

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, MARCH 7, 2017
7700 MISSION ROAD
7:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - FEBRUARY 7, 2017
- III. PUBLIC HEARINGS
PC2017-01 Amendment to Prairie Village Zoning Code to repeal Design
Guidelines for Countryside East Homes Association -
Chapter 19.25.010
Applicant: City of Prairie Village
- IV. NON-PUBLIC HEARINGS
- V. OTHER BUSINESS
- VI. ADJOURNMENT

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

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

PLANNING COMMISSION MINUTES
February 7, 2017

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, February 7, 2017 in the Municipal Building Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Patrick Lenahan, Gregory Wolf, 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 and Joyce Hagen Mundy, Commission Secretary.

APPROVAL OF MINUTES

Jeffrey Valentino moved for the approval of the minutes of the January 10, 2017 regular Planning Commission meeting as submitted. The motion was seconded by Gregory Wolf and passed by a majority with Mr. Lenahan and Mr. Birkel abstaining.

PUBLIC HEARINGS

There were no Public Hearings to come before the Planning Commission.

NON PUBLIC HEARINGS

PC2016-132 Request for Signage Approval
Nall Avenue Church of the Nazarene
6301 Nall
Current Zoning: R-1a
Applicant: Tim Mayer, TLD Signs

Tim Mayer with LTD Signs at 1120 East 13th Street, Kansas City, Missouri, presented the application on behalf of the Nall Avenue Church of the Nazarene noting that the height to the underside of the canopy was 103”.

Chris Brewster noted that at the December 2016 Planning Commission meeting, the applicant proposed replacing an existing monument sign and locating two additional directional signs - one at the 63rd street entrance and one at the Nall entrance. The Planning Commission approved this application subject to three conditions dealing with the specific final placement of signs in relation to the sight distances and landscape areas, and the interior lighting of the signs. Each of these conditions were met, and the monument sign was actually placed with an orientation more towards the west side of the building on the Nall street frontage.

At the time of the application, the applicant intended to propose new sign designs for the building at a later date. The application for wall and building signs is generally handled administratively when the signs meet all applicable standards, and staff issues a sign permit. It was anticipated that the building sign would be addressed in this manner.

However, in this case there is a standard applicable to churches, schools and community buildings that does not enable staff to issue a sign permit for the building signs as proposed. Section 19.48.020.A. of the Prairie Village Zoning Ordinance states:

“Churches, synagogues, private or public schools, community center buildings, libraries, art galleries and museums 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...” *Section 19.48.020 Regulations Applicable to Districts R-1a through R-4 Inclusive, sub-section A.1.*

Mr. Brewster noted that in past cases on similar properties, the Planning Commission has considered exceptions to this section through the site plan review process, either for additional wall or monument signs. Therefore, staff is recommending considering all of the signs in conjunction. In this specific case the applicant is proposing the following:

1. The previously approved monument sign identifying the premises (located on the west / Nall street frontage)
2. One proposed wall sign identifying the premises (Sign 5 on the west elevation)
3. One proposed wall sign identifying the premises (Sign 2 on the south elevation).
4. The previously approved directional signs at the entrance of the property (one each located at the Nall and 63rd street entrance).
5. One proposed building entrance sign associated with the building entrance internal to the site (Sign 4 on the east elevation).

Each of these proposed or previously approved signs has been reviewed for conformance with the regulations and past site plan review procedures. The exception specifically requested is for three signs identifying the premises - the previously approved monument sign, and two wall signs (Sign 5 and Sign 2) - instead of the two permitted by ordinance.

The new signs proposed with this amendment relate to the standards as follows:

Sign 2, south elevation: In general, wall signs for civic and institutional buildings in the R-1A zoning district are permitted for up to 5% of the entire façade, or 50 square feet, whichever is less. [19.42.020.A.1]

- The north elevation is approximately 393 square feet [56'2" x 7']. Note: the application shows a height of 15' 2" for this elevation, but the City measures to the underside of eaves or canopies for application of this standard. Therefore, 7' has been used as a conservative estimate. The applicant stated the height to the underside of the eaves was 103 inches.
- The proposed sign is 12.88 square feet (70" x 26.5"), which is well under the estimated 5% of this elevation (19.65 s.f. is 5% of 393)

Sign 5, west elevation: Similar to Sign 2, in general wall signs for civic and institutional buildings in the R-1A zoning district are permitted are permitted for up to 5% of the entire façade, or 50 square feet, whichever is less. [19.42.020.A.1]. As previously stated, this would be an additional sign to the approved monument sign and proposed sign 2. However, it appears to meet the otherwise applicable sign standards other than the overall limit on number of signs.

- The west elevation is approximately 534 square feet. This is based on an elevation that is 76' 5" x 7'. Note: the application shows a height of 36' 1" for this elevation, but the City measures to the underside of eaves or canopies for application of this standard. Therefore, 7' has been used as a conservative estimate. The applicant will be asked to confirm this at or prior to the Planning Commission meeting.
- The proposed sign is not dimensioned and is listed as "Size TBD". The applicant shall specify a requested size or the Planning Commission shall determine, should they grant the requested exception, a size limit consistent to otherwise applicable wall sign standards.
- The general wall sign limit would allow approximately 26 s.f. sign (5% of 534 s.f.). It is also noted that in addition to being under the 5% limit, both wall signs visible from the street (Signs 2 and 4) are also cumulatively under the 50 total threshold specified for civic and institutional properties in the R-1A district.

Sign 4, east elevation: This sign is not identifying the premises or activities from the surrounding properties and rights-of-way, as it is associated with a building entrance internal to the property. Therefore, this type of sign is not specifically accounted for on civic and institutional properties in the R-1A district. However, these types of signs are common to this type of site and building function. The Prairie Village Zoning Ordinance does address these types of signs in other districts, so the standards applicable to districts C-O through C-3 for signs associated with windows and building entrances were used for the purpose of comparison and analysis. Therefore, although this type of sign is not specifically accounted for in the R-1A district, it is a common sign associated with civic and institutional buildings, and does seem to be within the parameters used to allow other similar signs in other districts and should not be counted in the number of signs allowed.

Gregory Wolf confirmed that the applicant is seeking approval for a third sign and that sign number 4 is not to be considered to be one of those three signs. The three signs would be the monument sign and both sign #2 and #5.

Tim Mayer stated that the additional sign #5, which is in Spanish, is desired by the church to be a welcoming sign for their new services. He noted that the sign was hardly visible from the street. The two proposed façade signs are on opposing elevations and would not be visible together.

The new building signs are proposed to be acrylic and painted dark bronze. This matches the natural earth tones of the brick and trim for the building, and is consistent with the color scheme of the monument and directional signs that were previously approved.

Mr. Brewster advised that staff would support granting the exception for one additional wall sign identifying the premises, and the internal sign associated with the east entrance due to the following:

- The property is a large, campus-like property and the amount of signs proposed is not out of scale with the site and building facilities.
- The proposed designs are consistent with the color and other sign materials on the property, and will not be incompatible or otherwise detrimental to surrounding property.
- The proposed signs appear to meet all other applicable sign standards, other than the limit on the number of signs identifying the premises.

However, if the Planning Commission grants the exception for the proposed sign package, staff would recommend the following conditions:

1. The applicant confirm the dimensions in the staff report used to estimate the sign allowances. Specifically provide the exact dimensions:
 - a. The south elevation, going from corner to corner, and from ground to the under portion of the eave.
 - b. The west elevation area, going from corner to corner, and from ground to the under portion of the eave.
 - c. The area of the windows and door on the east elevation.
2. The applicant propose a specific size for the Sign 4, within the otherwise allowed standard of 5%. Additionally the Planning Commission may choose a reasonable limit based on the overall building and site condition and consideration of the overall sign plan.

Gregory Wolf moved the Planning Commission approve PC2016-132 granting an exception for one additional wall sign identifying the premises subject to the two conditions recommended by staff. The motion was seconded by Patrick Lenahan and passed unanimously.

PC2017-101 Request for Monument Sign Approval
7301 Mission
Current Zoning: C-0
Applicant: Zach Arndt, Hufft Projects

Zach Arndt, 7140 Buena Vista, presented the application for the replacement of the existing monument sign for the office building at 7301 Mission Road. The new sign is to be relocated from the central portion of the site to the south corner associated with both the building and south site entrance off 73rd Terrace. Mr. Arndt noted that a revised submittal was made reducing the size of the proposed monument sign to be in compliance with the city's code.

Chris Brewster noted that this is being done in conjunction with some interior renovations, some minor façade improvements, and some substantial site and landscape improvements along Mission Road. Since the monument sign requires a site plan approval, and since the City recently completed the Mission Road streetscape

improvements, staff recommended approving the monument sign in association with the overall landscape plan review simultaneously. With the submittal of the revised plan the proposed sign is in compliance with code in terms of location and size.

Mr. Brewster noted that the site is a 4.2-acre corner location at 73rd and Mission Road, with approximately 445 feet of frontage along Mission Road. The building directly fronts Mission Road with a small “terrace” frontage along the street. The primary entrances are on the north end of the site, accessing an internal parking lot, and off 73rd Terrace accessing a small parking court associate with the south wing, but also accessing the larger internal parking area. The west entrance of the building is the main entrance, but has a much greater emphasis on pedestrian access since it directly fronts the Mission Road and has no associated parking.

The City recently completed streetscape improvements on Mission Road directly relating to the buildings west entrance, the landscape terrace frontage, and the area where the new sign is proposed.

The sign ordinance allows monument signs for multi-tenant buildings in the C-O district. [19.48.25.J.] In addition, the sign ordinance requires that all monument signs proposed in the City be submitted to the Planning Commission for approval of the sign and any associated landscape plans. [19.48.015.M and 19.48.25.J]

Section 19.48.015.M requires that all monument signs meet the following applicable standards, unless specifically modified by the Planning Commission through the site plan process, per 19.48.25.J:

- *5' height limit.* The monument sign is only 4' on the footing and approximately 4' 4" above grade.
- *20 square feet limit for the sign.* The sign area for monument signs is measure by the surface of the sign panel. The proposed sign surface is 40 square feet. (4' x 10')
- *Be located at least 3' from the property line or 12 feet from the back of curb.* The revised plans presented meet this requirement. These dimensions will need to be provided so that Public Works can confirm that there are not any issues with the sight distances regarding turning movements from 73rd Street on to Mission Road.
- *Signs are to be located in a landscape setback area or have a 3' minimum landscape setback around the base.* The proposed sign appears to meet this, but the site plan and detail of the sign shall be dimensioned to confirm this.
- *Permanent building materials similar to or complementary to buildings on the site.* The proposed sign is proposed as a steel plate with cut out letters and a powder coating. A specific color or specifications on the steel plate and coating technique were provided with the revised plans submitted. The building is currently white brick with some metal accent materials associated with the building entrance. The rehabilitation of the building involves only minor improvements to the façade, however metal accents and lighting are being proposed with the existing arched entry feature. The complementary nature of

the proposed sign metals, colors, and accent building materials should be specified.

- *Illumination specifications [19.4.8.25.1. There are not any flashing, exposed incandescent or neon lights, or other potential distractions to the public rights-of-way and adjacent property.*

Mr. Brewster noted that in general the landscape plan relates to the recent public streetscape improvements to Mission Road, and the proposed species are acceptable; however staff recommends the following

- Add trees to the west elevation of the building to soften its presence. Add four (4) ornamental trees or two (2) shade trees to the west side of building.
- Coordinate the location of these additional plantings with the location of street tree plantings to be installed by PV Public Works in Spring, 2017 (that are not included in additional tree counts).

He noted that this is a large building, almost the length of a block, with no vertical elements. The planting of trees would address this and also improve the pedestrian feel of the area.

