 883 SET BY: SHAFER, KLINE & WARREN, INC

NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16-12-25  
 Found 1/2" Bar

#### FEMA FLOOD PLAIN NOTE:

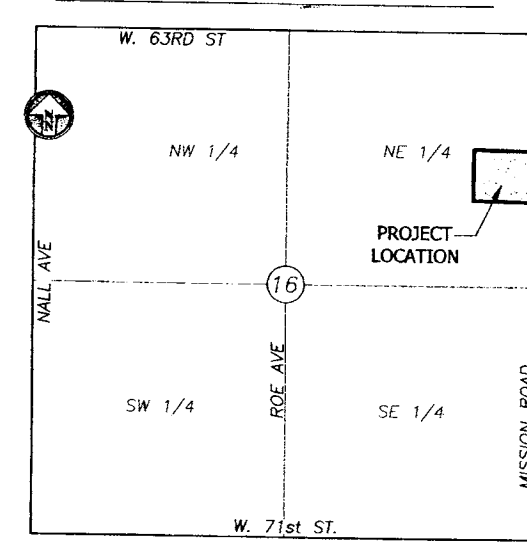
THERE IS NO AREA WITHIN THE FLOOD PLAIN IN THE PROPOSED AREA AS OF 10/30/2014

#### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 12, RANGE 25, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S 02°16'06"E A DISTANCE OF 1,206.47 FEET ALONG THE SECTION LINE TO A POINT; THENCE S87°05'36"W A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY OF MISSION ROAD AND THE TRUE POINT OF BEGINNING; THENCE S87°05'36"W A DISTANCE OF 139.41 FEET TO A POINT; THENCE N02°54'24"W A DISTANCE OF 15.00 FEET TO A POINT; THENCE N65°34'54"W A DISTANCE OF 439.73 FEET TO A POINT; THENCE N69°07'14"W A DISTANCE OF 87.64 FEET TO A POINT; THENCE S29°55'24"W A DISTANCE OF 131.58 FEET TO A POINT; THENCE S44°36'38"W A DISTANCE OF 43.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 51.09 FEET A DELTA ANGLE OF 175°35'28" AND A CHORD BEARING OF S47°07'06"E A CHORD LENGTH OF 102.11 FEET AND AN ARC LENGTH OF 156.58 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 28.98 FEET A DELTA ANGLE OF 69°01'46" A CHORD BEARING OF N 79°28' 09"E A CHORD LENGTH OF 32.84 FEET AND AN ARC LENGTH OF 34.91 FEET TO A POINT; THENCE S24°25'06"W A DISTANCE OF 125.00 FEET TO A POINT; THENCE S65°34'54"E A DISTANCE OF 240.00 FEET TO A POINT; THENCE S12°12'23"W A DISTANCE OF 135.46" TO A POINT; THENCE N87°07'11"E A DISTANCE OF 478.41 FEET TO A POINT; THENCE N02°16'06"W A DISTANCE OF 295.00 TO THE TRUE POINT OF BEGINNING; CONTAINING 234,773.26 SQ. FT. OR 5.3897 ACRES

#### SITE INFORMATION



SECTION MAP  
 SECTION 16-12S-R25WE  
 (NOT TO SCALE)  
 ZONING R-1A  
 PROPOSED USE: RESIDENTIAL

#### DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIPTION TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT WHICH HEREAFTER SHALL BE KNOWN AS "HOMESTEAD ESTATES".

-THAT PORTION RESERVED FOR PUBLIC USE AS ROADS, DESIGNATED AS "HOMESTEAD COURT" THE EXTENT AND DIRECTION OF WHICH ARE SHOWN HEREON, ARE HEREBY DEDICATED TO PUBLIC USE UPON COMPLETION.

-BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDINGS SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINES OR ADJACENT LOT LINES.

-AN EASEMENT IS HEREBY GRANTED TO THE CITY OF PRAIRIE VILLAGE, KANSAS, TO ENTER UPON, CONSTRUCT, MAINTAIN, USE, AND AUTHORIZE THE LOCATION OF CONDUITS FOR PROVIDING WATER, GAS, CABLE, ELECTRIC, SEWERS, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES THERETO, AND DRAINAGE FACILITIES, UPON, OVER, UNDER, AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", AND FURTHER, SUBJECT TO ADMINISTRATION AND REGULATION BY THE CITY, THE SUBORDINATE USE OF SUCH AREAS BY OTHER GOVERNMENTAL ENTITIES AND UTILITIES, FRANCHISED OR AUTHORIZED TO DO BUSINESS IN THE CITY OF PRAIRIE VILLAGE, KANSAS.

-AN EASEMENT IS HEREBY GRANTED TO THE CITY OF PRAIRIE VILLAGE, KANSAS, TO ENTER UPON, CONSTRUCT, MAINTAIN, AND USE CONDUITS, SEWER PIPES, SURFACE DRAINAGE FACILITIES, ETC., UPON, OVER, UNDER, AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E". THESE AREAS SHALL BE SUBJECT TO REGULATION AND MANAGEMENT BY THE CITY OF PRAIRIE VILLAGE, KANSAS, AND THE RIGHT AND SOLE DISCRETION OF THE CITY, TO REQUIRE THE RELOCATION, MODIFICATION, OR REMOVAL OF ANY VEGETATION OR PROPERTY IMPROVEMENT CONSTRUCTED, PLACED, OR MAINTAINED IN THE FUTURE WITHIN THE DESCRIBED DRAINAGE EASEMENT, WHEN SUCH VEGETATION OR PROPERTY IMPROVEMENT IS DETERMINED BY THE CITY IN ITS SOLE DISCRETION, TO INTERFERE WITH OR OBSTRUCT THE FLOW OF SURFACE DRAINAGE WATER, OR OTHERWISE IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND MAINTENANCE OF ANY STORM WATER DRAINAGE FACILITY.

-AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, ALTER, REPAIR, REPLACE OR OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "S/E" ON THIS PLAT ARE HEREBY DEDICATED TO THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY BY THEIR ASSIGNS.

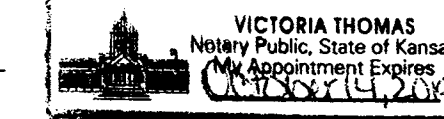
IN TESTIMONY WHEREOF: EVAN TALAN DEVELOPMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS(S) CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MANAGER THIS 18 DAY OF August, 2016

EVAN TALAN DEVELOPMENT, LLC  
 OWNER OF LOTS 1-11 & TRACT A

STATE OF KANSAS }  
 COUNTY OF JOHNSON }

ON THIS 18 DAY OF August, 2016, BEFORE ME APPEARED Cory Childress to me personally known who being by me duly sworn did say that he is PRESIDENT of EVAN TALAN DEVELOPMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY, AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, AND SAID MANAGER MEMBER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES October 4, 2018  
 NOTARY PUBLIC



#### APPROVALS:

THIS PLAT OF HOMESTEAD ESTATES HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF PRAIRIE VILLAGE, KANSAS, THIS 17 DAY OF February, 2015.

PLANNING COMMISSION  
 CITY OF PRAIRIE VILLAGE  
Nancy Leonard  
 NANCY LEONARD, PLANNING COMMISSION VICE-CHAIRMAN  
Joyce Hagen Mundy  
 JOYCE HAGEN MUNDY, SECRETARY

THE DEDICATION FOR EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON ARE ACCEPTED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS, THIS 17 DAY OF February, 2015.

Laura Wassmer  
 LAURA WASSMER, MAYOR  
Joyce Hagen Mundy  
 JOYCE HAGEN MUNDY, CITY CLERK

#### PROPOSED LOT INFORMATION

NUMBER OF LOTS: 11  
 MAX AREA: 21,887 SQ FT  
 MIN AREA: 14,500 SQ FT  
 AVERAGE AREA: 15,947 SQ FT  
 APPROX. AREA  
 DEDICATED RW: 43,451 SQ FT

LOTS 1-11 ARE BUILDABLE LOTS  
 TRACT A IS COMMON AREA

#### PROPERTY OWNER MAINTENANCE OF DRAINAGE EASEMENTS AND IMPROVEMENTS

THE OWNERS OF LOTS 1-11 SHALL MAINTAIN ALL DRAINAGE IMPROVEMENTS (PIPES, CONDUIT, OPEN DRAINAGE AND DETENTION AREAS) AND SHALL KEEP SAID IMPROVEMENTS IN GOOD REPAIR AND FULLY FUNCTIONAL.

