

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, MAY 2, 2017
7700 MISSION ROAD
7:00 P.M.**

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - APRIL 4, 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

PC2017-105 Building Line Modification
4602 Homestead
Zoning: R-1a
Applicant: Bruce Wendlandt, architect

PC2017-106 Site Plan Approval for Retaining Wall
3007 West 71st Terrace
Zoning: R-1a
Applicant: Doug Stehl

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
April 4, 2017

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 4, 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: Melissa Brown, Patrick Lenahan, Gregory Wolf, Jeffrey Valentino, James Breneman and Jonathan Birkel.

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

APPROVAL OF MINUTES

Gregory Wolf moved for the approval of the minutes of the March 7, 2017 regular Planning Commission meeting as presented. The motion was seconded by Patrick Lenahan and passed by a majority with Mr. Breneman abstaining.

PUBLIC HEARINGS

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

NON PUBLIC HEARINGS

**PC2017-012 Site Plan Approval for a Shade Structure
Asbury United Church Children's Center
5400 West 75th Street**

Adam Winzenried, 9521 Linden and member of Asbury Church, and Ann Porter, 5400 West 75th Street Director of the Children's Center appeared before the Commission to present an application for site plan approval for a proposed shade structure over the existing playground for the church's children's center that cares for 87 students. The play area is located on the southwest corner of 75th Street and Ash.

Patrick Lenahan asked if the shade structure was a permanent or temporary structure. Ms. Porter replied that it was a permanent structure. Mr. Winzenried added that the shade material is temporary and will be removed during the winter months.

Chris Brewster stated the proposed shade structure will be approximately 30' x 30', and have a maximum height of 14.' It is proposed to be located over the existing play equipment on the east side of the play area. The structure will be at least 20' back from the 75th street lot boundary and approximately 40' + from the Ash street lot boundary. This meets all required setbacks in R-1B for the subject lot (Lot 17 orienting towards Ash Street) and if the campus were treated as a whole (4.19 acres orienting to 75th street - unenclosed structures can encroach up to 12' into the front setback, or up to 18'

(required 30' setback). Further, this property is planned and designed as a campus, so despite meeting the all of the above standards applicable primarily to single-family homes, the proposed location is consistent with the overall campus layout of the property. The applicant owns all lots directly abutting the subject lot to the west, south and east.

The applicant gave notice and held a neighborhood meeting according to the Citizen Participation Policy. No one attended the meeting.

Jonathan Birkel confirmed that when the shade fabric is removed that the supporting poles will remain.

Nancy Wallerstein asked what color the shade structure would be. Ms. Porter replied green and taupe.

Jonathan Birkel noted that 75th Street is a major commercial corridor asked staff if the city had any guidelines on what can be located on the streetscape. He has some concern with this type of structure at this location and the potential setting of precedence in granting approval. He is not sure it fits the streetscape. Nancy Wallerstein responded that she views this as similar to the Westlake garden structure that is also in a commercial location. Melissa Brown stated understood Mr. Birkel's concerns, but based on the type of fabric proposed she is not concerned with its appearance at this location. Mr. Birkel replied that he felt it would be more appropriate in the back of the lot, not abutting 75th Streets. Mrs. Wallerstein noted that because of the slope of the land the primary view will be of the top of the shade structure.

James Breneman noted this is on a church property with a playground and feels it fits into the area. Mrs. Wallerstein noted that she believed Prairie Baptist Church, at 75th & Roe also has a shade structure visible along Roe and asked what would determine when the structure comes down.

Jeffrey Valentino noted that the construction of a more permanent structure would be more costly to the church and asked how the city could address the maintenance of this structure. Chris Brewster replied that a condition of approval could be added to address the maintenance. Mr. Wolf asked the applicant if that was acceptable. Mr. Winzenried responded that their intention is to provide maintenance to extend the life of the product and would not have an issue with that condition of approval. Mr. Wolf asked how long the structure's cover would be on. Ms. Porter replied that would be determined by the weather conditions, but she anticipated eight to nine months. Mr. Valentino asked if it would be possible to remove the metal posts. Mr. Winzenried replied it is not as they are cemented into the ground.