Patrick Lenahan asked if a specific landscape plan is required by code. Mr. Brewster replied that landscaping is required in conjunction with monument signs by the code. There are no general requirements for landscaping. Mr. Lenahan confirmed that the low shrub and evergreen trees on the site are being removed; however, the two deciduous trees will remain.

Brian Roth, landscape architect for the project, noted the proposed berm will provide a vertical element.

Zach Arndt added that to improve the pedestrian feel they will be adding two benches that will connect with the metal features of the building to encourage walking and wellness.

Jonathan Birkel asked the width of the sidewalk on the west side of Mission. Wes Jordan replied only the sidewalk on the east side was widened. The sidewalk on the west remains the standard width.

Chris Brewster confirmed the two existing deciduous trees on the north end and by the bike rack are remaining. He noted their landscape architect did not note that they were remaining and he felt that with the trees remaining the proposed landscaping plan is acceptable.

Nancy Wallerstein felt that if the trees were removed that they should be replaced as recommended by staff.

Gregory Wolf moved that the Planning Commission approve PC2017-101 site plan for a monument sign at 7301 Mission Road subject to the following conditions.

1. A dimensioned site plan and detail of the sign area be shown to demonstrate the proposed location meets the required setbacks (3' from property and 12' from curb) and landscape area (3' perimeter around base). Further these dimensions should demonstrate that it does not impede sight lines for vehicles, specifically using the stopping point at 73rd Street and the left turn view of the southbound travel lane.
2. The material specifications for the metal panel, and the color or powder coating techniques be shown and verified to be compatible with the building, particularly any accent materials being proposed as part of the minor façade improvements.
3. Lighting specifications be provided at the time of permitting to demonstrate that no exposed incandescent or neon, or other potential distractions can occur from the lighting.
4. That if the two existing deciduous trees shown on the landscape plan to remain are removed that they be replaced with either four ornamental trees or two shade trees on the west side, with the final location coordinated with where Public Works anticipates planting street trees this spring.

The motion was seconded by Jeffrey Valentino and passed unanimously.

OTHER BUSINESS

Wes Jordan provided an update on the Countryside East Overlay District reporting that the Board had formally voted to support the repeal of the overlay district as recommended by city staff. Mr. Jordan noted that he views the extensive work done in the creation of the district guidelines four years ago as the foundation for the subsequent revisions made to the city code in July 2016. Since the adoption of the Overlay District was done through an addition to the city's zoning regulations, its repeal will need to follow the same process for a change to the code. A public hearing will be held before the Planning Commission. All of the residents of the homes association and property owners within 200' will be notified of the hearing by certified mail. At the conclusion of the public hearing the commission will make its recommendation to the Governing Body for action. Staff believes that this is the correct way to resolve the issues that have been experienced and that the necessary process can be completed in time for a public hearing at the March 7th meeting.

Gregory Wolf moved the Planning Commission authorize a public hearing on the proposed repeal of the Countryside East Overlay District at its March 7, 2017 meeting. The motion was seconded by Jonathan Birkel and passed unanimously.

Jonathan Birkel encouraged the planning commission members to drive down 71st Street to view the impact of the building height elevation that was granted by the Commission. Other properties were discussed that have had complaints raised by residents regarding the new structure. Mr. Jordan stated that the Council will be having a work session this coming weekend and one of the items to be discussed is how and if they want to proceed on Phase II of the building guideline process. Mr. Valentino stated that he does not feel the city should dictate architectural style, but noted guidelines to address some basic home features would be helpful.

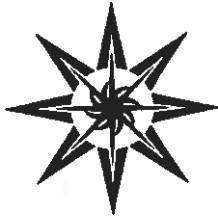
NEXT MEETING

The secretary confirmed that no new applications have been submitted and the authorized public hearing will be the only thing on the March 7th agenda.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 7:45 p.m.

Nancy Wallerstein
Chairman



Administration

Planning Commission Meeting Date: March 7, 2017

PC2017-01

Consider proposed amendment to the Prairie Village Zoning Ordinance to repeal the Design Guidelines for Countryside East Homes Association in accordance with Chapter 10.25 entitled Overlay Zoning Districts.

RECOMMENDATION

Staff recommends the Planning Commission move to repeal the Design Guidelines for the Countryside East Neighborhood Overlay District to the Governing Body.

MOTION

I move the Planning Commission recommend repeal of the Design Guidelines for the Countryside East Neighborhood Overlay District to the Governing Body.

BACKGROUND

In 2013, the Prairie Village City Council approved the establishment of the Countryside East Neighborhood Overlay District and adopted the associated Design Guidelines to address remodeling or re-building for homes within the Countryside East HOA. This effort was in partnership between residents and City Staff to focus on what could best be described as the “big ticket” items such as overall height of structures, side yard setback, etc.

Since the enactment of the Overlay District in 2013, there have been challenges administering the Overlay. City Staff and the Planning Commission have engaged in ongoing discussions about the mechanics of the Overlay that led to the Planning Commission suggesting that City Staff reach out to the HOA Board to discuss the current challenges and recommendation of the Commission to have a unified acceptance of the new building standards. In discussion with the HOA President, Leslie Darrington, we believed that it was important to communicate with the residents and also explain the challenges of the Overlay District.

On November 14th, 2016, Wes Jordan (Assistant City Administrator) and Chris Brewster (contracted City Planner) attended the annual Countryside East HOA meeting and discussed the following challenges:

1. Four appeals of City Staff findings to date - all overturned by the appeals board.
2. Struggles with the structure of the appeals board and being placed in a quasi-judicial role with neighbors.
3. Appeals have no outline for process or decision criteria.
4. Two sets of zoning standards are confusing to residents and more difficult to administrator.
5. Concerns over vagueness and legal enforcement of some guidelines.
6. Inconsistency.....
 - a. Between the Overlay and Private Covenants
 - b. Between Overlay and Design Guidelines
 - c. Between Overlay and City-wide Zoning (some duplication/some conflicts)
 - d. Some Overlay Design Guidelines illustrations/comments are confusing.

Since the presentation on November 14th, 2016, the HOA Board has formally voted to discontinue the Overlay. It is recognized and respected the considerable work on the development of the Overlay by residents and City Staff. Those efforts were not in vain; rather, are a part of the foundation of the new building standard restrictions that were recently enacted city-wide by the City Council.

PUBLIC NOTICE

Staff sent public notice of a public hearing before the Planning Commission on March 7th, 2017, by certified mail to every property owner of record within the Countryside East Homes Association, or property owner within 200 feet of the Countryside East Homes Association boundaries. The legal notice requirement provided required to provide public notice the City of Prairie Village Planning Commission will be considering the repeal of the Countryside East Homes Association Overlay Zoning District as recommended by City Staff and the Countryside East HOA Board.

Attachments:

- Design Guidelines for the Countryside East Neighborhood Overlay District
- Public Hearing Notice
- Ordinance 2271

Prepared by:

Wes Jordan
Assistant City Administrator
February 28, 2017



**DESIGN GUIDELINES
COUNTRYSIDE EAST HOMES ASSOCIATION
2012**

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INTRODUCTION FROM THE COUNTRYSIDE EAST HOMES ASSOCIATION

INTRODUCTION FROM THE COUNTRYSIDE EAST HOMES ASSOCIATION

The Countryside East Homes Association believes that the interests of current and future residents are served by the neighborhood's partnership with the City of Prairie Village to create and apply an Overlay District that will provide guidelines for future growth.

It is the goal of the CEHA board and the neighborhood to allow and encourage investment into our residential homes so they meet the needs of families for years to come. Encouraging that investment requires a flexible approach to regulating new construction and remodeling that allows expansion of the homes to satisfy space preferences, while not dictating a particular architectural style, but maintains the character of the neighborhood and protects the investment of current residents. To this end, CEHA believes that the Overlay Criteria provide clear guidance to homeowners regarding permissible home expansion and account for professional review of plans so that the criteria are evenly enforced. The appeals process allows a reasonable appeal from administrative decisions while including neighborhood input.

The Overlay District, as it addresses the major question of scale for new construction, has several advantages over review by the board through the deeded restrictions: The review of plans will be professionally and expertly administered by a constant and consistent presence of city staff; the guidelines themselves prevent construction that overwhelms the neighborhood and is inconsistent with its 60-year character; the amendment process allows greater flexibility in adapting to future development; the overlay criteria express the spirit and intent of the deeded restrictions in clear, modern language and illustration.

Specifically, the deeded restrictions primary clause limiting construction to 1.5 story was in jeopardy by recent court actions. The overlay guidelines provide a clear, enforceable alternative that maintains the spirit of the restriction.

The neighborhood's residents have enthusiastically supported this direction at each juncture.

PURPOSE OF THE DESIGN GUIDELINES

The purpose of the *Countryside East Homes Association Design Guidelines* is to provide guidance and information for property owners who propose to undertake renovation, rehabilitation, maintenance, new construction, or demolition projects within the boundaries of the Neighborhood Conservation Overlay District (see map, page 11).

In sum, the Countryside East Homes Association Design Guidelines were developed to satisfy three main purposes:

1. To ensure that development within the boundaries of the Countryside East Homes Association, including new construction, as well as, certain exterior alterations to existing buildings, takes place in such a way as to maintain and enhance Countryside East Neighborhood's unique character and scale.
2. To provide City staff, Neighborhood Overlay District Appeals Committee and the Board of Zoning Appeals with criteria upon which to base decisions when issuing Certificates of Appropriateness.
3. To provide design guidance to property owners, architects, or developers who plan to build, demolish, or make exterior changes to buildings within the Countryside East Homes Association area.

REVIEW PROCEDURE FUNDAMENTALS

A property owner whose property lies within the Countryside East Neighborhood Overlay District must submit building plans for new home construction or exterior modification, when requiring a building permit, to the city codes department for review to determine compliance with Overlay District guidelines.