IF THE CITY REASONABLY DETERMINES THAT THE DRAINAGE IMPROVEMENTS REQUIRE REPAIR OR MAINTENANCE, INCLUDING THE REMOVAL OF DEBRIS, THE CITY SHALL PROVIDE WRITTEN NOTICE TO SUCH OWNERS INDICATING THE REPAIR OR PERFORM SUCH MAINTENANCE WITHIN A REASONABLE PERIOD OF TIME. THE CITY MAY PERFORM THE REQUIRED MAINTENANCE OR REPAIR AND SAID OWNER SHALL REIMBURSE THE CITY FOR THE COST OF SUCH WORK. THE CITY SHALL HAVE NO LIABILITY ASSOCIATED WITH THE REPAIR AND MAINTENANCE.

#### TRACT A DESCRIPTION

TRACT A IS DESIGNATED FOR THE COMMON USE OF THE DEVELOPMENT IN PARTICULAR FOR THE PLACEMENT OF AN ENTRANCE SIGN

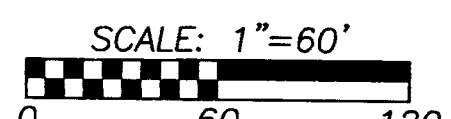
#### SURVEYORS STATEMENT

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

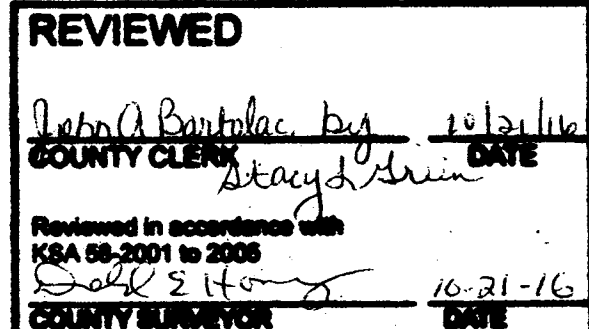
I, DENNIS L. SMITH, BEING A DULY REGISTERED LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RESURVEYS, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY. THAT THE SUBJECT PARCEL IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

DATE OF PLAT OR MAP: DECEMBER 5, 2014

DENNIS L. SMITH  
 KANSAS PLS NO. 1312



Note: The south & north boundaries were established using found property corners and physical features



Rev.	Date	Description	By	App.
3	7/31/2015	Revised Dedication of Easements	BOC	
2	2/10/2015	Revised Per City Comment	JDO	
1	1/9/2015	Revised Lot Layout	BOC	

DESIGNED BY <u>JDO</u>	DRAWN BY <u>DLS</u>	DATE 12/05/2014
		PROJECT NUMBER 20330

DESIGN: JDO	DRAWN: JDO
CHECKED: DLS	
ISSUE DATE: 12/05/2014	
PROJECT NUMBER: 20330	

1 of 1

1

HOMESTEAD ESTATES  
 65TH AND MISSION ROAD  
 PRAIRIE VILLAGE KS

FINAL PLAT

Prepared For:  
 EVAN TALAN DEVELOPMENT, LLC  
 1920 W 143RD STREET  
 SUITE 150  
 LEAWOOD KS 66224  
 913-232-5151

# HOMESTEAD ESTATES PRELIMINARY PLAT

## PRAIRIE VILLAGE, KANSAS

### NORTHEAST 1/4, SECTION 16, TOWNSHIP 12S, RANGE 25W

#### DEVELOPER INFORMATION:

PLAN PREPARED FOR:  
EVAN TALAN HOMES  
1920 W 143RD STREET  
SUITE 1500  
LEAWOOD KS 66224  
P:913-232-5151  
CONTACT: CORY CHILDRESS

#### SUBDIVIDER INFORMATION:

PLAN PREPARED FOR:  
HOMESTEAD COUNTRY CLUB  
6510 MISSION ROAD  
PRAIRIE VILLAGE, KS  
P:913-262-4100  
CONTACT: CYD SUMMERS

#### ENGINEER:

PLAN PREPARED BY:  
BHC RHODES  
7101 COLLEGE BLVD  
OVERLAND PARK, KS 66210  
P:913-633-1900  
CONTACT: MARK JOHNSON

#### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 12, RANGE 25, IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S 02°16'06"E A DISTANCE OF 1,206.47 FEET ALONG THE SECTION LINE TO A POINT; THENCE S87°05'36"W A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY OF MISSION ROAD AND THE TRUE POINT OF BEGINNING; THENCE S87°05'36"W A DISTANCE OF 139.41 FEET TO A POINT; THENCE N02°54'24"W A DISTANCE OF 15.00 FEET TO A POINT; THENCE N65°34'54"W A DISTANCE OF 439.73 FEET TO A POINT; THENCE N59°07'14"W A DISTANCE OF 87.65 FEET TO A POINT; THENCE S29°55'24"W A DISTANCE OF 131.59 FEET TO A POINT; THENCE S44°38'38"W A DISTANCE OF 43.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 51.09 FEET A DELTA ANGLE OF 175°35'26" AND A CHORD BEARING OF S47°07'06"E A CHORD LENGTH OF 102.11 FEET AND AN ARC LENGTH OF 156.58 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 28.98 FEET A DELTA ANGLE OF 69°01'46" A CHORD BEARING OF N 79°28' 09"E A CHORD LENGTH OF 32.84 FEET AND AN ARC LENGTH OF 34.91 FEET TO A POINT; THENCE S24°25'06"W A DISTANCE OF 125.00 FEET TO A POINT; THENCE S65°34'54"E A DISTANCE OF 240.00 FEET TO A POINT; THENCE S12°12'23"W A DISTANCE OF 135.46" TO A POINT; THENCE N87°07'11"E A DISTANCE OF 478.41 FEET TO A POINT; THENCE N02°16'06"W A DISTANCE OF 295.09 TO THE TRUE POINT OF BEGINNING. CONTAINING 244805.11 SQ. FT OR 5.62 ACRES MORE OR LESS.

#### PROPOSED LOT INFORMATION

NUMBER OF LOTS: 11  
MAX AREA: 21,887 SQ FT  
MIN AREA: 14,500 SQ FT  
AVERAGE AREA: 15,947 SQ FT  
APPROX. AREA  
DEDICATED R/W: 43,451 SQ FT

#### FEMA FLOOD PLAIN NOTE:

THERE IS NO AREA WITHIN THE FLOOD PLAIN IN THE PROPOSED AREA AS OF 10/30/2014

#### ADDITIONAL DATA

SEE SITE PLAN, GRADING PLAN AND EROSION CONTROL PLANS.

#### HORIZONTAL DATUM:

ALL BEARINGS ARE BASED ON KANSAS STATE PLANE, NORTH ZONE

#### BENCHMARK :

POINT NAME: BM 883  
ELEVATION: 911.288  
LOCATION: 6450 MISSION RD, TOP OF 12 INCH CONCRETE HEAD WALL AT NW CORNER OF RCB DESCRIPTION: BERTNTSEN ALUMINUM DISK STAMPED BM 883  
SET BY: SHAFER, KLINE & WARREN, INC

#### LEGEND

- Set Monument (1/2" Reinforcing Rod w/cap: KS CLS 175) unless otherwise noted
- Storm Sewer
- Benchmark
- Overhead Utility Lines
- Utility Pole
- Water Line
- Water Meter
- Underground Telephone Line
- Sanitary Sewer Manhole
- Grate Inlet
- Wood Fence
- Chain Link Fence
- Single Pole Sign
- Tree and Dripline to Remain
- Tree and Drip Line to be Removed
- R/W Right-of-Way

#### SURVEYORS STATEMENT

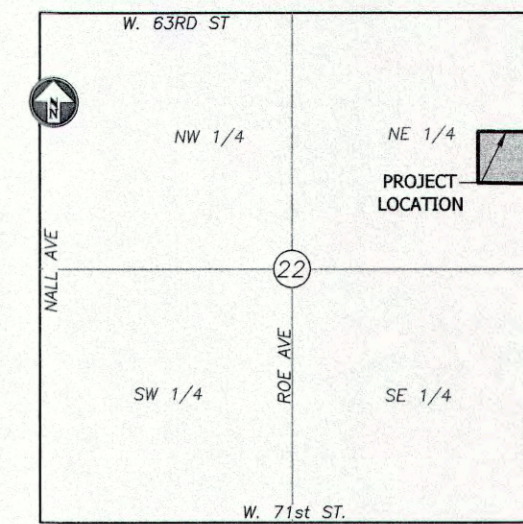
(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

I, DENNIS L. SMITH, BEING A DULY REGISTERED LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RESURVEYS, AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY. THAT THE SUBJECT PARCEL IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