The Planning Commission reviewed and concurred with the following criteria for approval as presented in the staff report:

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

The site is an existing church / campus that have been functioning at the same level of activity for several years. The site meets all applicable standards, and the proposed accessory structure will not cause any increase in activity on the site.

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

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

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

No changes in the existing site are proposed and therefore storm water runoff will not be affected.

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

The existing parking area on the west side will provide adequate ingress/egress for the current uses of the site and campus. Additionally, Ash Street provides secondary access to the church and campus on the east side of the existing play area. Ash Street also has a pedestrian bridge and passage on the north end that provides access to the church/campus and the play area via Tomahawk. These existing conditions have served this site well and there is no anticipated increase in activity from the proposed accessory structure.

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

The proposed accessory structure is serving an existing play area within the campus. Design concepts from similar structures are provided and specifications for this specific structure are included with the application.

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

The proposed structure is compatible with the design and use of the overall play area. It is located to meet all applicable setbacks. There is some existing vegetation associated with the play area, and located along the 75th Street frontage, so the applicant should clarify the intent of the overall landscape / streetscape in this area with regard to the design and function of the shade structure.

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

One of the primary objectives of Village Vision is to encourage reinvestment in the community to maintain the quality of life in Prairie Village. The existing use and campus design is consistent with this component of Village Vision and the proposed accessory structure will assist the Church and Children's Center in its mission.

Gregory Wolf moved the Planning Commission approve PC2017-102 granting site plan approval for the placement of an accessory shade structure as presented at 5400 West 75th Street subject to the following conditions:

1. That the structure be constructed per the attached site plan and specifications, and at the time of building permit, all other building code and safety aspects applicable to the structure be verified through staff permit reviews.
2. That the applicant confirm any immediate or longer-term landscape elements with regard to the play area and the shade structure, and further the Planning Commission consider if any of these activities would trigger any streetscape / landscape improvements along 75th Street.
3. That the applicant maintain the structure in good repair and property maintenance and should the maintenance or aesthetics become an issue staff can require removal, repair or proper maintenance.

The motion was seconded by James Breneman and passed unanimously.

PC2017-103 Temporary Use Permit - Summer Treatment Program at 4801 West 79th Street by Children's Mercy Hospital

Tina McKown, with Children's Mercy Hospital, 15520 College Blvd., Suite 365, Overland Park, appeared before the Commission to present an application for a temporary use permit for their annual eight week Summer Treatment Program for approximately 50 children with ADHD. The program will be held at Kansas City Christian School from June 12, 2017 through July 28, 2017. The hours of operation will be 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, and Friday; and 7:30 am to 8:00 pm on Thursday. Staff will train the previous week, June 5th through June 9th. The program will use several classrooms, the lunch room, the gymnasium, and the outdoor playgrounds. The proposed Summer Treatment Program will use the existing building, parking lots, and outdoor areas. No changes will be made to the property.

Chris Brewster stated the Planning Commission approved the same Summer Treatment Program in 2014, 2015 and 2016. Kansas City Christian School and the City have not received any complaints regarding the use. Since the short-term use is for more than 30 days, it requires Planning Commission approval.