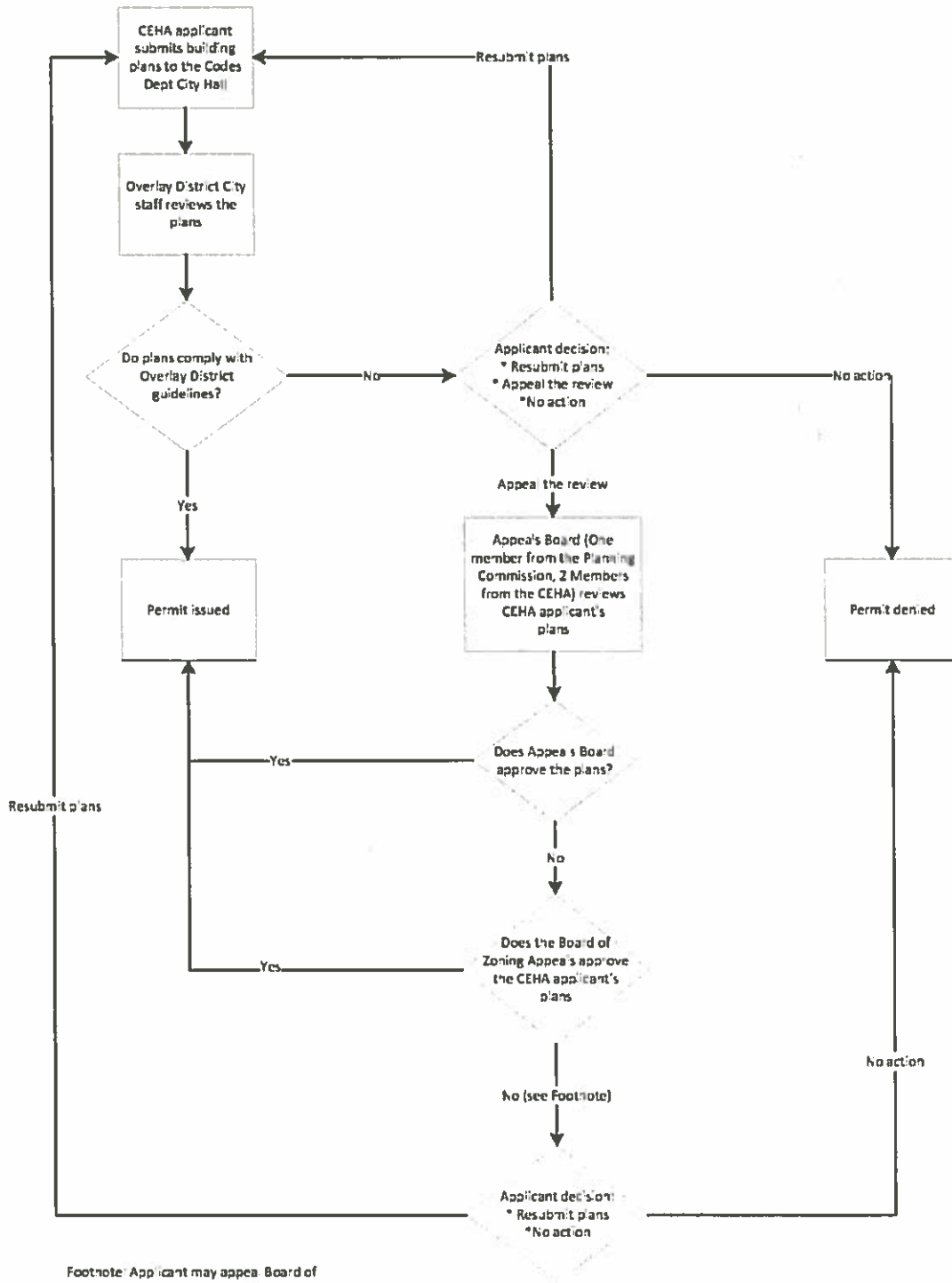
The city's Overlay District staff will review the plans to verify compliance with the Countryside East Overlay District criteria. Should the plans conform to the guidelines and other city requirements, the relevant permit will be issued, and work may begin.

In the event the proposed plans do not conform to the Countryside East Neighborhood Overlay District Guidelines, city staff will provide detailed feedback to the applicant and work constructively with them to modify plans to meet the established design guidelines

In the cases where, despite these efforts, plans are still not in compliance with the Overlay District's criteria, the applicant may appeal the city staff's determination that the proposed construction does not meet the established design guidelines. Appeals will be heard by an Overlay District appeals board, which shall consist of one member of the city's Planning Commission (appointed by the Chair) plus two members appointed by the board of directors of the Countryside East Homes Association. The appeals board may find that the proposed construction meets the established guidelines and grant the permit; determine that the proposed construction does not meet the established guidelines or request further modifications to the plans.

If the Overlay appeals board determines that the proposed construction does not meet the established guidelines, the applicant may file a further appeal to the city's Board of Zoning Appeals. If the Board of Zoning Appeals determines that the proposed construction does not meet the established guidelines the applicant may seek relief in the district court.

CEHA / OVERLAY DISTRICT BUILDING APPLICATION PROCESS FLOWCHART



DESIGN GUIDELINES

1. A maximum 5-foot knee wall height on upper story will be allowed on front of home. (fig 1.2 & 5.1)
2. Minimum 66% of original eave line must be maintained on front of home. (fig 1.1 & 1.2)
3. Minimum 10% of new home or renovated portion of front of home must contain windows.* (fig 2.3)
* *The intent is for any new construction or renovated areas to contain an aesthetically appropriate amount of windows. It is not to force homeowners to alter the front of their home not changed by the renovation.*
4. Gabled roofs facing the street must match existing roof slopes on front of home, excluding dormers. (fig 2.3)
5. For a 3-car garage on home front, at least 1 bay must be in a different plane. (fig 3.1)
6. For a split-level home, an addition above existing upper level is not allowed. (fig 4.1)
7. In the case of a new home, predominate eave line on the front of the home must be within 2' of the highest neighboring eave line. (fig 2.2)
8. The plots in Countryside East shall be used for private dwellings only and each dwelling shall be designed only for occupancy by a single family.
9. No garage or outbuilding shall be used as a residence or living quarters.
10. No building structure shall be commenced or erected until acceptable plans are submitted for Overlay District approval with the City of Prairie Village.
11. No outbuilding shall exceed the dwelling in height or number of stories. The size of an outbuilding is limited to 50 percent of the width of the lot measured along the rear line. Any outbuilding, except a greenhouse, shall correspond in style and architecture to the dwelling and shall be of the same exterior materials.

12. No dwelling or any part thereof shall be erected nearer to the adjoining street than the building limit line shown on the recorded plat. Stoops, porches, balconies and terraces that are not enclosed, may extend no more than 6 feet beyond the limit line. Architectural appurtenances may extend no more than 4 feet beyond the limit line.

13. No part of any dwelling shall be erected nearer to the side property line than 12 ½ percent of the width of the property at the front property line.

14. No dwelling shall exceed 1½ stories. A house – new construction or remodel - that meets the restrictions numbered 1 through 7 above shall be deemed to meet the 1½ story restriction.

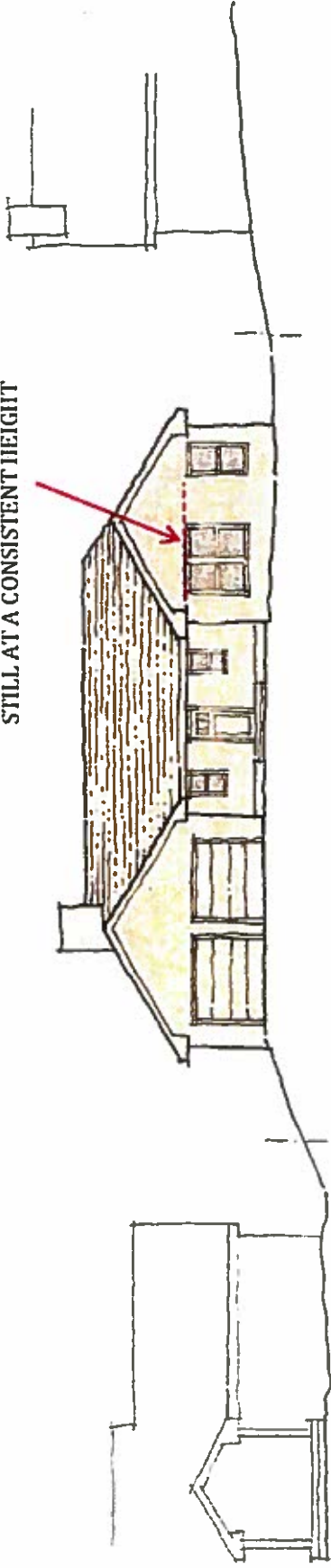
15. Houses must have a ground floor minimum square footage (excluding garages and porches) based on the frontage length of the property as follows:

<i>Frontage of:</i>	<i>1 story</i>	<i>1.5 story</i>
70-80 feet	900 sq ft	700 sq ft
80-90 feet	1000 sq ft	750 sq ft
90-100 feet	1100 sq ft	750 sq ft
100 feet or over	1200 sq ft	800 sq ft

Good neighbor considerations:

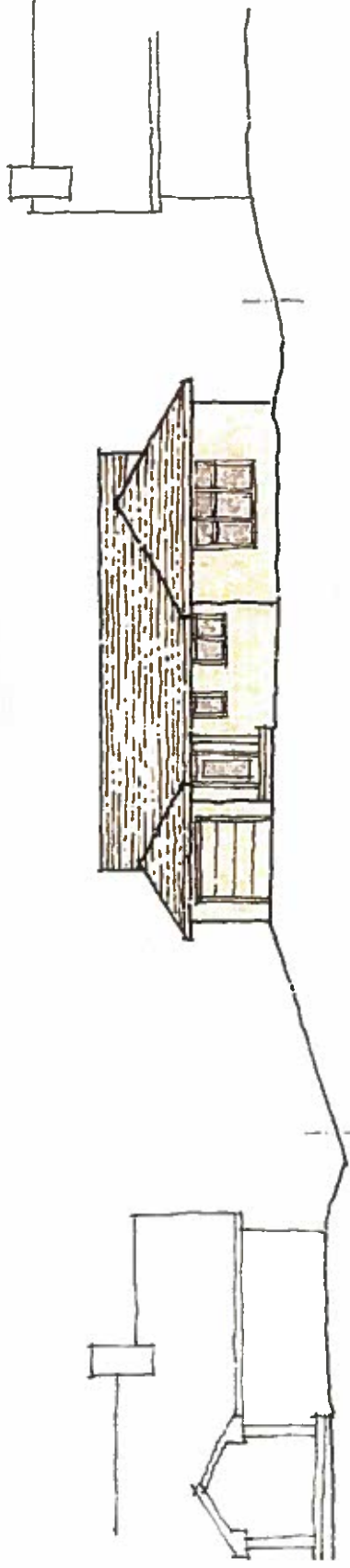
The mass and scale of the addition or new home should be respectful of neighboring eave and ridge lines and should not “tower” over the neighboring homes. Examples of both good neighbor designs and plans that do not fit well with the neighboring homes can be seen in figures 2.3, 3.1 and 4.1.

EAVE LINE - THOUGH BROKEN BY GABLE - IS STILL AT A CONSISTENT HEIGHT



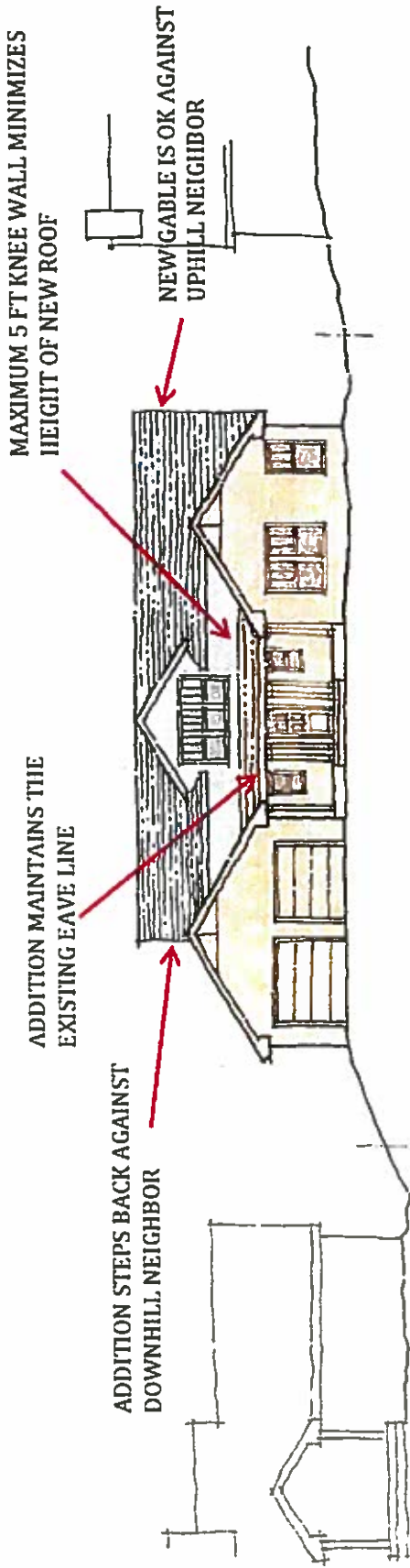
Existing Ranch with a 2 Car Garage on 85' Lot