DATE OF PLAT OR MAP: OCTOBER 29, 2014

DENNIS L. SMITH  
KANSAS PLS NO. 1312

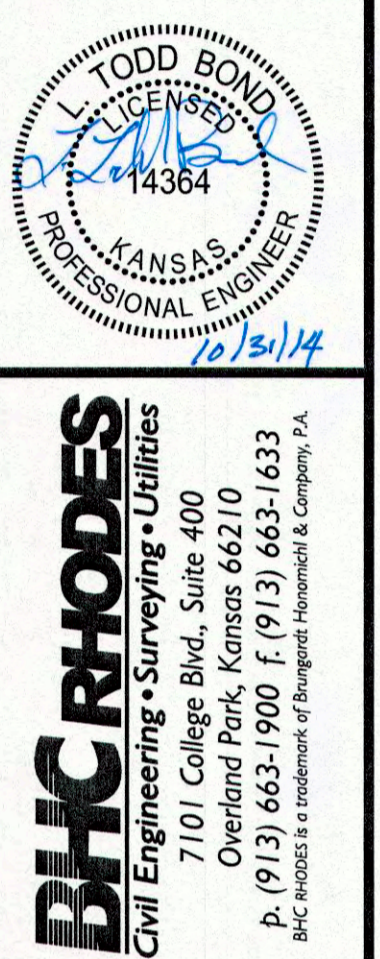
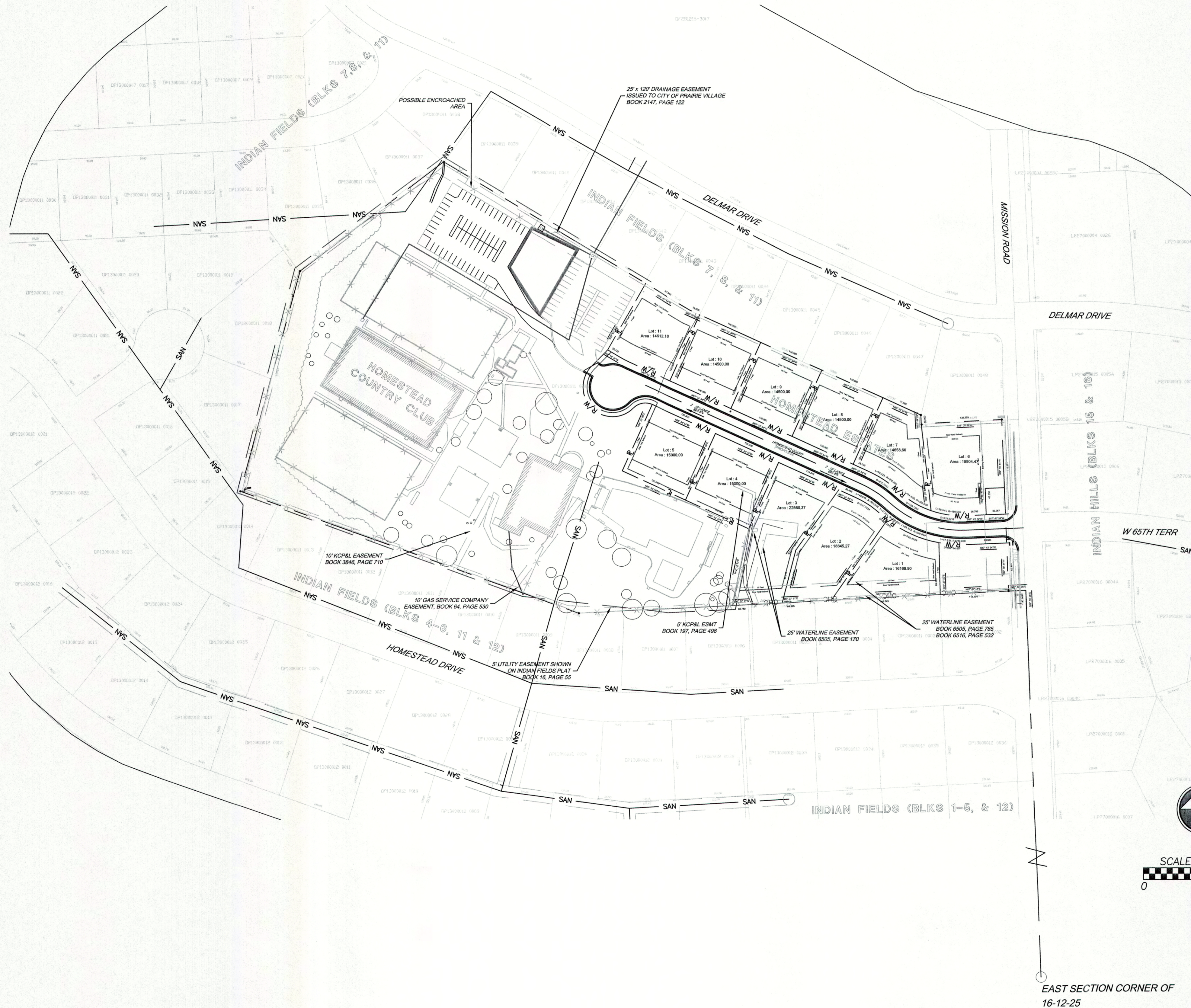
#### SITE INFORMATION



SECTION MAP  
SECTION 16-T12S-R25W  
(NOT TO SCALE)  
ZONING R-1A  
PROPOSED USE: RESIDENTIAL

#### SURVEYOR:

FIELD WORK DONE BY:  
RAINMAKER SURVEYING  
3209 JEFFERY CIRCLE  
INDEPENDENCE, MO 64055  
P: 816-739-0120  
CONTACT: DENNIS SMITH



**BHC RHODES**  
Civil Engineering • Surveying • Utilities  
7101 College Blvd., Suite 400  
Overland Park, Kansas 66210  
P: (913) 663-1900 F: (913) 663-1633  
BHC Rhodes is a member of Benchmark Group, Inc.

Prepared For:  
EVAN TALAN HOMES  
1920 W 143RD STREET  
SUITE 1500  
LEAWOOD KS 66224  
913-232-5151

**HOMESTEAD ESTATES  
65TH AND MISSION ROAD  
PRAIRIE VILLAGE KS**

**PRELIMINARY PLAT**

Design: JDO Drawn: JDO  
Checked: LTB  
Issue Date: 10/27/2014  
Project Number: PROJ #

1 of 6  
**1**



CITY OF PRAIRIE VILLAGE, KANSAS  
REZONING APPLICATION FORM

For Office Use Only  
Case No.: PC 2016-06  
Filing Fees: \$100  
Deposit: \$500



Date Advertised: 10/11/16  
Date Notices Sent: 10/11/16  
Public Hearing Date: 11-1-16

APPLICANT: Evan-Talan Development PHONE: 913-232-5151  
ADDRESS: PO Box 480185, KC, MO 64148 ZIP: 64148  
OWNER: Cory Childress PHONE: 816-289-1122  
ADDRESS: 13211 Windsor St, Leawood, KS 66209 ZIP: 66209  
LOCATION OF PROPERTY: 12510 Mission Rd  
LEGAL DESCRIPTION: Homestead Estates Tract A

Present Zoning R1A Requested Zoning: R1A.2  
Present Use of Property: NSFR

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	<u>NSFR</u>	<u>R1A</u>
South	<u>NSFR</u>	<u>R1A</u>
East	<u>NSFR</u>	<u>R1A</u>
West	<u>NSFR</u>	<u>R1A</u>

CHARACTER OF THE NEIGHBORHOOD: Single Family Homes

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?  
NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?  
Yes

If yes, explain: Multiple future homes already have completed architectural guidelines complying w/ zoning regulations prior to change

CONFORMANCE WITH COMPREHENSIVE PLAN: 7-12-16

1. Consistent with Development Policies? yes
2. Consistent with Future Land Use Map? yes

DEVELOPMENT PLAN SUBMITTAL:

\_\_\_\_\_ Development Plan

\_\_\_\_\_ Preliminary Sketches of Exterior Construction

LIST OF NEIGHBORING PROPERTIES:

\_\_\_\_\_ Certified list of property owners within 200 feet

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Homestead Court
2. Classification of Street(s):  
 Arterial \_\_\_\_\_ Collector \_\_\_\_\_ Local X
3. Right-of-Way Width: 50'
4. Will turning movements caused by the proposed use create an undue traffic hazard?  
No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Size Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:  
 Electricity? No  
 Gas? No  
 Sewers? No  
 Water? No
5. Additional Comments: \_\_\_\_\_

UNIQUE CHARACTRISTICS OF PRPOERTY AND ADDITIONAL COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: [Signature]

DATE: 9-29-15

BY: Tom Chidsey

TITLE: President / Member

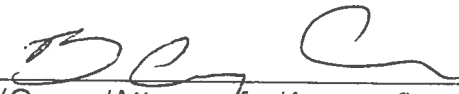
Application No. 2016-06

AFFIDAVIT

STATE OF KANSAS                    )  
  ) ss.  
COUNTY OF JOHNSON        )

CORY CHILDERS, being duly sworn upon his oath, disposes and states:

That he is the (owner) (attorney for) (agent of) the tract of land for which the application was filed. That in accordance with Municipal Code 2003, Section 19.42.010 (G, H, I), applicant placed and maintained a sign, furnished by the City, on that tract of land. Said sign was a minimum of two feet above the ground line and within five feet of the street right-of-way line in a central position of the tract of land and had no visual obstruction thereto.