The Planning Commission reviewed and concurred with the following analysis of the application as prepared by staff:

- 1. The applicant shall submit in written form a complete description of the proposed use, including drawings of proposed physical improvements, estimated accumulation of automobiles and persons, hours of operation, length of time requested, and other characteristics and effects on the neighborhood.**

The applicant has provided a detailed description of the proposed operation, as follows: The applicant has submitted a description of the program, floor plans of the area to be used. The applicant stated on the application that the program will be provided from 7:30 am to 5:30 pm; Monday, Tuesday, Wednesday, and Friday; and from 7:30 am to 8:00 pm on Thursday from June 12th until July 28th. Staff training will occur from June 5th through June 9th. There will be approximately 50 children and 27 staff (20 counselors, 2 teachers, and 5 psychologists). There will be no external changes to the facility or grounds so it should have no adverse effects on the neighborhood. The program will use

approximately 50 parking spaces for either drop of or day parking. The site is more than adequate to accommodate them. This provides a needed service for the community and is a good use of a facility that would remain unused for the summer.

- 2. If approved, a specific time period shall be determined and a short-term permit shall not be operated longer than the period stipulated in the permit.**

The applicant has requested that the short-term use be approved for the period from June 12, 2017 through July 28, 2017, with staff training June 5 through June 9, and that would be the maximum time of operation that would be permitted.

- 3. Upon cessation of the short-term permit, all materials and equipment shall be promptly removed and the property restored to its normal condition. If after giving full consideration to the effect of the requested short-term permit on the neighborhood and the community, the Planning Commission deems the request reasonable, the permit for the short-term use may be approved. Conditions of operations, provision for surety bond, and other reasonable safeguards may be written into the permit. Such permit may be approved in any zoning district.**

There will be no external changes to the building and grounds; therefore, no adverse effects on the adjacent neighborhood.

Gregory Wolf moved the Planning Commission approve PC20117-103 approving a Temporary Use Permit for the operation of an ADHD Summer Treatment Program at 4801 West 79th Street subject to the following conditions:

1. That the temporary use permit for the ADHD Summer Treatment Program be approved for a period from June 12, 2017 through July 28, 2017, with staff training June 5 through June 9.
2. That the hours of operation shall be from 7:30 am to 5:30 pm on Monday, Tuesday, Wednesday, and Friday, and 7:30 am to 8:00 pm on Thursday.
3. That the Summer Treatment Program use the existing building, parking, driveways, and playgrounds and will make no external changes to the property.
4. That the applicant properly maintain the exterior area of the property and will leave it in an acceptable condition when the program ends on July 28th, 2017.

The motion was seconded by Patrick Lenahan and passed unanimously.

OTHER BUSINESS

Staff Interpretation on Solar Panels

Chris Brewster noted that staff has received an application for solar panels on a single-family home, which has raised an interpretation issue. This issue has been encountered by staff in other recent applications, and also impacts past applications that pre-date current staff. Staff is seeking Planning Commission input on their interpretation of the code and to provide direction for the processing of future applications.

The current regulations address alternative energy systems, and expresses the intent to encourage the use of alternative energy systems and that “the use of alternative energy systems is in the general welfare of its residents.” [19.50.005]

This section also establishes compatibility standards to protect neighborhood character, that if met are intended to encourage the appropriate design, location and placement of solar energy systems, and allow administrative permits for all applications that meet the standards. Specifically, the ordinance establishes a preference for the following:

1. Panels on sloped roofs should be concealed from view at the street level.
2. Panels on sloped roofs should be either directly mounted on the roof or integrated into the roof so they form part of the roof itself.

However, the elements of directly mounted and integrated are not adequately defined. Research of typical industry applications reveals the following five differing degrees

1. Rack mounted; Projects off the roof. These are not allowed by Prairie Village code.
2. Roof mounted - Directly on the roof but with low-profile and the rack not visible, Does not "project" off the roof. These are not allowed by Prairie Village administratively, only allowed through Planning Commission site plan approval or allowed as directly mounted with limitations.
3. Roof mounted - directly on roof with fasteners but not on a rack. These are permitted by code.
4. Integrated - panels integrated into the roof structure, but surface and appearance is different from the roof tiles. These are permitted by code.
5. Integrated/"Stealth" - panels disguised as roof tiles and/or roof tile that is the solar panel. These are permitted by code.