Figure 1.1



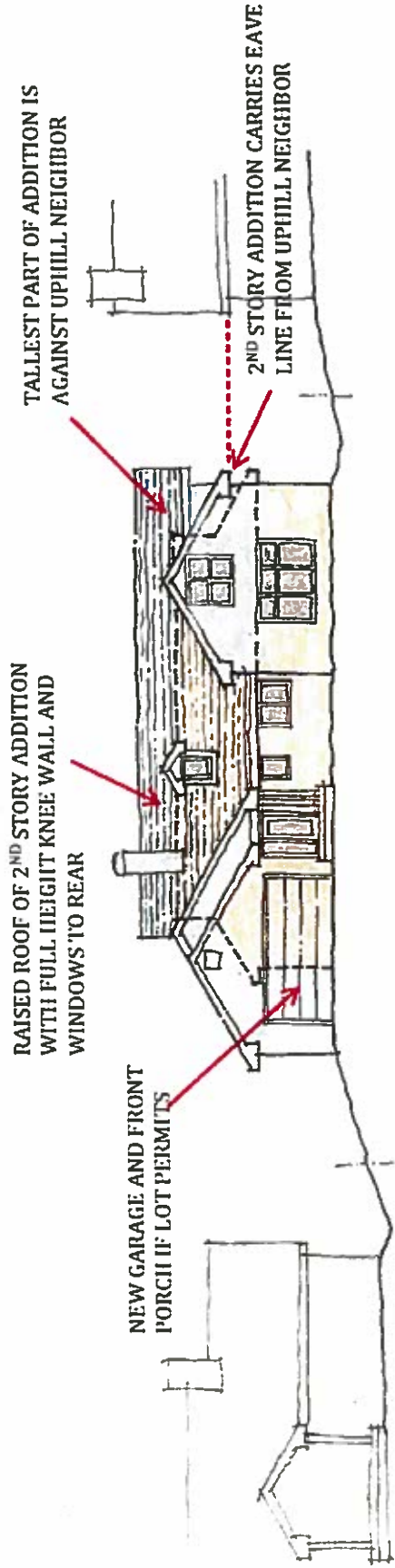
Existing Ranch with a 1 Car Garage on 85' Lot

Figure 2.1



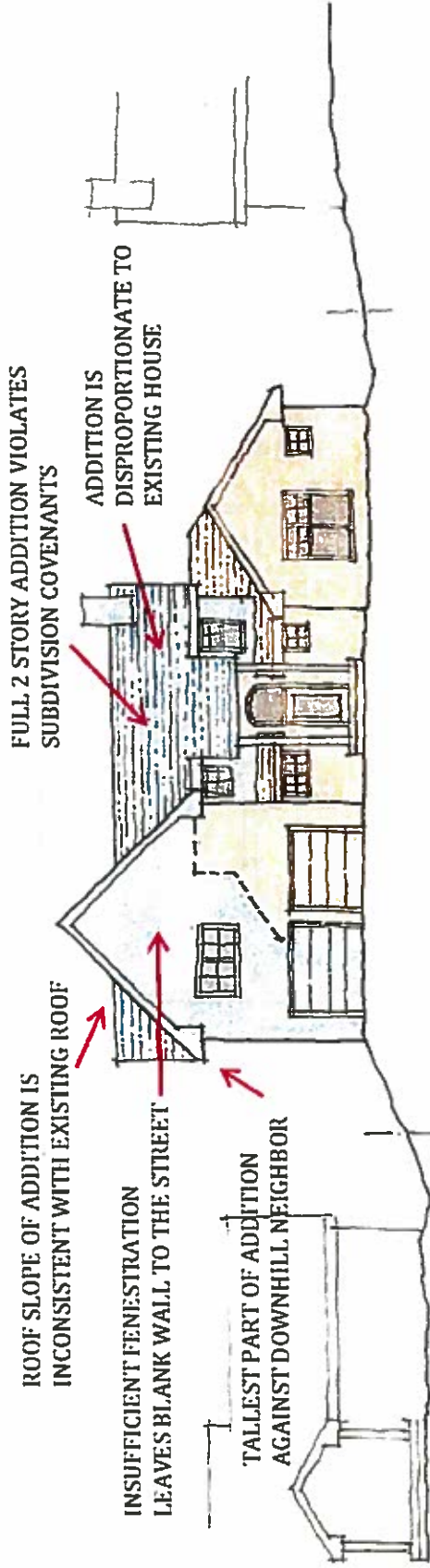
1/2 Story Addition to a Typical 3BR Ranch

Figure 1.2



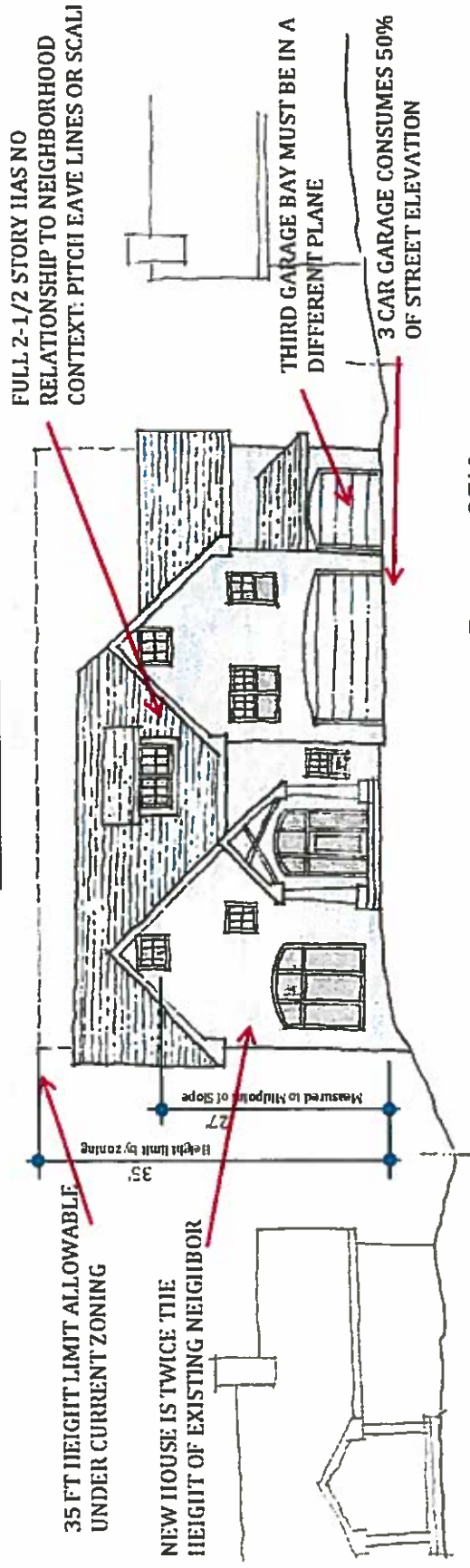
1/2 Story & 2 Car Garage Addition to a Small Ranch

Figure 2.2



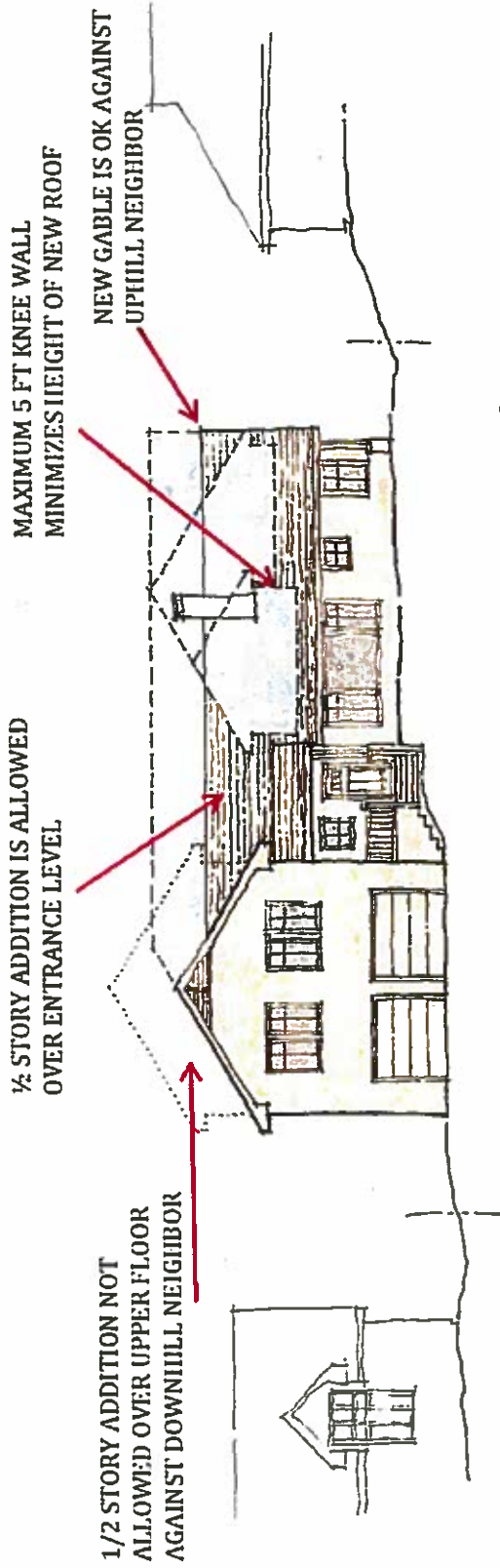
Full 2nd Story Addition to a Small Ranch

Figure 2.3



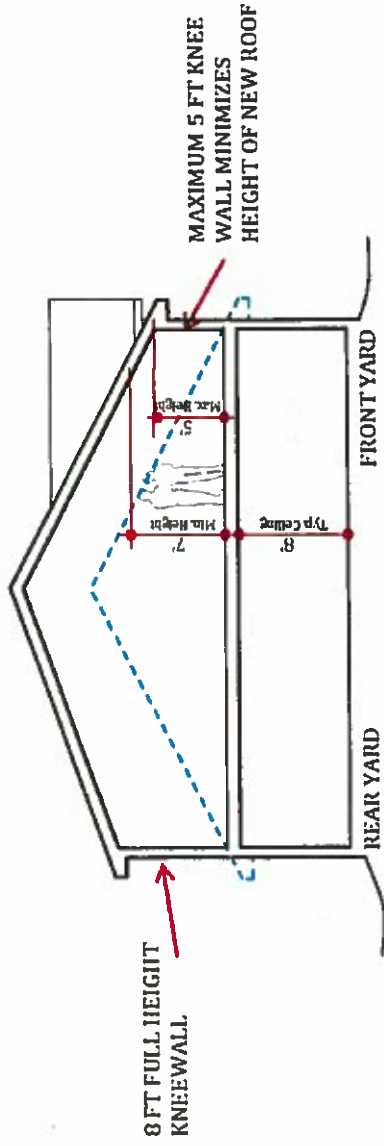
New 2-1/2 Story House on an Existing 85' Lot

Figure 3.1



1/2 Story Addition to a Typical 3BR Split-Level

Figure 4.1



Section Through Allowable 1/2 Story Attic Addition

Figure 5.1

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

(Currently being developed)



APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

West Hill LOT 1 PVC-0438 0001
West Hill LOT 9 PVC-0438 0009
West Hill LOT 20 PVC-0438 0020
West Hill LT 24 EX ELY 3' & EXWLY TRI TR 10.30' ON S PVC-0438 0024
West Hill LOT 2 PVC-0438 0002
West Hill LOT 10 PVC-0438 0010
West Hill LOT 21 & TRACT 10 FT X 130.9 FT SE 1/4 NW 1/4 16-12-25 ADJ LOT 21 ON E PVC-0438 0021
West Hill LOT 19 PVC-0438 0019
West Hill LOT 11 PVC-0438 0011
West Hill LOT 3 PVC-0438 0003
West Hill LOT 8 PVC-0438 0008
West Hill LOT 18 PVC-0438 0018
West Hill LOT 23 & TRI TRACT LOT 24 BEG NW COR S 135.46 FT E 10.3 FT & N TO BEG PVC-0438 0023
West Hill LOT 12 PVC-0438 0012
West Hill LOT 17 PVC-0438 0017
West Hill LOT 4 PVC-0438 0004
West Hill LOT 13 PVC-0438 0013
West Hill LOT 7 PVC-0438 0007
West Hill NLY 5' LT 15 & ALL LT 16 PVC 438 15A
West Hill LOT 22 PVC-0438 0022
West Hill LOT 5 PVC-0438 0005
West Hill LOT 14 PVC-0438 0014
West Hill LOT 15 EX NLY 5 FT PVC-0438 0015
West Hill LOT 6 PVC-0438 0006
COUNTRYSIDE-EAST LT 1 BLK 7 PVC 422C 13
COUNTRYSIDE-EAST LT 17 BLK 6 PVC 422C 12A
COUNTRYSIDE-EAST LT 14 BLK 5 PVC 422 2
COUNTRYSIDE-EAST LT 12 BLK 4 PVC 423 64
COUNTRYSIDE-EAST LT 11 BLK 3 PVC 423 44
COUNTRYSIDE-EAST LT 10 BLK 2 PVC 423 25
COUNTRYSIDE-EAST LT 9 BLK 1 PVC 423 9
COUNTRYSIDE-EAST LT 26 BLK 7 PVC 422B 13
COUNTRYSIDE-EAST LT 12 BLK 6 PVC 422C 12
COUNTRYSIDE-EAST LT 12 BLK 5 PVC 422C 11
COUNTRYSIDE-EAST LT 11 BLK 4 PVC 423 63
COUNTRYSIDE-EAST LT 10 BLK 3 PVC 423 43
COUNTRYSIDE-EAST LT 9 BLK 2 PVC 423 24
COUNTRYSIDE-EAST LT 8 BLK 1 PVC 423 8
COUNTRYSIDE-EAST LT 12 BLK 3 PVC 423 45
COUNTRYSIDE-EAST LT 18 BLK 6 PVC 422C 13
COUNTRYSIDE-EAST LT 15 BLK 5 PVC 422 3

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

COUNTRYSIDE-EAST LT 13 BLK 4 PVC 423 65
COUNTRYSIDE-EAST LT 11 BLK 2 PVC 423 26
COUNTRYSIDE-EAST LT 11 BLK 5 PVC 422C 10
COUNTRYSIDE-EAST LT 10 BLK 4 PVC 423 62
COUNTRYSIDE-EAST LT 9 BLK 3 PVC 423 42
COUNTRYSIDE-EAST LT 8 BLK 2 PVC 423 23
COUNTRYSIDE-EAST LT 7 BLK 1 PVC 423 7
COUNTRYSIDE-EAST LT 2 BLK 7 PVC 422C 14
COUNTRYSIDE-EAST LT 10 BLK 1 PVC 423 10
COUNTRYSIDE-EAST LT 25 BLK 7 PVC 422B 12
COUNTRYSIDE-EAST ELY 5 FT LT 10 & ALL LT 11 BLK 6 PVC 422C 10
COUNTRYSIDE-EAST LT 10 BLK 5 PVC 422C 9
COUNTRYSIDE-EAST LT 9 BLK 4 PVC 423 61
COUNTRYSIDE-EAST LT 8 BLK 3 PVC 423 41
COUNTRYSIDE-EAST LT 19 BLK 6 PVC 422C 14
COUNTRYSIDE-EAST LT 16 BLK 5 PVC 422 4
COUNTRYSIDE-EAST LT 14 BLK 4 PVC 423 66
COUNTRYSIDE-EAST LT 13 BLK 3 PVC 423 46
COUNTRYSIDE-EAST LT 12 BLK 2 PVC 423 27
COUNTRYSIDE-EAST LT 7 BLK 2 PVC 423 22
COUNTRYSIDE-EAST LT 6 BLK 1 PVC 423 6
COUNTRYSIDE-EAST LT 24 BLK 7 PVC 422B 11
COUNTRYSIDE-EAST LT 3 BLK 7 PVC 422C 15
COUNTRYSIDE-EAST LT 13 BLK 2 PVC 423 28
COUNTRYSIDE-EAST LT 11 BLK 1 PVC 423 11
COUNTRYSIDE-EAST ELY 5 FT LT 9 BLK 6 LT 10 EX ELY 5 FT BLK 6 PVC 422C 9 1
COUNTRYSIDE-EAST LT 9 BLK 5 PVC 422C 8
COUNTRYSIDE-EAST LT 7 BLK 3 PVC 423 40
COUNTRYSIDE-EAST LT 20 & ELY 10' LT 21 BLK 6 PVC 422C 15
COUNTRYSIDE-EAST LT 17 BLK 5 PVC 422 5
COUNTRYSIDE-EAST LT 15 BLK 4 PVC 423 67
COUNTRYSIDE-EAST LT 14 BLK 3 PVC 423 47
COUNTRYSIDE-EAST LT 8 BLK 4 PVC 423 60
COUNTRYSIDE-EAST LT 6 BLK 2 PVC 423 21
COUNTRYSIDE-EAST LT 5 BLK 1 PVC 423 5
COUNTRYSIDE-EAST LT 4 BLK 7 PVC 422C 16
COUNTRYSIDE-EAST ALL LT 21 EX ELY 10 FT BLK 6 PVC 422C 16
COUNTRYSIDE-EAST LT 18 BLK 5 PVC 422 6
COUNTRYSIDE-EAST LT 16 BLK 4 PVC 423 68
COUNTRYSIDE-EAST LT 15 BLK 3 PVC 423 48
COUNTRYSIDE-EAST LT 14 BLK 2 PVC 423 29
COUNTRYSIDE-EAST LT 12 BLK 1 PVC 423 12

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

COUNTRYSIDE-EAST LT 23 BLK 7 PVC 422B 10
COUNTRYSIDE-EAST LT 9 BLK 6 EX ELY 5 FT PVC 422C 9
COUNTRYSIDE-EAST LT 8 BLK 5 PVC 422C 7
COUNTRYSIDE-EAST LT 7 BLK 4 PVC 423 59
COUNTRYSIDE-EAST LT 6 BLK 3 PVC 423 39
COUNTRYSIDE-EAST LT 5 BLK 2 PVC 423 20
COUNTRYSIDE-EAST LT 4 BLK 1 PVC 423 4
COUNTRYSIDE-EAST LT 5 BLK 3 PVC 423 38
COUNTRYSIDE-EAST LT 4 BLK 2 PVC 423 19
COUNTRYSIDE-EAST LT 5 EX W 5 FT BLK 7 PVC 422C 17
COUNTRYSIDE-EAST LT 16 BLK 3 PVC 423 49
COUNTRYSIDE-EAST LT 15 BLK 2 PVC 423 30
COUNTRYSIDE-EAST LT 13 BLK 1 PVC 423 13
COUNTRYSIDE-EAST LT 8 BLK 6 PVC 422C 8
COUNTRYSIDE-EAST LT 7 EX W 10 FT BLK 5 PVC 422C 6 1
COUNTRYSIDE-EAST LT 6 BLK 4 PVC 423 58
COUNTRYSIDE-EAST LT 3 BLK 1 PVC 423 3
COUNTRYSIDE-EAST LT 22 BLK 6 PVC 422C 17
COUNTRYSIDE-EAST LT 19 BLK 5 PVC 422 7
COUNTRYSIDE-EAST LT 17 BLK 4 PVC 423 69
COUNTRYSIDE-EAST ELY 5' LT 21 & ALL LT 22 BLK 7 PVC 422B8 1
COUNTRYSIDE-EAST LT 14 BLK 1 PVC 423 14
COUNTRYSIDE-EAST LT 4 BLK 3 PVC 423 37
COUNTRYSIDE-EAST LT 3 BLK 2 PVC 423 18
COUNTRYSIDE-EAST W 5 FT LT 5 & ALL LT 6 BLK 7 PVC 422C 18
COUNTRYSIDE-EAST LT 17 BLK 3 PVC 423 50
COUNTRYSIDE-EAST LT 16 BLK 2 PVC 423 31
COUNTRYSIDE-EAST LT 21 BLK 7 EX ELY 5 FT PVC 422B 8
COUNTRYSIDE-EAST ELY 3.17 FT LT 6 & ALL LT 7 BLK 6 PVC 422C 7
COUNTRYSIDE-EAST LT 5 BLK 4 PVC 423 57
COUNTRYSIDE-EAST LT 2 BLK 1 PVC 423 2
COUNTRYSIDE-EAST LT 23 BLK 6 PVC 422C 18
COUNTRYSIDE-EAST ALL LT 20 & E 10 FT LT 21 BLK 5 PVC 422 8
COUNTRYSIDE-EAST LT 18 BLK 4 PVC 423 70
COUNTRYSIDE-EAST ALL LT 6 & W 10 FT LT 7 BLK 5 PVC 422C 5
COUNTRYSIDE-EAST LT 3 & E 5' LT 2 BLK 3 PVC 423 35A
COUNTRYSIDE-EAST LT 2 BLK 2 PVC 423 17
COUNTRYSIDE-EAST LT 2 BLK 8 PVC 422B 15
COUNTRYSIDE-EAST LT 7 EX WLY 2.33 FT BLK 7 PVC 422C 19
COUNTRYSIDE-EAST LT 18 BLK 3 PVC 423 51
COUNTRYSIDE-EAST LT 17 BLK 2 PVC 423 32
COUNTRYSIDE-EAST LT 15 BLK 8 PVC 422B 28