  
MEMBER  
(Owner/Attorney(for/Agent of)

Subscribed and sworn to before me this 3<sup>RD</sup> day of OCTOBER, 2016

Secretary

  
Notary Public or Planning Commission



Application No. PC 2016-02

CORY CHANDLER, being duly sworn upon his oath, deposes and states:

1. I am the (owner of) (attorney for) (agent of) the property described in the attached notice upon which an application has been filed before the Planning Commission of the City of Prairie Village, Kansas.
2. On the 11<sup>th</sup> day of NOVEMBER, 2016, I did comply with notification requirements to landowners as stated in Municipal Code 1973, Section 19.42.010 (E), and notified in letter by certified mail all owners of land located within 200 feet of the described real property. Notice was mailed to the following:

Name

Address

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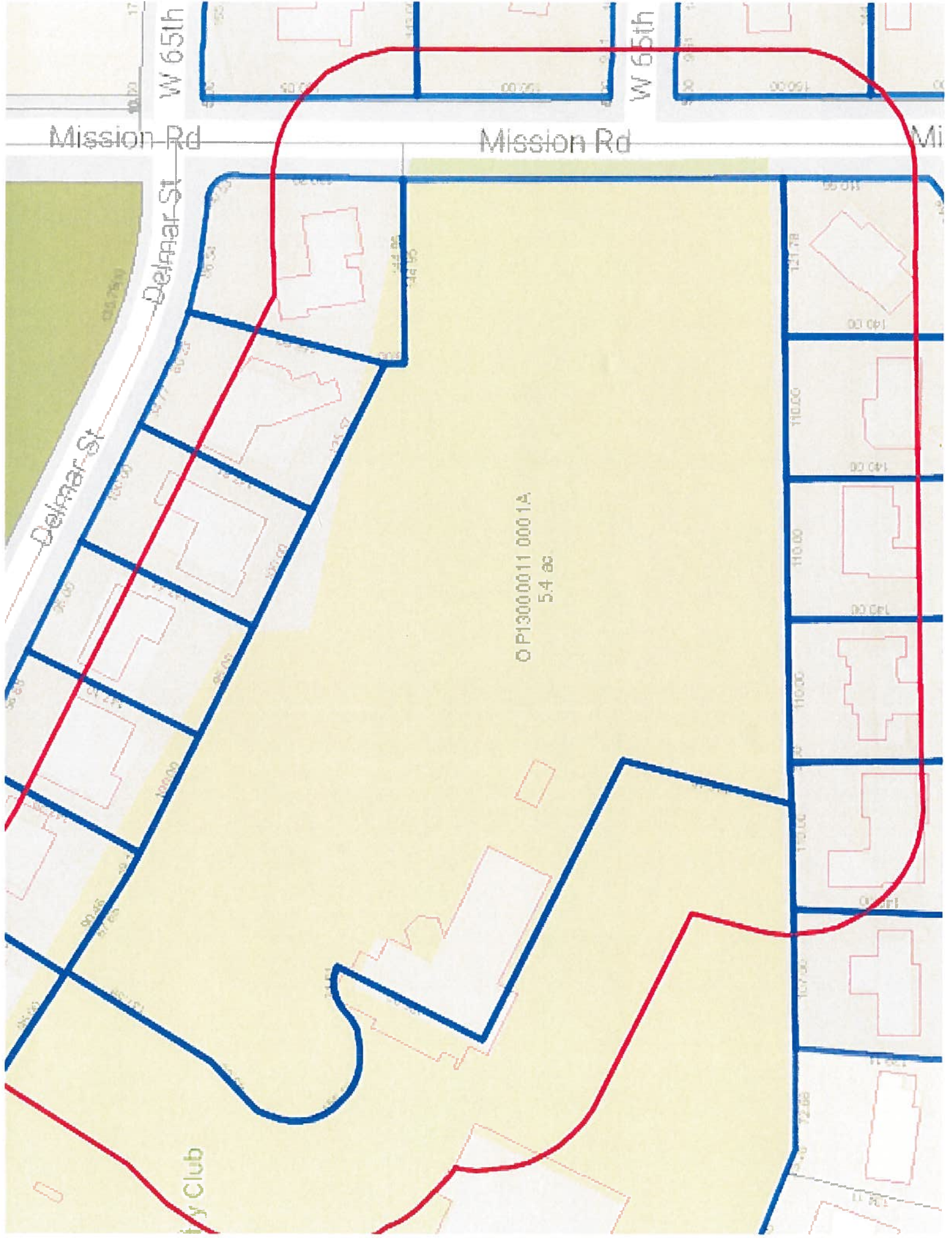
I certify that the foregoing is true and correct.



\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone



O P13000011 0001A  
5.4 ac

Mission Rd

Mission Rd

W 65th

W 65th

Delmar St

Delmar St

City Club



# Buffer Results

JoCo Home > AIMS Home > Internet Maps

100 foot buffer (11.26 acres)

19 properties

[Download as Mailing Labels](#)

No.	Property ID	Owner1	Owner2	Owner Address	City, State Zip
1	OP13000011 0006	QUINT, CLAY	QUINT, HEIDI	4006 HOMESTEAD DR	PRAIRIE VILLAGE, KS 66208
2	OP13000011 0047	SHONDELL, GREGORY A.		3905 DELMAR DR	PRAIRIE VILLAGE, KS 66208
3	OP13000011 0001A	EVAN-TALAN DEVELOPMENT LLC		PO BOX 480185	KANSAS CITY, MO 64148
4	LP27000015 0005A	BRESKY, ELLEN S. REV TRUST		3817 W 65TH ST	MISSION HILLS, KS 66208
5	OP13000011 0045	CUMMINS, JAMES M.	CUMMINS, MARGARET M.	4001 DELMAR DR	PRAIRIE VILLAGE, KS 66208
6	OP13000011 0001	AD IN DEVELOPMENT LLC		815 W 51ST ST	KANSAS CITY, MO 64112
7	OP13000011 0044	JONES, LAWRENCE W TRUST		4005 DELMAR DR	PRAIRIE VILLAGE, KS 66208
8	OP13000011 0048	BUNKER, MARLENE R. TRUSTEE	BUNKER, MARLENE R. TRUST	3901 DELMAR DR	PRAIRIE VILLAGE, KS 66208
9	OP13000011 0003	WILLIAMS, CAROLYN C. TRUSTEE	WILLIAMS, CAROLYN C. TRUST	3906 HOMESTEAD DR	PRAIRIE VILLAGE, KS 66208
10	OP13000011 0042	GOLDSTEIN, LAWRENCE	GOLDSTEIN, MARGARET	4101 DELMAR DR	PRAIRIE VILLAGE, KS 66208
11	OP13000011 0002	MCKAY, CAROL BRIECE		3900 HOMESTEAD DR	PRAIRIE VILLAGE, KS 66208
12	OP13000011 0004	ROBERTSON, JOHN I.	ROBERTSON, JEREE K.	3910 HOMESTEAD DR	PRAIRIE VILLAGE, KS 66208
13	LP27000016 0004A	WEAST, RICHARD E.	JAMES, REBECCA JEAN	3833 W 65TH TER	MISSION HILLS, KS 66208
14	OP13000011 0046	BUTT, TIMOTHY LEE	BLOOM, BRADLEY DAVID	3909 DELMAR DR	PRAIRIE VILLAGE, KS 66208
15	OP13000011 0005	BELL, MICHAEL J	ELLIOTT, JENNIFER A	4002 HOMESTEAD DR	PRAIRIE VILLAGE, KS 66208
16	LP27000015 0006	LAHUE, COLBY J.	LAHUE, RACHEL L.	3830 W 65TH TER	MISSION HILLS, KS 66208
17	OP13000011 0043	HEIM, DAVID M.	HEIM, SUEANN M.	4009 DELMAR DR	PRAIRIE VILLAGE, KS 66208
18	LP27000016 0005	HARRIS, FRANK B.	KELLEY, KATHLEEN	6521 MISSION RD	MISSION HILLS, KS 66208
19	OP13000011 0007	KOENIG BUILDING + RESTORATION LLC		5438 NORWOOD ST	FAIRWAY, KS 66205

Total Area of Parcels: 21.29 acres (927,392 ft<sup>2</sup>)