Mr. Brewster stated that types 3, 4 and 5 are clearly enabled by the regulations. Type 1 is clearly prohibited. Type 2 is the most common application of solar panels. However, the following section of the standards has competing or conflicting interpretations.

19.50.010 D. Compatibility

1. *Any solar energy system incorporated into residential facility shall be integrated into the basic form and main structure of the residence. All active systems shall be roof mounted with the collector panels integrated into the roof either directly mounted against the roof or integrated into the roof so that they form pa part of the roof itself. Mounting arrangements, which allow the collectors to project above the roof line, such as "standoff" or "rack" mounting arrangements are not allowed.*

The Type 2 installation above appears to be consistent with many aspects of the above - it is "directly mounted" on the roof since it is flush with the roof plane and the mounting mechanism is not visible. However it may also conflict with a literal interpretation since there technically is a "rack" and it does slightly "project above the roof." The difficulty with this literal interpretation is that Types 3 and 4 also share these same attributes, even though they are clearly enabled. Further, using the literal interpretation would seem to negate some of the other compatibility standards that deal with the appearance and screening of mounting mechanisms (i.e. all panels need to be mounted with some type of system). The ordinance assumes this and has performance criteria dealing with the visibility and profile of the mounting mechanism; this would seem to indicate that

Type 2 should be permitted. Additionally, staff was made aware of several applications of Type 2 installations that were approved at the staff level over the past several years. Type 2 installations are also the most common installation, and industry best practices suggest that although these panels could be mounted flush on the roof surface (similar to the Type 3 example), this is not recommended. To function at peak efficiency, these panels need small amounts of ventilation below them and if not the panels become quite hot and can damage surfaces below.

With these considerations, and reading the ordinance as a whole - particularly with the intent of the ordinance, staff suggests that a proper interpretation is that Type 2 installations should be allowed through an administrative permit provided the following are met:

1. It is located on a non-street facing roof plane. [This meets the 19.15.010D.2 performance criteria of “concealed from view at street level”]
2. The mounting brackets either are concealed under the framing or are otherwise colored consistent with the roof structure so as not to be visible from adjacent property. [this reinforces the prohibiting of “standoff or “rack” mounting]
3. The panels be mounted along the same plan and parallel with the roof pitch. [this reinforces the prohibiting of “standoff or “rack” mounting]
4. The entire system not rise above the roof plane more than 5” [this would be consistent with the profile of other “directly mounted” applications which are allowed, it would allow the best industry practice for efficient performance with some ventilation, and also reinforces the prohibition of “standoff” or “rack” mounting]

Gregory Wolf asked what the reason was for the denial of type 2. Mr. Brewster replied probably aesthetic concerns and visibility. However, this becomes a matter of degree of visibility.

Nancy Wallerstein noted this technology is constantly changing and this code was adopted several years ago.

James Breneman stated he supported allowing type two with the conditions stated that the panel is no more than 5” above the plane of the roof. He noted there is a problem with this language for homes that do not face the street and have hip roofs. Mr. Brewster replied that can be addressed in the proposed overall revisions to this chapter.

Mr. Wolf asked what volume of solar permit applications were received by the City. Mitch Dringman, Building Official, responded that the percentage was low, but noted that he currently has one under review. He stated that he is comfortable with the proposed interpretation. Mr. Brewster stated that he expects to see more applications in the future and would like to be able to have type 2 installations approved administratively under the proposed language.

James Breneman moved the Planning Commission direct staff to interpret the ordinance to include type 2 solar installations as directly mounted on the roof and to be

administratively approved under the conditions recommended. The motion was seconded by Gregory Wolf and passed unanimously.

Mitch Dringman asked for clarification from the Commission as to whether the five inch restriction was based on the measurement of the rack or the measurement of the total installation including the panel. The Commission confirmed its intent to be a total installation height of five inches.