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

COUNTRYSIDE-EAST LT 20 BLK 7 PVC 422B 7
COUNTRYSIDE-EAST ELY 8 FT LT 5 & LT 6 EX ELY 3.17 FT BLK 6 PVC 422C 6
COUNTRYSIDE-EAST LT 4 BLK 4 PVC 423 56
COUNTRYSIDE-EAST LT 5 BLK 5 PVC 422C 4
COUNTRYSIDE-EAST LT 3 BLK 8 PVC 422B 16
COUNTRYSIDE-EAST WLY 2.33 FT LT 7 & LT 8 EX WLY 5 FT BLK 7 PVC 422C 20
COUNTRYSIDE-EAST LT 24 BLK 6 PVC 422C 19
COUNTRYSIDE-EAST LT 19 BLK 4 PVC 423 71
COUNTRYSIDE-EAST LT 14 BLK 8 PVC 422B 27
COUNTRYSIDE-EAST LT 19 BLK 7 PVC 422B 6
COUNTRYSIDE-EAST LT 5 EX E 8 FT BLK 6 PVC 422C 5
COUNTRYSIDE-EAST LT 3 BLK 4 PVC 423 55
COUNTRYSIDE-EAST LT 2 BLK 3 EX E 5 FT PVC 423 35
COUNTRYSIDE-EAST LT 21 EX E 10 FT BLK 5 PVC 422 9 1
COUNTRYSIDE-EAST LT 22 BLK 5 PVC 422 10
COUNTRYSIDE-EAST LT 20 BLK 4 PVC 423 72
COUNTRYSIDE-EAST LT 13 BLK 8 PVC 422B 26
COUNTRYSIDE-EAST LT 18 BLK 7 PVC 422B 5
COUNTRYSIDE-EAST LT 4 BLK 5 PVC 422C 3
COUNTRYSIDE-EAST ALL OF LT 4 & ELY 5 FT OF LT 5 BLK 8 PVC 422B 17
COUNTRYSIDE-EAST W 5 FT LT 8 ALL LT 9 & E 5 FT LT 10 BLK 7 PVC 422C 21
COUNTRYSIDE-EAST LT 25 BLK 6 PVC 422C 20
COUNTRYSIDE-EAST LT 8 BLK 10 PVC 423 85
COUNTRYSIDE-EAST LT 4 BLK 9 PVC 423 77
COUNTRYSIDE-EAST LT 1 BLK 9 PVC 423 74
COUNTRYSIDE-EAST LT 4 BLK 6 PVC 422C 4
COUNTRYSIDE-EAST LT 2 BLK 4 PVC 423 54
COUNTRYSIDE-EAST LT 5 BLK 10 PVC 423 82
COUNTRYSIDE-EAST LT 7 BLK 11 PVC 423 97
COUNTRYSIDE-EAST LT 9 BLK 10 PVC 423 86
COUNTRYSIDE-EAST LT 12 BLK 8 PVC 422B 25
COUNTRYSIDE-EAST LT 17 BLK 7 EX WLY 5 FT PVC 422B 4
COUNTRYSIDE-EAST LT 3 BLK 5 PVC 422C 2
COUNTRYSIDE-EAST LT 5 BLK 8 EX ELY 5 FT PVC 422B 18
COUNTRYSIDE-EAST LT 10 EX E 5 FT BLK 7 PVC 422C 22
COUNTRYSIDE-EAST LT 26 BLK 6 PVC 422C 21
COUNTRYSIDE-EAST LT 23 BLK 5 PVC 422 11
COUNTRYSIDE-EAST LT 3 BLK 6 PVC 422C 3
COUNTRYSIDE-EAST LT 2 BLK 5 PVC 422C 1
COUNTRYSIDE-EAST ALL LT 6 & ELY 5 FT LT 7 BLK 8 PVC 422B 19 BOTA 2350-9
COUNTRYSIDE-EAST LT 11 BLK 7 PVC 422C 23
COUNTRYSIDE-EAST LT 27 EX W 5 FT BLK 6 PVC 422C 22

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

COUNTRYSIDE-EAST ALL OF LT 8 & E 14 FT OF LT 9 BLK 11 PVC 423 98
COUNTRYSIDE-EAST LT 11 BLK 8 PVC 422B 24
COUNTRYSIDE-EAST LT 16 & WLY 5 FT LT 17 BLK 7 PVC 422B 3
COUNTRYSIDE-EAST LT 2 BLK 6 PVC 422C 2
COUNTRYSIDE-EAST ELY 9' LT 3 & ALL LT 4 BLK 11 PVC 423 93A
COUNTRYSIDE-EAST LT 4 BLK 10 PVC 423 81
COUNTRYSIDE-EAST LT 10 BLK 10 PVC 423 87
COUNTRYSIDE-EAST LT 3 BLK 10 PVC 423 80
COUNTRYSIDE-EAST LT 7 EX ELY 5 FT BLK 8 PVC 422B 20
COUNTRYSIDE-EAST ALL LT 12 & ELY 5 FT LT 13 BLK 7 PVC 422C 24
COUNTRYSIDE-EAST LT 4 & E 10 FT LT 5 BLK 12 PVC 423 105
COUNTRYSIDE-EAST LT 9 EX E 14 FT & E 24 FT LT 10 BLK 11 PVC 423 99
COUNTRYSIDE-EAST LT 10 EX WLY 5 FT BLK 8 PVC 422B 23
COUNTRYSIDE-EAST LT 15 BLK 7 PVC 422B 2
COUNTRYSIDE-EAST ELY 10' LT 2 & LT 3 EX ELY 9' BLK 11 PVC 423 93
COUNTRYSIDE-EAST LT 11 BLK 10 PVC 423 88
COUNTRYSIDE-EAST LT 1 & 25 FT VAC ST ON W & W 10 FT LT 2 BLK 12 PVC 423 102
COUNTRYSIDE-EAST LT 2 BLK 10 PVC 423 79
COUNTRYSIDE-EAST LT 5 BLK 12 EX E 10 FT & E 27 FT LT 6 PVC 423 106
COUNTRYSIDE-EAST W 46 FT LT 10 & E 36.5 FT LT 11 BLK 11 PVC 423 100A
COUNTRYSIDE-EAST ELY 11.27' LT 1 & LT 2 EX E 10' BLK 11 PVC 423 91A
COUNTRYSIDE-EAST LT 12 BLK 10 PVC 423 89
COUNTRYSIDE-EAST LT 1 BLK 10 & 25 FT VAC FOR ST ON W PVC 423 78
COUNTRYSIDE-EAST LT 6 EX ELY 27 FT & WLY 25 FT VAC ST BLK 12 PVC 423 107A
COUNTRYSIDE-EAST LT 11 EX E 36.5 FT BLK 11 & VAC FONTICELLO LANE ON W & E 3 FT LT 24 OF WEST HILL PVC 423 101
COUNTRYSIDE-EAST LT 13 BLK 10 & 25 FT VAC FOR ST ON W PVC 432 90
COUNTRYSIDE-EAST LT 1 BLK 11 & E 15 FT VAC FONTICELLO LN ADJ LT 1 EX ELY 11.27 FT PVC 423 91
COUNTRYSIDE-EAST LT 10 BLK 14 PVC 422 20
COUNTRYSIDE-EAST LT 16 BLK 13 PVC 422 16
COUNTRYSIDE-EAST LT 15 & TRI TR IN SE COR LT 14 5' AT BASE BLK 13 PVC 422 15
COUNTRYSIDE-EAST LT 11 BLK 14 PVC 422 21
COUNTRYSIDE-EAST LT 7 BLK 14 PVC 422E 5
COUNTRYSIDE-EAST LT 14 BLK 13 EX BG SE CR LT 14 W 5' NLY TO NE CR LT 14 S TO POB PVC 422 14
COUNTRYSIDE-EAST LT 2 BLK 15 PVC 422E 8
COUNTRYSIDE-EAST LT 2 BLK 17 PVC-
COUNTRYSIDE-EAST LT 12 BLK 14 PVC-
COUNTRYSIDE-EAST LT 15 BLK 15 PVC-
COUNTRYSIDE-EAST LT 3 BLK 15 PVC 422E 9
COUNTRYSIDE-EAST LT 12 BLK 17 PVC-
COUNTRYSIDE-EAST LT 6 BLK 14 PVC 422E 4
COUNTRYSIDE-EAST LT 13 BLK 13 PVC-

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

COUNTRYSIDE-EAST LT 3 EX W 7' BLK 17 PVC-
COUNTRYSIDE-EAST LT 11 BLK 17 PVC-
COUNTRYSIDE-EAST LT 14 BLK 15 PVC-
COUNTRYSIDE-EAST W 7' LT 3 & LT 4 EX W 7' BLK 17 PVC-
COUNTRYSIDE-EAST LT 4 BLK 15 PVC 422E 10
COUNTRYSIDE-EAST LT 13 BLK 15 PVC-
COUNTRYSIDE-EAST LT 5 BLK 14 PVC 422E 3
COUNTRYSIDE-EAST LT 13 EX WLY 4.66 FT BLK 14 PVC-
COUNTRYSIDE-EAST LT 12 BLK 13 PVC-
COUNTRYSIDE-EAST LT 10 BLK 17 PVC-
COUNTRYSIDE-EAST WLY 4.66 FT LT 13 & LT 14 BLK 14 PVC-
COUNTRYSIDE-EAST LT 5 BLK 15 PVC 422E 11
COUNTRYSIDE-EAST ELY 5 FT LT 10 & ALL LT 11 BLK 13 PVC-
COUNTRYSIDE-EAST W 7' LT 4 BLK 17 & ALL LT 5 BLK 17 PVC
COUNTRYSIDE-EAST LT 15 BLK 14 PVC-
COUNTRYSIDE-EAST LT 9 BLK 17 PVC-
COUNTRYSIDE-EAST LT 12 BLK 15 PVC-
COUNTRYSIDE-EAST ELY 4 FT LT 2 & ALL LT 3 EX ELY 3 FT BLK 14 PVC 422E 1
COUNTRYSIDE-EAST LT 10 BLK 13 EX ELY 5 FT PVC-
COUNTRYSIDE-EAST LT 6 BLK 15 PVC 422E 12
COUNTRYSIDE-EAST LT 2 BLK 14 EX ELY 4 FT PVC-
COUNTRYSIDE-EAST LT 16 BLK 14 & ELY TRI TR 3 FT ON N TO PT ON S OF LT 17 PVC-
COUNTRYSIDE-EAST LT 1 BLK 14 PVC-
COUNTRYSIDE-EAST LT 11 BLK 15 PVC-
COUNTRYSIDE-EAST LT 9 BLK 13 PVC-
COUNTRYSIDE-EAST LT 17 BLK 14 EX ELY TRI TR 3 FT ON N TO PT ON S PVC-
COUNTRYSIDE-EAST LT 21 BLK 14 PVC-
COUNTRYSIDE-EAST LT 8 BLK 13 PVC-
COUNTRYSIDE-EAST LT 18 BLK 14 PVC-
COUNTRYSIDE-EAST LT 20 BLK 14 PVC-
COUNTRYSIDE-EAST LT 7 BLK 13 PVC-
COUNTRYSIDE-EAST LT 6 BLK 16 PVC 422E 16
COUNTRYSIDE-EAST LT 5 BLK 16 PVC-
COUNTRYSIDE-EAST 5207 ELY 3 FT LT 3 & ALL LT 4 BLK 14 PVC 422E 2
COUNTRYSIDE-EAST LT 19 BLK 14 PVC-
COUNTRYSIDE-EAST LT 6 BLK 13 PVC-
COUNTRYSIDE-EAST LT 4 BLK 16 PVC-
COUNTRYSIDE-EAST LT 5 EX WLY 5 FT BLK 13 PVC-
COUNTRYSIDE-EAST LT 3 BLK 16 PVC-
COUNTRYSIDE-EAST LT 4 & WLY 5 FT LT 5 BLK 13 PVC-
COUNTRYSIDE-EAST LT 2 BLK 16 PVC-
COUNTRYSIDE-EAST LT 3 BLK 13 PVC-