Selected Property

# The Legal Record

P.O. Box 273  
Olathe, KS 66051-0273  
(913) 780-5790

Publication Fees: \$31.73

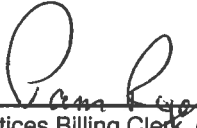
CITY OF PRAIRIE VILLAGE  
7700 MISSION RD  
PRAIRIE VILLAGE KS 66208-4230

## Proof of Publication

STATE OF KANSAS, JOHNSON COUNTY, SS;  
Pam Rogers, of lawful age, being first duly sworn,  
deposes and says that she is Legal Notices Billing Clerk  
for The Legal Record which is a newspaper printed in  
the State of Kansas, published in and of general paid  
circulation on a weekly, monthly or yearly basis in  
Johnson County, Kansas, is not a trade, religious or  
fraternal publication, is published at least weekly fifty  
(50) times a year, has been so published continuously  
and uninterrupted in said County and State for a period  
of more than one year prior to the first publication of the  
notice attached, and has been entered at the post office  
as Periodicals Class mail matter. That a notice was  
published in all editions of the regular and entire issue  
for the following subject matter (also identified by the  
following case number, if any)

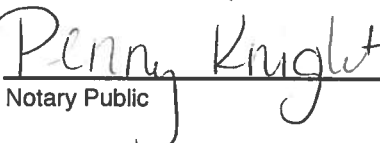
for 1 consecutive week(s), as follows:

HEARING - REZONING HOMESTEAD ESTATES  
PC2016-06  
11/8/16

  
\_\_\_\_\_  
Legal Notices Billing Clerk

Subscribed and sworn to before me on this date:

November 9, 2016

  
\_\_\_\_\_  
Notary Public

**PENNY KNIGHT**  
Notary Public-State of Kansas  
My Appt. Expires: Dec. 31, 2017

**NOTICE OF HEARING**  
First published in The Legal Record, Tuesday, November 8, 2016.  
**CITY OF PRAIRIE VILLAGE, KANSAS**  
**NOTICE OF HEARING**

The Planning Commission of the City of Prairie Village, Kansas will hold a Public Hearing at its regular meeting on Wednesday, November 30, 2016, at 7:00 p.m. in the Council Chamber of the Municipal Building, 7700 Mission Road, Prairie Village, Kansas. The subject of the Public Hearing is:

**APPLICATION PC 2016--06** Proposed Rezoning of the property from R-1a (Single Family Residential District) to RP-1a (Planned Residential Single Family District) at 65<sup>th</sup> & Mission Road  
Applicant: Cory Childress, Evan-Talen Development

The property is legally described as: HOMESTEAD ESTATES [Lots 1 through 11 and Tract A]

At the time of the scheduled public hearing, all interested persons may present their comments. Prior to the date of the scheduled hearing, additional information regarding the proposed plan and rezoning may be reviewed in the Office of the Secretary of the Planning Commission at the Municipal Building. Comments may be submitted in writing to the Planning Commission addressed to the City of Prairie Village, 7700 Mission Road, Prairie Village, Kansas 66208. 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.

Joyce Hagen Mundy  
Planning Commission Secretary  
11/8



# EVAN ~ TALAN

*Homes*

P.O. Box 480185  
Kansas City, MO 64148

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October 11, 2016

RE: Neighborhood Meeting October 25th, 2016 6:00 pm

Homestead Estates, 6510 Mission Rd

Dear Neighbor:

We have confirmed that you own property within 200 feet of the above referenced property. We have filed an application with the City of Prairie Village for a variance / rezoning of the Homestead Estates lots.

Evan-Talan Homes is requesting that, for the (11) lots of Homestead Estates, the City of Prairie Village Municipal Code please revert to the previous zoning regulations in District R-1A Single Family Residential District. Specifically we are requesting that Chapter 19.06.030 Side Yard (A) to state as follows ... Such side yard on interior lots shall not be less than 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. Upon adoption of this variance the 20% of lot width side yard requirement will be omitted.

**We will host a neighborhood meeting on Tuesday, October 25<sup>th</sup>, 2016 at 6:00 pm at the project location (Homestead Estates, 6510 Mission Rd) to discuss this matter with our neighbors and to share any information we have and address any questions / concerns.**

A public hearing before the Planning Commission will be held on November 1<sup>st</sup>, 2016 at 7:00 pm in the Council Chambers of Prairie Village, 7700 Mission Rd, Prairie Village, KS. The general public will have an opportunity to comment on the proposed development at this meeting. Please see attached notice from Prairie Village.

If you have any questions or if you cannot attend the meeting, we can be contacted at 913.232.5151.

Best regards,

Katie Wynn  
Administrative Assistant

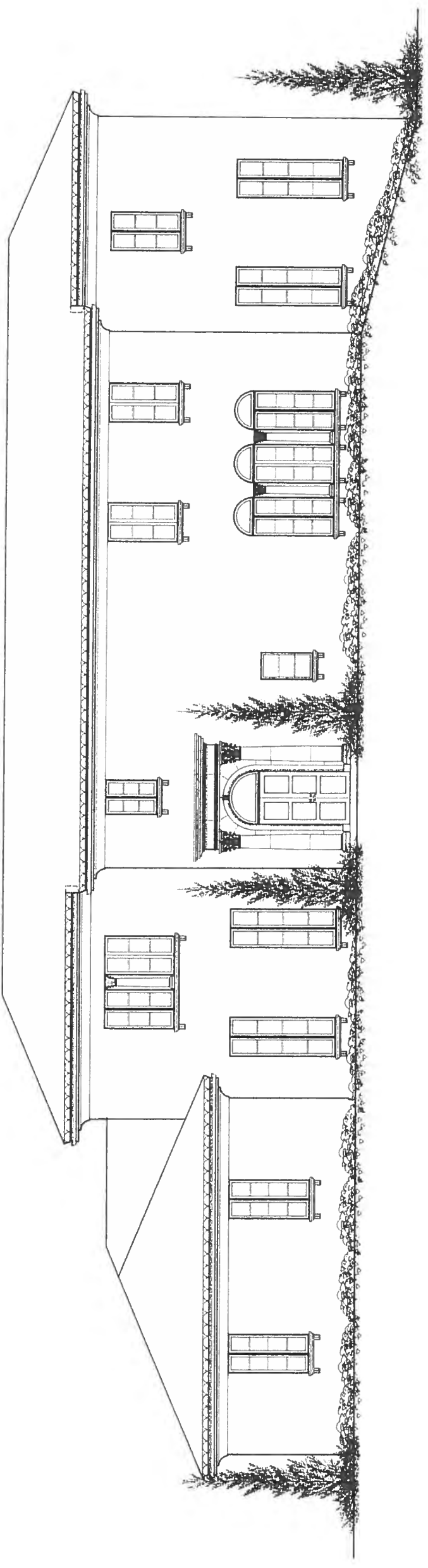
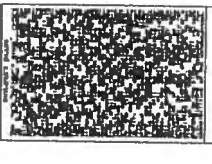
OFFRIGHT 2014  
WENT FORTH, AR 05110  
AND PARK, AR 05110  
WWW.BICM.COM  
PHONE: 913-451-1480  
FAX: 913-491-3880