Jim Breneman moved that condition number four be revised to clearly state that the entire system height shall not rise above five inches. The motion was seconded by Mr. Wolf and passed unanimously.

Staff Update on Zoning Update Discussion

On March 20, 2017, staff presented to the City Council areas of the Zoning Code that it feels needs to be updated. Mr. Brewster stated the goal of the revisions would be generally to address small clean-up items, simplifying and reorganizing the code to be more user-friendly. The areas identified and presented by Mr. Brewster were the following:

- Special Use Permits
- Conditional Use Permits
- Wireless Facilities Sign Guidelines & Standards
- Alternative Energy Systems (Solar Panels)
- Residential Zoning (Phase II)

Special Use Permits/Conditional Use Permits

Mr. Brewster noted that most cities view these as the same; however, over time Prairie Village has separated them with Special Use Permits having a higher threshold requiring a public hearing and approval of the Governing Body for a specified list of uses. Conditional Use Permits have conditions of approval identified and require only the approval of the Planning Commission. These are generally more standard uses such as maintenance facilities, satellite dish antennas, utility boxes and drive-thru facilities. Proposed revisions would look at the identified uses, approval processes and possible combination of the two.

Wireless Facilities

Mr. Brewster noted that this chapter is currently being revised by David Waters with Lathrop & Gage. Several changes are required to meet the revised regulations in this area. This is an evolving area that needs immediate attention.

Sign Guidelines and Standards

In addition to the standard sign regulations, the city code requires multi-tenant commercial buildings to have property specific sign standards. This regulation was established to maintain uniformity and consistency in signage for commercial areas. Mr. Brewster and codes staff have found these to be difficult to deal with. They generally address letter style, height and logos addressing sign specifications more than sign standards which are addressed in the code. Staff would like to get away from property

specific sign standards and only require compliance with general sign standards as specified by the city's code addressing quantity of signs, size and area.

Alternative Energy

The current code was adopted in 2012. The terminology used is not clear and difficult to enforce consistently and in accordance with current industry standards. This would be the opportunity to address the issue raised by Mr. Breneman.

Phase II Residential Zoning

After the adoption of the latest revisions to the residential zoning regulations, the City Council directed staff to wait to see the impact of those changes before proceeding on any further design restrictions. In the consideration of the repeal of the Countryside East Homes Association Design Guidelines, Planning Commission members asked what the status of Phase II was noting that it could be a way to address some of the concerns of the Countryside East residents. The City Council authorized staff to review the zoning code items identified and look at Phase II residential design items separately with volunteers bringing back to the Governing Body a list of items to be considered in the Phase II process.

Staff Update on Countryside East Overlay District

Wes Jordan reported that staff facilitated and participated in back-to-back meetings last week. The first meeting on Wednesday lasted until 10 pm and the second meeting on Thursday lasted until 10:15. There were approximately 25 households that attended over the course of both nights, which is fairly low turnout as there are approximately 300 households in the HOA. The HOA is going to poll its residents through a survey. Staff met with the Homes Association Board and provided the following information to include in the survey:

1. Staff Preference - Repeal of the Countryside East Overlay
2. Staff Would Consider Support - HOA would have first right of review prior to permitting
3. Staff Would Consider - A revamped version of the Overlay that narrowly defines "must haves" with measurable objectives and the appeal procedures shifting to a City process.

The HOA will be holding another meeting on April 18th for continued discussion with their residents in preparation for the matter to be heard again by the Planning Commission on May 2nd.

Mr. Jordan advised that the Homes Association may ask for another continuance on May 2nd. The following options are being considered:

- That the Overlay District be repealed
- That the Homes Association become more actively involved with applications first being reviewed by the Homes Association for compliance with their Overlay District Guidelines prior to submittal to the City for a building permit. This is similar to the process followed by Town & Country Homes Association and Corinth Downs.

- That the Overlay District Guidelines be revised covering items that the city can enforce with the appeals process going through the city and not the homes association.