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

COUNTRYSIDE-EAST LT 1 BLK 16 EX NWLY TRI TR 50 FT ON N & 75 FT ON W PVC-
COUNTRYSIDE-EAST LT 14 BLK 16 PVC-
COUNTRYSIDE-EAST LT 13 BLK 17 PVC-
COUNTRYSIDE-EAST LT 8 BLK 17 PVC-
COUNTRYSIDE-EAST LT 9 & WLY 5 FT LT 10 BLK 8 PVC 422B 22
COUNTRYSIDE-EAST LT 13 BLK 16 PVC-
COUNTRYSIDE-EAST LT 7 BLK 17 PVC-
COUNTRYSIDE-EAST LT 1 BLK 17 PVC-
COUNTRYSIDE-EAST LT 8 BLK 8 PVC 422B 21
COUNTRYSIDE-EAST LT 12 BLK 16 PVC-
COUNTRYSIDE-EAST LT 6 BLK 17 PVC-
COUNTRYSIDE-EAST LT 11 BLK 16 PVC-
COUNTRYSIDE-EAST LT 16 BLK 15 PVC-
COUNTRYSIDE-EAST LT 14 BLK 7 PVC 422B 1
COUNTRYSIDE-EAST LT 10 BLK 16 PVC-
COUNTRYSIDE-EAST LT 10 BLK 15 PVC-
COUNTRYSIDE-EAST LT 9 BLK 16 PVC 422E 19
COUNTRYSIDE-EAST NLY TR LT 8 46.32 FT ON W & 44.09 FT ON E & ALL LT 9 BLK 15 PVC 422E 15
COUNTRYSIDE-EAST LT 8 BLK 16 PVC 422E 18
COUNTRYSIDE-EAST LT 13 EX ELY 5 FT BLK 7 PVC 422C 25
COUNTRYSIDE-EAST LT 7 BLK 16 PVC 422E 17
COUNTRYSIDE-EAST LT 1 BLK 15 PVC 422E 7
COUNTRYSIDE-EAST LT 7 & LT 8 LESS NLY TR 46.32' ON W & 44.09' ON E BLK 15 PVC 4223 13
COUNTRYSIDE-EAST LT 8 BLK 14 PVC 422E 6
COUNTRYSIDE-EAST LT 1 BLK 6 PVC 422C 1
COUNTRYSIDE-EAST W 5 FT OF LT 27 ALL OF LT 28 BLK 6 PVC 422C 23
COUNTRYSIDE-EAST LT 9 BLK 14 PVC 422 19
COUNTRYSIDE-EAST LT 1 BLK 5 PVC 422 1
COUNTRYSIDE-EAST LT 17 BLK 13 PVC 422 17
COUNTRYSIDE-EAST LT 18 BLK 13 PVC 422 18
COUNTRYSIDE-EAST LT 24 BLK 5 PVC 422 12
COUNTRYSIDE-EAST LT 2 BLK 12 EX W 10 FT PVC 423 103
COUNTRYSIDE-EAST LT 1 BLK 4 PVC 423 53
COUNTRYSIDE-EAST LT 3 BLK 12 PVC 423 104
COUNTRYSIDE-EAST LT 21 BLK 4 PVC 423 73
COUNTRYSIDE-EAST LT 5 BLK 11 PVC 423 95
COUNTRYSIDE-EAST LT 1 BLK 3 PVC 423 34
COUNTRYSIDE-EAST LT 6 BLK 11 PVC 423 96
COUNTRYSIDE-EAST LT 19 BLK 3 PVC 423 52
COUNTRYSIDE-EAST LT 6 BLK 10 PVC 423 83
COUNTRYSIDE-EAST LT 1 BLK 2 PVC 423 16
COUNTRYSIDE-EAST LT 7 BLK 10 PVC 423 84

APPENDIX A: BOUNDARY MAP AND LEGAL DESCRIPTION

COUNTRYSIDE-EAST LT 18 BLK 2 PVC 423 33
COUNTRYSIDE-EAST LT 2 BLK 9 PVC 423 75
COUNTRYSIDE-EAST LT 1 BLK 1 PVC 423 1
COUNTRYSIDE-EAST LT 3 BLK 9 PVC 423 76
COUNTRYSIDE-EAST LT 15 BLK 1 PVC 423 15

APPENDIX B:PROPERTY ADDRESSES

4819 W	63RD ST	4921 W	64TH TER	5001 W	66TH ST
4901 W	63RD ST	5000 W	64TH TER	5005 W	66TH ST
4907 W	63RD ST	5100 W	64TH TER	5006 W	66TH ST
4915 W	63RD ST	5101 W	64TH TER	5011 W	66TH ST
5001 W	63RD ST	5107 W	64TH TER	5012 W	66TH ST
5007 W	63RD ST	5108 W	64TH TER	5017 W	66TH ST
5119 W	63RD ST	5111 W	64TH TER	5018 W	66TH ST
5131 W	63RD ST	5116 W	64TH TER	5100 W	66TH ST
5205 W	63RD ST	5119 W	64TH TER	5101 W	66TH ST
5213 W	63RD ST	5202 W	64TH TER	5105 W	66TH ST
4701 W	63RD TER	5203 W	64TH TER	5108 W	66TH ST
4709 W	63RD TER	5206 W	64TH TER	5111 W	66TH ST
4715 W	63RD TER	5211 W	64TH TER	5115 W	66TH ST
4801 W	63RD TER	5212 W	64TH TER	5119 W	66TH ST
4809 W	63RD TER	5215 W	64TH TER	5120 W	66TH ST
4815 W	63RD TER	5218 W	64TH TER	4700 W	66TH TER
4818 W	63RD TER	5301 W	64TH TER	4701 W	66TH TER
4819 W	63RD TER	5304 W	64TH TER	4706 W	66TH TER
4900 W	63RD TER	5305 W	64TH TER	4707 W	66TH TER
4901 W	63RD TER	5308 W	64TH TER	4712 W	66TH TER
4907 W	63RD TER	5311 W	64TH TER	4713 W	66TH TER
4908 W	63RD TER	5315 W	64TH TER	4716 W	66TH TER
4915 W	63RD TER	5401 W	64TH TER	4719 W	66TH TER
4916 W	63RD TER	5407 W	64TH TER	4800 W	66TH TER
5000 W	63RD TER	5408 W	64TH TER	4801 W	66TH TER
5001 W	63RD TER	5411 W	64TH TER	4806 W	66TH TER
5006 W	63RD TER	5414 W	64TH TER	4807 W	66TH TER
5007 W	63RD TER	4700 W	65TH ST	4812 W	66TH TER
5114 W	63RD TER	4701 W	65TH ST	4815 W	66TH TER
5117 W	63RD TER	4706 W	65TH ST	4818 W	66TH TER
5128 W	63RD TER	4707 W	65TH ST	4908 W	66TH TER
5131 W	63RD TER	4711 W	65TH ST	4909 W	66TH TER
5200 W	63RD TER	4712 W	65TH ST	4914 W	66TH TER
5201 W	63RD TER	4718 W	65TH ST	5002 W	66TH TER
5212 W	63RD TER	4719 W	65TH ST	5008 W	66TH TER
5215 W	63RD TER	4800 W	65TH ST	5014 W	66TH TER
5227 W	63RD TER	4801 W	65TH ST	5018 W	66TH TER
4700 W	64TH ST	4807 W	65TH ST	5100 W	66TH TER
4701 W	64TH ST	4808 W	65TH ST	5101 W	66TH TER
4708 W	64TH ST	4815 W	65TH ST	5107 W	66TH TER
4709 W	64TH ST	4816 W	65TH ST	5108 W	66TH TER

APPENDIX B:PROPERTY ADDRESSES

4716 W	64TH ST	4819 W	65TH ST	5115 W	66TH TER
4717 W	64TH ST	4901 W	65TH ST	5116 W	66TH TER
4800 W	64TH ST	4902 W	65TH ST	5119 W	66TH TER
4801 W	64TH ST	4904 W	65TH ST	5122 W	66TH TER
4806 W	64TH ST	4911 W	65TH ST	4700 W	67TH ST
4807 W	64TH ST	4916 W	65TH ST	4708 W	67TH ST
4812 W	64TH ST	5011 W	65TH ST	4716 W	67TH ST
4815 W	64TH ST	4700 W	65TH TER	4800 W	67TH ST
4818 W	64TH ST	4701 W	65TH TER	4806 W	67TH ST
4819 W	64TH ST	4706 W	65TH TER	4810 W	67TH ST
4900 W	64TH ST	4707 W	65TH TER	4908 W	67TH ST
4901 W	64TH ST	4711 W	65TH TER	5100 W	67TH ST
4908 W	64TH ST	4712 W	65TH TER	6300	ASH ST
4911 W	64TH ST	4717 W	65TH TER	6301	ASH ST
4916 W	64TH ST	4718 W	65TH TER	6308	ASH ST
4919 W	64TH ST	4800 W	65TH TER	6311	ASH ST
5000 W	64TH ST	4801 W	65TH TER	6316	ASH ST
5001 W	64TH ST	4805 W	65TH TER	6319	ASH ST
5006 W	64TH ST	4808 W	65TH TER	6324	ASH ST
5111 W	64TH ST	4811 W	65TH TER	6332	ASH ST
5112 W	64TH ST	4816 W	65TH TER	6335	ASH ST
5118 W	64TH ST	4817 W	65TH TER	6340	ASH ST
5119 W	64TH ST	4900 W	65TH TER	6341	ASH ST
5200 W	64TH ST	4901 W	65TH TER	6342	ASH ST
5201 W	64TH ST	4906 W	65TH TER	6344	ASH ST
5207 W	64TH ST	5001 W	65TH TER	6345	ASH ST
5208 W	64TH ST	5006 W	65TH TER	6300	HODGES DR
5215 W	64TH ST	5007 W	65TH TER	6301	HODGES DR
5216 W	64TH ST	5012 W	65TH TER	6312	HODGES DR
5217 W	64TH ST	5013 W	65TH TER	6315	HODGES DR
5219 W	64TH ST	5018 W	65TH TER	6328	HODGES DR
5305 W	64TH ST	5019 W	65TH TER	6331	HODGES DR
5309 W	64TH ST	5100 W	65TH TER	6343	HODGES DR
5312 W	64TH ST	5101 W	65TH TER	6344	HODGES DR
5314 W	64TH ST	5104 W	65TH TER	6400	HODGES DR
5315 W	64TH ST	5108 W	65TH TER	6401	HODGES DR
5320 W	64TH ST	5112 W	65TH TER	6415	HODGES DR
5404 W	64TH ST	5116 W	65TH TER	6420	HODGES DR
4700 W	64TH TER	5117 W	65TH TER	6433	HODGES DR
4701 W	64TH TER	4700 W	66TH ST	6434	HODGES DR
4706 W	64TH TER	4701 W	66TH ST	6436	HODGES DR
4707 W	64TH TER	4704 W	66TH ST	6437	HODGES DR

APPENDIX B:PROPERTY ADDRESSES

4711 W	64TH TER	4707 W	66TH ST	6500	HODGES DR
4712 W	64TH TER	4712 W	66TH ST	6501	HODGES DR
4717 W	64TH TER	4713 W	66TH ST	6508	HODGES DR
4718 W	64TH TER	4718 W	66TH ST	6511	HODGES DR
4800 W	64TH TER	4719 W	66TH ST	6514	HODGES DR
4801 W	64TH TER	4800 W	66TH ST	6517	HODGES DR
4807 W	64TH TER	4801 W	66TH ST	6522	HODGES DR
4808 W	64TH TER	4805 W	66TH ST	6525	HODGES DR
4816 W	64TH TER	4806 W	66TH ST	6600	HODGES DR
4817 W	64TH TER	4811 W	66TH ST	6601	HODGES DR
4821 W	64TH TER	4812 W	66TH ST	6608	HODGES DR
4900 W	64TH TER	4817 W	66TH ST	6609	HODGES DR
4907 W	64TH TER	4818 W	66TH ST	6614	HODGES DR
4908 W	64TH TER	4911 W	66TH ST	6615	HODGES DR
4915 W	64TH TER	4912 W	66TH ST	6618	HODGES DR
4916 W	64TH TER	5000 W	66TH ST	6619	HODGES DR

APPENDIX C: CROSS REFERENCE BETWEEN THE CSE HOA COVENANTS AND THE OVERLAY DISTRICT GUIDELINES

Cross reference between the CSE HOA Covenants and the Overlay District Guidelines