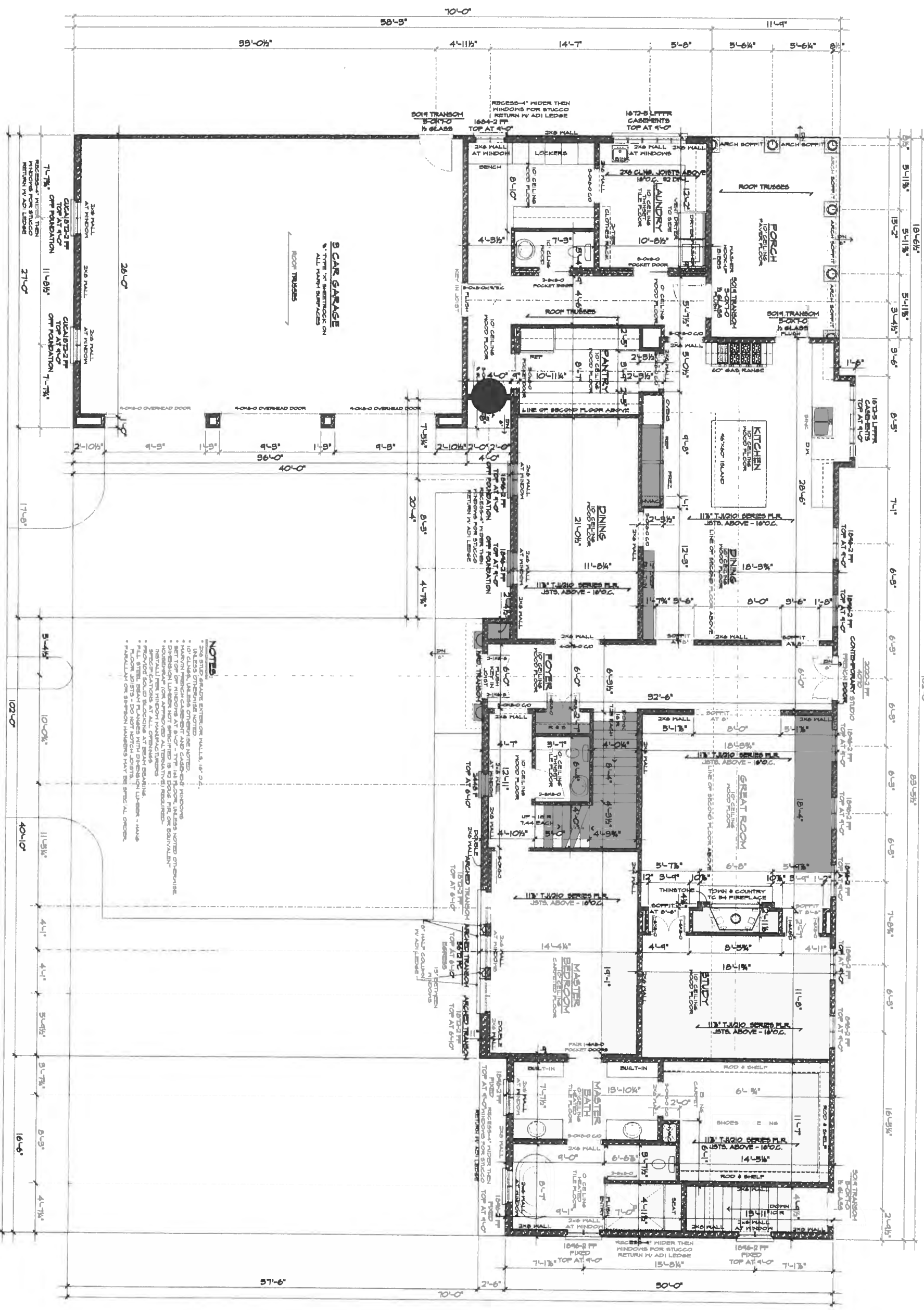
KFORD+COMPANY  
RESIDENTIAL  
ARCHITECTURE

DATE 1/27/14  
DRAWN 838  
CHECKED  
REVIEWED

THE JOE GUAISTELLO RESIDENCE  
FRONT ELEVATION

913-451-1480  
913-491-3880  
WWW.BICM.COM





**KFORD+COMPANY**  
 RESIDENTIAL  
 ARCHITECTURE

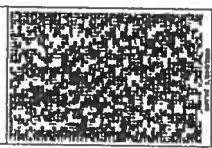
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 DATE: [Date]  
 CHECKED: [Name]  
 REVISED: [Name]

WEST 110TH, STE 110  
 AND PARK, KS 66210  
 PHONE: 913-451-1480  
 FAX: 913-491-8888  
 WWW.BICK.COM  
 COPYRIGHT 2018

**THE JOE GUASTELLO RESIDENCE**  
**FIRST FLOOR PLAN**

FIRST FLOOR SQUARE FOOTAGE = 2989  
 SECOND FLOOR SQUARE FOOTAGE = 1472  
 LOWER LEVEL SQUARE FOOTAGE = 0000  
 TOTAL LIVING SQUARE FOOTAGE = 4461

APPROVED:	DATE:
DRAWN:	DATE:
CHECKED:	DATE:
REVISIONS:	DATE:
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT





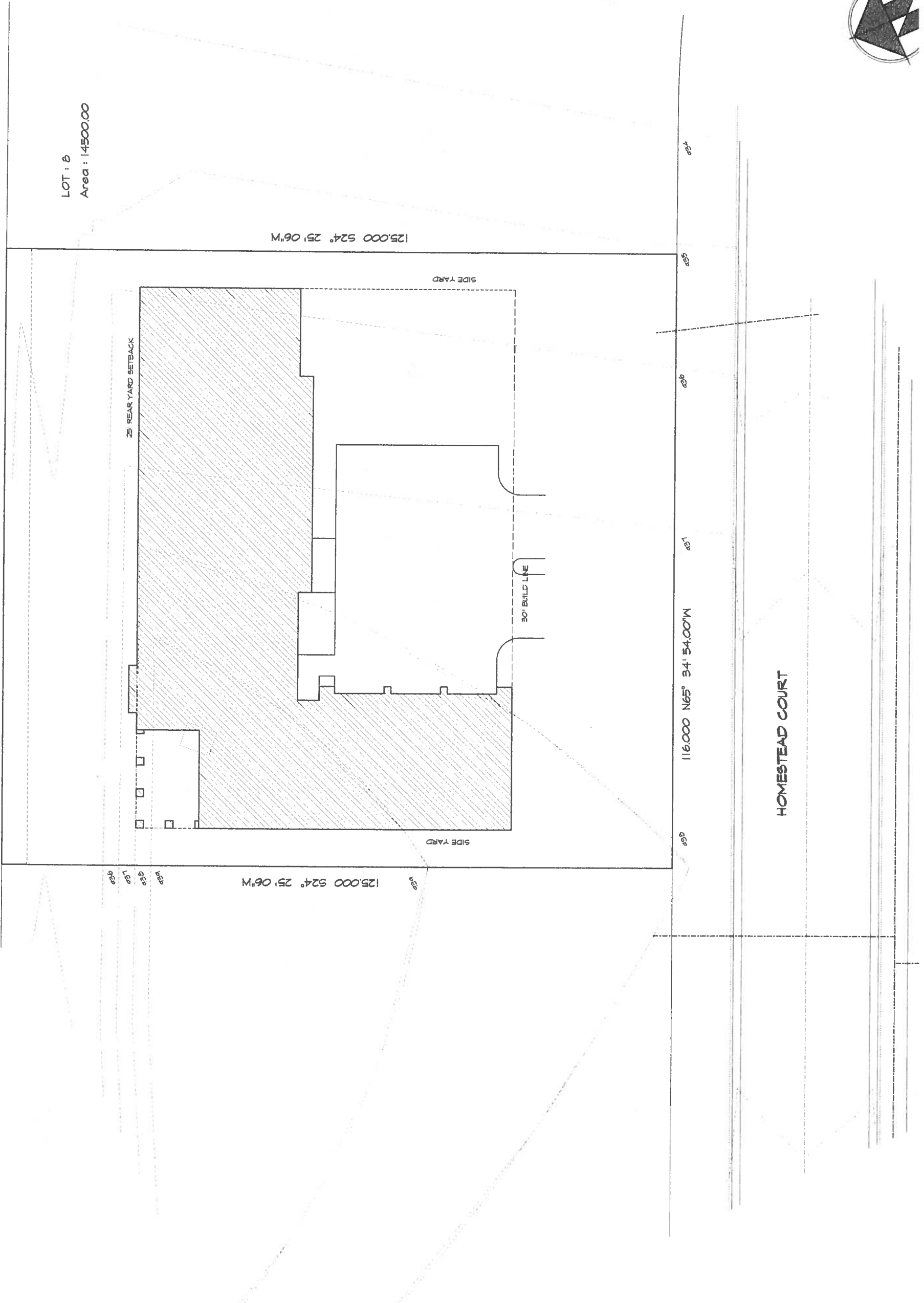
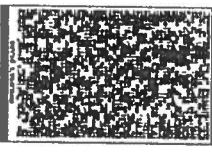


**FORD+COMPANY**  
RESIDENTIAL ARCHITECTURE  
1000 PARK, RS 00210  
PHONE: 913-451-1480  
WWW.RICK.COM  
COPYRIGHT 2016

SCALE 1/8" = 1'-0"  
DRAWN AND CHECKED  
DATE 11-09-15  
REVISION

**THE GUASTELLO RESIDENCE**  
**SITE PLAN**

PROJECT: The Guastello Residence  
DATE: 11/09/15  
DRAWN AND CHECKED: [Signature]