Mr. Jordan advised that the Homes Association Board remains supportive of the repeal of the Overlay District.

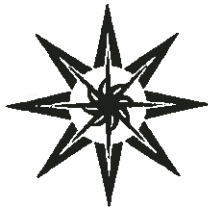
NEXT MEETING

The Planning Commission Secretary confirmed applications have been received for consideration by both the Board of Zoning Appeals and the Planning Commission on May 2nd.

ADJOURNMENT

With no further business to come before the Commission, Chairman Nancy Wallerstein adjourned the meeting at 8 p.m.

Nancy Wallerstein
Chairman



Administration

Planning Commission Meeting Date: May 2, 2017

PC2017-01

Public Hearing Continued - 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.

PLANNING COMMISSION UPDATE

During the March 7, 2017, Public Hearing the Planning Commission voted to continue the Public Hearing to the May 2, 2017, Planning Commission meeting in order to allow for more discussion between the Countryside East Homes Association and their members regarding consideration of repealing the Countryside East Neighborhood Overlay District.

Chris Brewster (City Planner) and Wes Jordan (Assistant City Administrator) held public information sessions on March 29 and March 30 at City Hall. The turnout was relatively low in comparison to the approximate 300 homes that are part of the Overlay District. Staff spent approximately 3 hours each meeting discussing the challenges of administration/oversight and answering residents' questions. Representatives from the HOA also spoke about the history of the Overlay and possible outcomes in the future.

In addition to the two public meetings, a third meeting was scheduled on April 18, 2017, at City Hall to allow for an opportunity for the Homes Association Board and residents to communicate in accordance with the request of the Planning Commission. The HOA committed to surveying their residents to elicit more discussion and views - Staff provided the following information to consider for inclusion in the survey as potential outcomes that would be staff supported:

We prepared this to assist with your residential survey. We would politely suggest that if you chose to add option(s) that you would denote whether it is staff supported (for example "leave the Overlay intact" would not be staff supported). Also, #2 and #3 could incur legal costs - so you may want to indicate that on your menu.

1. Staff Preference - Repeal of the Countryside East Overlay. [Note: all Countryside East covenants would remain in place to be enforced by the HOA as they are in other neighborhoods.]

2. Staff would consider support - Increased HOA notification and review waiting period:

- a. HOA would be notified of permit, as they are now.
- b. Permit review would be held for time to be determined to allow HOA review.
- c. Applications coming in with HOA approval would be expedited
- d. Permits reviewed and authorized according to City standards; HOA can be notified of permits issued for which they opposed under HOA guidelines
- e. This may require City Attorney review and consideration

Note: this option gives the HOA the most discretion of reviewing and influencing projects or flexibility in considering waivers and exceptions; also this ability is still available under option 1, the difference is the City accounting for this review in its own process.]

3. Staff would consider support - A revised version of the overlay:

- a. Must narrowly define "must haves" - the key elements that make this neighborhood different from others.
- b. Must have measurable and objective standards.
- c. Any appeals of the standards must be to the City, through its processes and criteria, and not the HOA.

The Homes Association completed survey and results are attached. It should be noted the number of votes "may" not represent the number of households because more than one occupant in a household could complete the survey. The survey did not extend to residents beyond the boundaries of Countryside East. However, the pulse of residents is of value from the review of the data.

Staff was not present at the Homes Association meeting on April 18, but did respond to text messages to answer questions and/or clarify possibilities of an extension during the meeting. Staff did agree to support the recommendation of a 90-day extension of the Public Hearing to the Planning Commission should option #2 be considered as a viable alternative. However, it is uncertain if this is a viable option at the time this report was prepared.