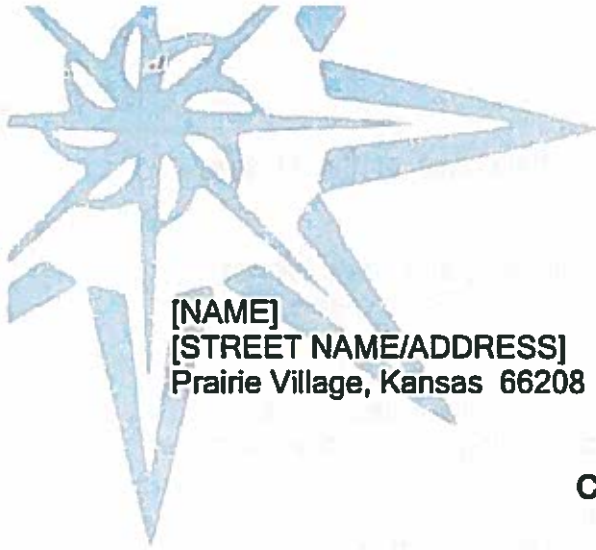
Summary Wording from CEHA booklet	Deeded Restriction Covered	Authority: Overlay or CEHA
1. The plots shall be used for private dwelling purposes only. Each dwelling shall be designed for occupancy by a single family only.	V	Overlay
2. No garage or outbuilding shall be used as a residence or living quarters.	V	Overlay
3. No building, fence, wall, hedge or structure shall be commenced, erected or maintained until acceptable professional plans and specifications are submitted to the CEHA and approved in writing by the board. In passing upon such plans, the CEHA may take into consideration the suitability of the proposed construction the materials of which it is to be built, the harmony thereof with the surroundings and the outlook from adjacent or neighboring property.	VI	Overlay for approval of plans for buildings and structures CEHA board for fences, walls and hedges
4. Every outbuilding, except a greenhouse, shall correspond in style and architecture to the dwelling and shall be of the same exterior materials. No outbuilding shall exceed the dwelling in height or number of stories.	VIII	Overlay
5. No dwelling or any part thereof shall be erected nearer to the adjoining street than the building limit line shown on the recorded plat.*	IX also includes outbuildings by amendment	Overlay
6. No part of any dwelling shall be erected nearer to the side property line than 12½ percent of the width of the plot at the front property line.*	X	Overlay
7. No outbuilding shall be erected on any plot nearer to the adjoining street than the outbuilding limit line shown on the recorded plat.*	XI	Overlay
8. Except with the written permission of the CEHA, no dwelling exceeding 1½ stories will be permitted. Certain lots are restricted to one-story dwellings.**	XIII	Overlay
9. No permanent building or structure shall be erected within easement areas. Fences, walls or hedges may be erected within the easements but are subject to the right of access by utility	XIV	Overlay for permanent structures CEHA for fences, walls and hedges

**APPENDIX C: CROSS REFERENCE BETWEEN THE CSE HOA COVENANTS AND THE
OVERLAY DISTRICT GUIDELINES**

companies at any time.		
Summary Wording from CEHA booklet	Deeded Restriction Covered	Included in Overlay Wording
10. Only those signs used to advertise the property for sale may be posted for a prolonged period of time. Signs should not exceed 1½ feet by 2 feet.	XV	CEHA
11. No radio or television antenna shall be more than 3 feet higher than the roof line. No radio or television towers shall be constructed. Any antenna shall not be visible from a point in the center of the street directly opposite the center of the dwelling.	XV	CEHA
12. No fence, wall, hedge, pergola or detached structure for ornamental purpose shall be erected nearer a front or side street than the building line limit.	XV	CEHA
13. No cows, horses, pigs, poultry, goats or rabbits shall be maintained on any plot and no owner may maintain more than 2 dogs or 2 cats or other household pets on any plot at one time.	XV	CEHA
14. No trash, ashes or other refuse may be thrown or dumped on any plot in the addition. All trash and garbage containers shall be hidden from view.	XV	CEHA

* The deeded restrictions allow minor modifications under certain circumstances.

** A detailed listing is available in the Deeded Restrictions that are on file with the Countryside East Homes Association.



THE CITY OF PRAIRIE VILLAGE

STAR OF KANSAS

[NAME]
[STREET NAME/ADDRESS]
Prairie Village, Kansas 66208

City of Prairie Village Kansas

Notice of Public Hearing

RE: Consideration of Discontinuing the Countryside East Overlay District

In 2013, the Prairie Village City Council approved the establishment of the Countryside East Neighborhood Overlay District and adopted the associated Design Guidelines to address remodeling or re-building for homes within the Countryside East HOA. This effort was in partnership between residents and City Staff to focus on what could best be described as the "big ticket" items such as overall height of structures, side yard setback, etc.

Since the enactment of the Overlay in 2013, there have been challenges which are included later in this letter and will also be addressed at the Public Hearing. And, with the successful adoption of the new building height and side set back zoning restrictions that went into effect in July 2016, City Staff and the Countryside East HOA Board recommend the Overlay be discontinued.

As a property owner of record within the Countryside East Homes Association, or property owner within 200 feet of the Countryside East Homes Association boundaries, the City of Prairie Village is required to give public notice. The City of Prairie Village Planning Commission will be considering the repeal of the Countryside East Homes Association Overlay Zoning District as recommended by City Staff and the Countryside East HOA Board on:

When: March 7, 2017 at 7:00 p.m.
Where: The City of Prairie Village Council Chambers
7700 Mission Road, Prairie Village, Kansas.

City Staff and the Planning Commission have had ongoing discussions about the mechanics of the Overlay that led to the Planning Commission suggesting that City Staff reach out to the HOA Board to discuss the current challenges and recommendation of the Commission to have a unified acceptance of the new building standards. In discussion with the HOA President, Leslie Darrington, we believed that it was important

to communicate with the residents and also explain the challenges of the Overlay District.

On November 14th, 2016, Wes Jordan (Assistant City Administrator) and Chris Brewster (contracted City Planner) attended the annual Countryside East HOA meeting and discussed the following challenges:

1. Four appeals of City Staff findings to date - all overturned by the appeals board.
2. Problems with the structure of the appeals board and being placed in a quasi-judicial role with neighbors.
3. Appeals have no outline for process or decision criteria.
4. Two sets of zoning standards have been confusing to staff and residents.
5. Concerns over vagueness and legal enforcement of some guidelines.
6. Inconsistency....
 - a. Between the Overlay and Private Covenants
 - b. Between Overlay and Design Guidelines
 - c. Between Overlay and City-wide Zoning (some duplication/some conflicts)
 - d. Some Overlay Design Guidelines illustrations/comments are confusing.

Since the presentation on November 14th, 2016, the HOA Board has formally voted to discontinue the Overlay. We realize and respect the considerable work on the development of the Overlay by residents and City Staff. We believe those efforts were not in vain; rather, are a part of the foundation of the new building standard restrictions that were recently enacted city-wide by the City Council.

If you have any questions regarding this matter please contact Wes Jordan, Assistant City Administrator, at wjordanpvkansas.com or 913-385-4621.

Note - at the time of the scheduled public hearing, all interested persons may present their comments. 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. Prior to the date of the scheduled hearing, comments can be submitted in writing by e-mailing Joyce Hagen Mundy at jhmundy@pvkansas.com or mailing to:

City of Prairie Village
Attn: Joyce Hagen Mundy, City Clerk
7700 Mission Road
Prairie Village, Kansas 66208.

ORDINANCE 2271

AN ORDINANCE AMENDING CHAPTER 19.25 ENTITLED "OVERLAY ZONING DISTRICTS" TO THE PRAIRIE VILLAGE, KANSAS ZONING ORDINANCE, BY AMENDING SECTIONS 19.25.150 ENTITLED "NC DISTRICTS ESTABLISHED"; 19.25.055 ENTITLED "NC DISTRICT DEVELOPMENT/DESIGN STANDARDS ESTABLISHED" AND 19.25.160 "INCORPORATION BY REFERENCE OF "DESIGN GUIDELINES COUNTRYSIDE EAST HOMES ASSOCIATION 2012 EDITION" BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS:

Section I. Planning Commission Recommendation.

After having received a recommendation from the Planning Commission and proper notice having been published and hearing held on March 5, 2013, as provided by law and under the authority of and subject to the provisions of the Prairie Village, Kansas Zoning Ordinance, the Zoning Ordinance is amended as set forth in Section II.

Section II. Amending Chapter 19.25

Chapter 19.25 of the Prairie Village, Kansas Zoning Ordinance, entitled "Overlay Zoning Districts" is hereby amended by adopting by reference the Neighborhood Conservation Overlay District for Countryside East Homes Association amending 19.25.050; 19.25.055 and 19.25.060 to read as follows:

19.25.050 NC Districts Established

As NC Districts are established by Ordinance, this section will be updated by reference to such NC Districts in the following table:

Neighborhood Conservation District Name	General Boundaries	Ordinance No.
Countryside East Homes Association	East of Roe Avenue, South of 63 rd Street , West of Nall and North of 67 th Street - Prairie Village, Kansas	2271

19.25.055 NC District Development/Design Standards Established

As NC District Development/Design Standards and Administrative Policies are established by Ordinance, this section will be updated by reference to such standards and policies in the following table:

Neighborhood Conservation District Name	Design Standards and Administrative Policies	Ordinance No.
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Countryside East Homes Association	Design Guidelines Countryside East Homes Association 2012	2271
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19.25.060 INCORPORATION BY REFERENCE OF "DESIGN GUIDELINES COUNTRYSIDE EAST HOMES ASSOCIATION 2012 EDITION"

The "Design Guidelines Countryside East Homes Association 2012 Edition" including a boundary map prepared, compiled, published and promulgated by the City of Prairie Village, Kansas is hereby adopted and incorporated by reference as if fully set forth herein, and shall be known as the "Design Guidelines Countryside East Homes Association 2012 Edition". At least one copy of said text amendments and boundary map shall be marked or stamped as "Official Copy as Adopted by Ordinance No. 2271 and to which shall be attached a copy of this ordinance, and filed with the City Clerk, to be open to inspection and available to the public at all reasonable business hours.

Section III

This ordinance shall take effect and be in force effective upon publication.

PASSED AND APPROVED THIS 1st DAY OF APRIL, 2013.



 Ronald L. Shaffer, Mayor

ATTEST:



 Joyce Hagen Mundy
 City Clerk

APPROVED AS TO FORM:



 Catherine P. Logan
 City Attorney

Joyce Hagen Mundy

From: Joyce Hagen Mundy
Sent: Wednesday, February 22, 2017 11:09 AM
To: Was Jordan
Subject: FW: Countyside East overlay

From: ALangwo622@aol.com [mailto:ALangwo622@aol.com]
Sent: Wednesday, February 22, 2017 10:16 AM
To: Joyce Hagen Mundy
Subject: Countyside East overlay

I have a couple of suggestions: 1. Create a CSE/West Hill zoning district described geographically - 63rd to 67th St, Roe to Nall except the SW 1/4 1/4. 2. Upgrade PV zoning to comply with CSE restrictions save the 2 story exclusion.

You can see by driving through the neighborhood - or any Langworthy Neighborhood, the benefits of light and air and a strong Homeowners Association. A short listing to sale time, well kept homes, room for children to play, un-crowded (and safe) streets. Don't throw away the quality living CSE provides because it is a little inconvenient for the staff - remember the PV staff is there to serve the residents. Asher Langworthy, 6324 Ash St

Joyce Hagen Mundy

From: Wes Jordan
Sent: Thursday, March 02, 2017 12:21 PM
To: Joyce Hagen Mundy
Subject: P/C Packet

From: JIM Mksch [mailto:timksch@hotmail.com]
Sent: Monday, February 20, 2017 10:22 AM
Subject: RE: Overlay

All,

Sorry I will not be able to attend the Board meeting. I'm in FL with mom who has been hospitalized

I do feel the Board should seek input from residents on this issue.

My personal view is that the Overlay could be adjusted to address many of the concerns while preserving the size restrictions that are stronger than the ordinance.

Thanks for your efforts

Jim