LOT : 6  
Area : 14500.00

116.000 N65° 34' 54.00"W

125.000 S24° 25' 06"W

125.000 S24° 25' 06"W

116.000 N65° 34' 54.00"W

HOMESTEAD COURT

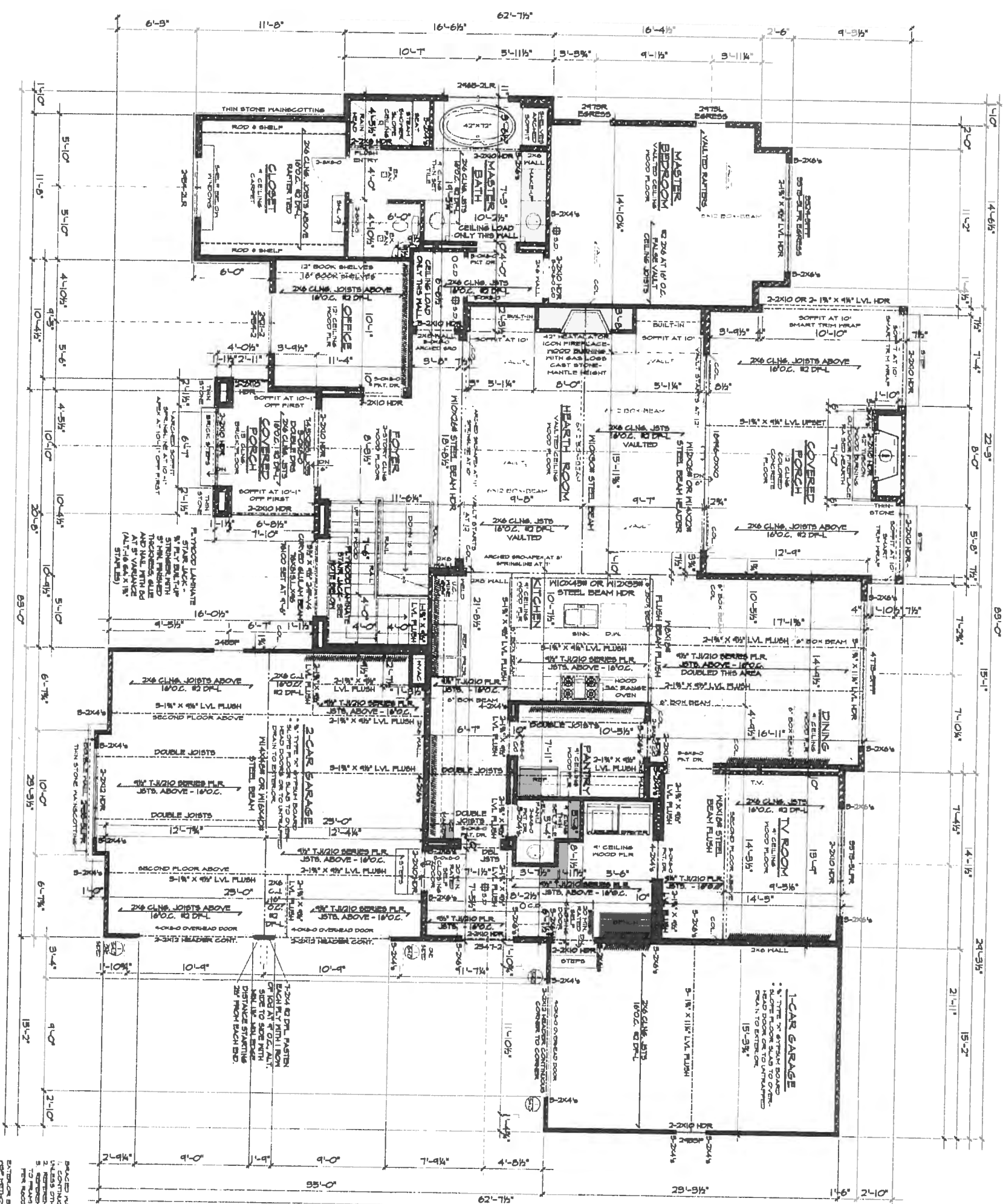
25 REAR YARD SETBACK

30' BUILD LINE

SIDE YARD

SIDE YARD





- NOTES:**
1. FINISHES AND MATERIALS TO BE DETERMINED BY THE CLIENT.
  2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  3. ALL WALLS ARE TO BE CONCRETE BLOCK UNLESS NOTED OTHERWISE.
  4. ALL FLOORS ARE TO BE 4\"/>

**BRACED WALL METHOD NOTES:**

1. BRACED WALL METHOD IS TO BE USED FOR ALL EXTERIOR WALLS.
2. BRACED WALL METHOD IS TO BE USED FOR ALL INTERIOR WALLS.
3. BRACED WALL METHOD IS TO BE USED FOR ALL PARTIAL WALLS.
4. BRACED WALL METHOD IS TO BE USED FOR ALL CORNER WALLS.
5. BRACED WALL METHOD IS TO BE USED FOR ALL END WALLS.
6. BRACED WALL METHOD IS TO BE USED FOR ALL PARTIAL END WALLS.
7. BRACED WALL METHOD IS TO BE USED FOR ALL CORNER END WALLS.
8. BRACED WALL METHOD IS TO BE USED FOR ALL END CORNER WALLS.
9. BRACED WALL METHOD IS TO BE USED FOR ALL PARTIAL END CORNER WALLS.
10. BRACED WALL METHOD IS TO BE USED FOR ALL CORNER PARTIAL WALLS.

**KFORD+COMPANY**  
RESIDENTIAL ARCHITECTURE

1101 WEST 10TH, SUITE 110  
LAND PARK, MO 64110  
COPYRIGHT 2016

PHONE: 913-451-1480  
FAX: 913-451-1481  
WWW.KFORD.COM

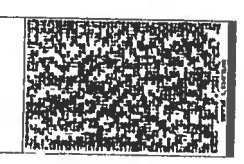
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CHECKED: 1/11/16  
REVISIONS:  
REV 1: 1/11/16  
REV 2: 1/11/16  
REV 3: 1/11/16

**THE MARK & EMILY ZASTROW RESIDENCE**  
**FIRST FLOOR PLAN**

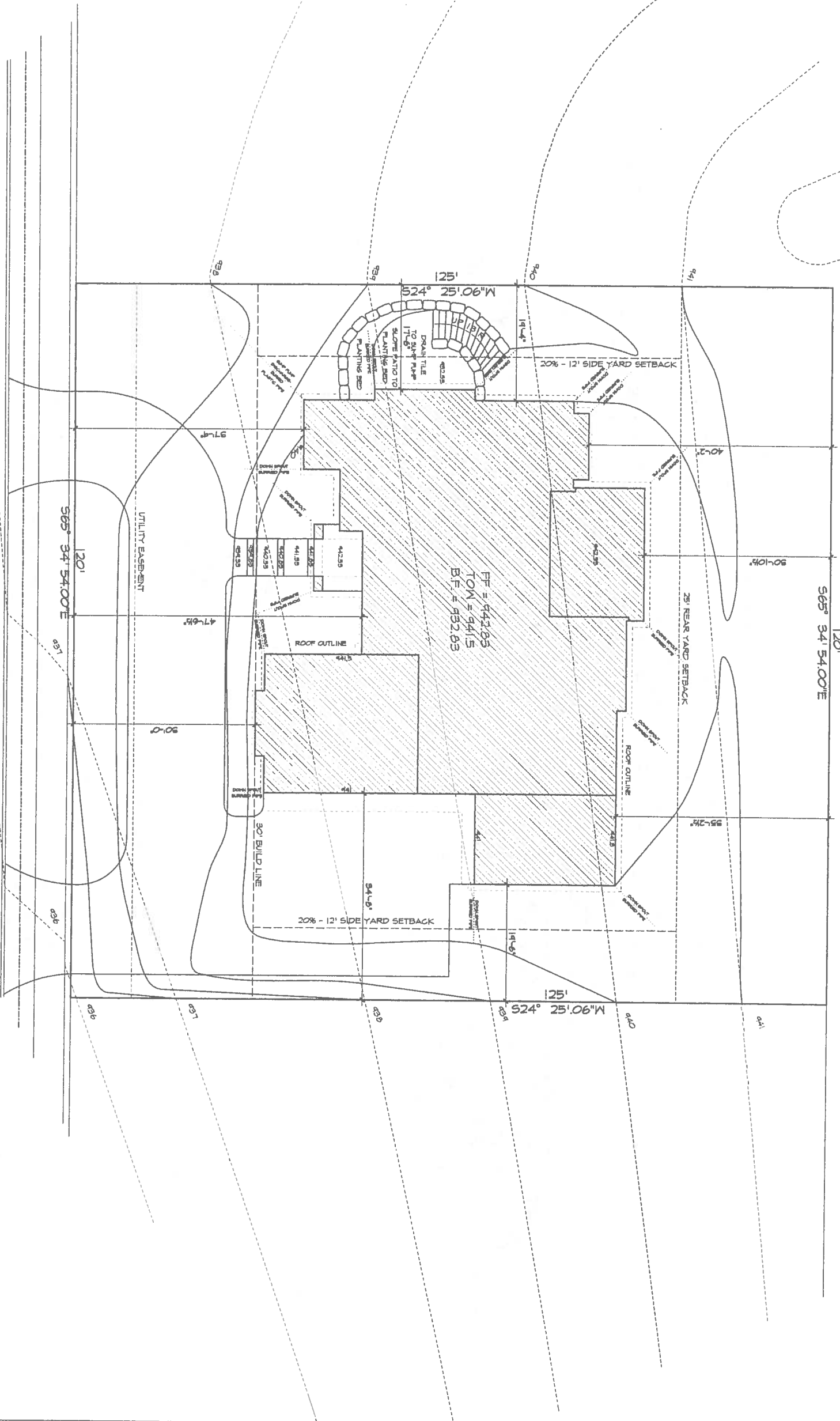
FIRST FLOOR SQUARE FOOTAGE = 2468  
SECOND FLOOR SQUARE FOOTAGE = 1312  
LOWER LEVEL SQUARE FOOTAGE = 0000  
TOTAL LIVING SQUARE FOOTAGE = 3780