Staff asked the Homes Association Board for an official position since the conclusion of the three meetings. Mr. Dennis O'Roark, resident representing the Board due to Architectural profession, said the HOA Board had reviewed the three aforementioned options provided by Staff. They have had difficulty capturing the "must haves" as specified by the Planning Commission. In general, many of the residents who attended the meetings expressed concerns about the size of new homes that are being built in

Prairie Village. The Board wants to represent the majority of homeowners and this process has been difficult to determine the opinions of residents who did not attend meetings or complete the survey.

Mr. O'Roark presented a document (attached) that outlined the three options presented by staff and two new additional following options (labeled 4 and 5) that are based on similar themes of concern as voiced by residents attending the meetings:

4. Staff support unknown - A revised Overlay and ARB assists with City review
 - a. Overlay is revised. Focus would be on height and side setbacks and decide if clarification is needed for the remainder of the document.
 - b. CEHA, via an Architectural Review Board (ARB) we create, would take on part of the review responsibility. ARB is made up of residents or an independent party; this is to be determined.
 - c. City sends plans to the ARB for review of Overlay items, while City reviews only for compliance with City zoning regulations.
 - d. City issues permit only if both the City and ARB approve.
 - e. CEHA would partner with the city to explore process, work with the city attorney to analyze the legality and terminology needed to streamline the process, and work with an attorney who represents CEHA to finalize the document(s).
 - f. Enforcement method: City enforces by withholding building permit for projects not in compliance with Overlay.

5. Staff support unknown - A revised version of the Overlay (with additional time to complete revisions):
 - a. This option is the same as Option 3, except for the following:
 - b. City would grant an extension of time to allow CEHA to determine and coordinate Overlay revisions with City staff.
 - c. Overlay would be repealed at the end of the time extension if Overlay revision effort is unsuccessful.
 - d. Enforcement method: City enforces by withholding building permit for projects not in compliance with Overlay.

Staff Perspective

It is obvious that residents are concerned about the possibility of "over building" occurring in their community. They also seemed to grasp the unintended challenges the overlay has presented for Staff. The difficulty is what solution could be reached that would be an acceptable outcome. Staff is certainly open to finding a compromise.

Staff does believe there is merit to exploring the possibility of crafting a modified version of the Overlay into a simplified document of building standards that focuses on acceptable height, setbacks, and possible front porch extensions. Staff would support a 90-day extension of the Public Hearing to allow time to determine if the HOA Board and/or residents would be open to exploring the possibility of building standards as an addendum to existing Countryside East Covenants. The addendum could also specify a process of review by an independent entity (much like an architectural review board) to minimize the burden of review by the HOA Board. In process, once that review was completed, Staff would then be responsible for compliance with City Zoning prior to permitting. Staff respects the final decision will rest with the Planning Commission and approval of the Governing Body.

Republication (Notice) Requirements

Staff contacted the City Attorney to determine under what circumstances the Planning Commission could continue a public hearing in relation to the options that have been presented in accordance with legal requirements set forth in Kansas Statue. K.S.A. 12-757 states, "A recommendation of a zoning classification of lesser change than that set forth in the notice shall not be valid without republication and, where necessary, remaining, unless the Planning Commission has previously established a table or publication available to the public which designates what zoning classifications are lesser changes authorized within the published zoning classifications. At any public hearing held to consider a proposed rezoning, an opportunity shall be granted to interested parties to be heard. The City Attorney provided the following guidance:

Option 1-2: Republication not required.

Option 3-5: Republication would be required; therefore the "Public Hearing" could not be extended since the issue that is before the Planning Commission is "repeal of the Overlay" versus "modification of the Overlay."