PORCH SQUARE FOOTAGE = 85  
GARAGE SQUARE FOOTAGE = 410

0431ff.dwg 0431ff.000



HOMESTEAD COURT



FF = 942.85  
 TOM = 941.5  
 B.F. = 932.85

LOT SQUARE FOOTAGE = 15,000 ±  
 SQUARE FOOTAGE OF BUILDING = 3,534 ±  
 LOT COVERAGE = 23.5 %  
 PROJECTED ROOF AREA = 4,206 ±  
 DRIVEWAY = 2,949 ±



**KFORD+COMPANY**  
 RESIDENTIAL  
 ARCHITECTURE

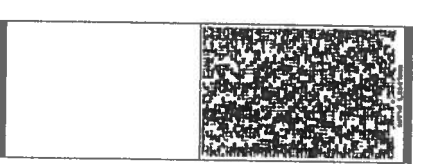
WEST 110TH, STR 110  
 AND PARK, KS 66210

PHONE: 913-451-1480  
 FAX: 913-491-3886  
 WWW.KFORD.COM

SCALE 1/8" = 1'-0"  
 DRAWN ADR  
 DATE 7-18-10  
 CHECKED  
 APPROVED  
 REVISIONS  
 REVISED  
 LMD 8-15-10  
 LMD 8-17-10

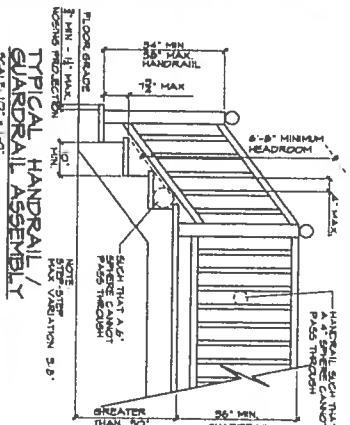
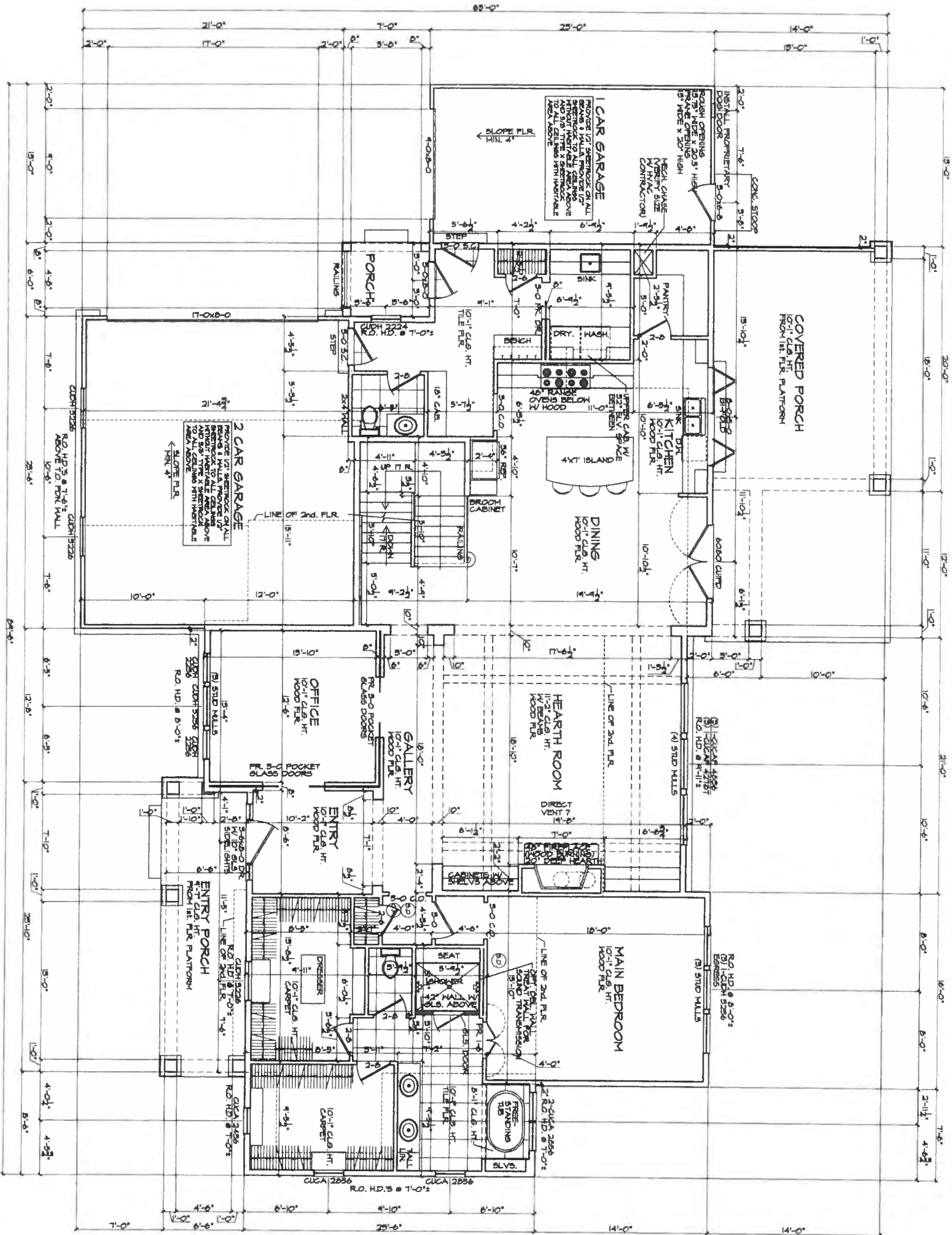
**THE ZASTROW RESIDENCE**  
**SITE PLAN**

LOT 4, TRACT A, HOMESTEAD ESTATES, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS  
 5811 WINDSOR DR., FAIRWAY KANSAS  
 RESIDENTIAL ZONED R-1A



043ast.dwg 043ast.000





**CONSTRUCTION SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND THE 2012 INTERNATIONAL FOUNDATION CODE AS ADOPTED BY THE CITY OF PRAIRIE VILLAGE, KANSAS.**

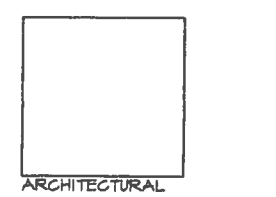
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**SQUARE FOOTAGE**

FIRST FLOOR LIVING AREA	• 2414 SQ. FT.
SECOND FLOOR LIVING AREA	• 1800 SQ. FT.
COVERED PORCH	• 4280 SQ. FT.
LOWER LEVEL LIVING AREA (MUTUAL PUSH)	• 401 SQ. FT.
ENTRY PORCH	• 400 SQ. FT.
COVERED PORCH	• 595 SQ. FT.
1 CAR GARAGE	• 244 SQ. FT.
1 CAR GARAGE	• 244 SQ. FT.

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

wright  
lect no. 16051  
: drawn  
sed  
ign by J.M.  
vn by H.C.  
ct. by T.L.  
of 10



# SULLEY RESIDENCE

HOMESTEAD ESTATES, LOT #11  
PRAIRIE VILLAGE, KANSAS

**elswood smith carlson**  
architects, p.a.  
7133 west 95th street  
suite 200  
overland park, ks 66212  
ph: 913 649-7567  
fax 913 649-0259

**NOTICE DUTY OF COOPERATION**  
The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief, and that he is not aware of any information that might reasonably be expected to materially affect the value of the property described herein. This notice is given for the purpose of complying with the requirements of the Kansas Real Estate Act, Chapter 65, Section 10-101, and the Kansas Real Estate Act, Chapter 65, Section 10-102.

N59° 07' 14"W - 87.64

19.93

S29° 55' 24"W - 131.58

7 Feet

Side Yard Back

PRELIMINARY LOCATION OF HOUSE

MOTOR COURT

125.00

S24° 25' 06"W

N59° 25.73'

L=19.26, R=11.1  
Δ=6°18'20"

74.85

N65° 34' 54"W

43.00

APPROXIMATE LOCATION OF INLET

SULLEY RESIDENCE  
PRELIMINARY SITE  
ESC 16-031 24 AUG 2016