Attachments:

- Residential Survey
- Countryside East HOA Board - Five Options
- Comparison matrix between current R1-A zoning and the Overlay

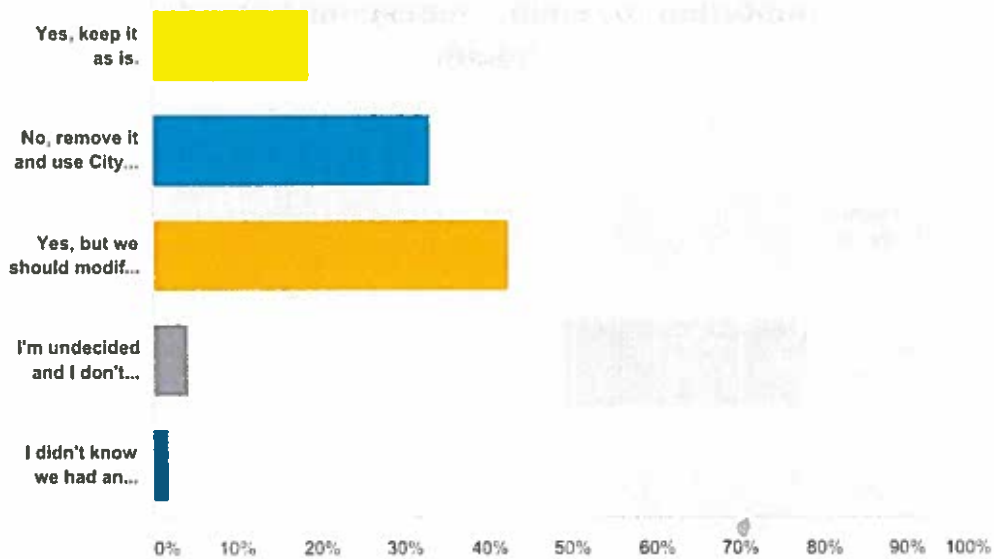
Prepared by:

Wes Jordan
Assistant City Administrator
April 27, 2017

R-1A		Countryside East Overlay
Uses	<input type="checkbox"/> Single family homes; <input type="checkbox"/> Compatible institutional and civic uses; <input type="checkbox"/> Accessory uses; limits on accessory buildings	<input type="checkbox"/> Single-family Homes <input type="checkbox"/> Limits on accessory buildings
Height	<input type="checkbox"/> 35' / 2.5 stories	<input type="checkbox"/> "1.5 story" maximum <input type="checkbox"/> Maximum 5' knee wall <input type="checkbox"/> If new home, eave lines within 2' of adjacent homes
Front Setback	<input type="checkbox"/> 30' <input type="checkbox"/> Porch encroachment up to 12' <input type="checkbox"/> Architectural projections no more than 3' <input type="checkbox"/> Ornamental projections no more than 4'	<input type="checkbox"/> (same) <input type="checkbox"/> Porch encroachment limited to 6' <input type="checkbox"/> Architectural projections no more than 4'
Side Setback	<input type="checkbox"/> At least 7' <input type="checkbox"/> At least 20% of lot width, between both sides	<input type="checkbox"/> At least 12.5% of lot width on each side
Rear Setback	<input type="checkbox"/> 25'	<input type="checkbox"/> (same)
Lot Coverage	<input type="checkbox"/> 30% of lot max, covered by buildings or structures	<input type="checkbox"/> (same)
Lot Size	<input type="checkbox"/> At least 80' wide; <input type="checkbox"/> At least 125' deep	<input type="checkbox"/> (same) [but typical lot is between 90' - 100' wide and 135' deep, with many other irregular sizes.]
Design Standards	<input type="checkbox"/> n/a	<input type="checkbox"/> 10% window required of façade <input type="checkbox"/> Gabled roofs must match existing roof slopes. <input type="checkbox"/> 66% of original eave line must be maintained <input type="checkbox"/> Where 3-car garages are on front, one must be off-set <input type="checkbox"/> Outbuilding standards similar to, but different from general outbuilding limitations <input type="checkbox"/> Minimum ground floor area requirements based on lot sizes <input type="checkbox"/> Generic "good neighbor" statement on massing, that refers to graphics for intended interpretation

Q1 Should the overlay stay in place?

Answered: 118 Skipped: 0



Answer Choices

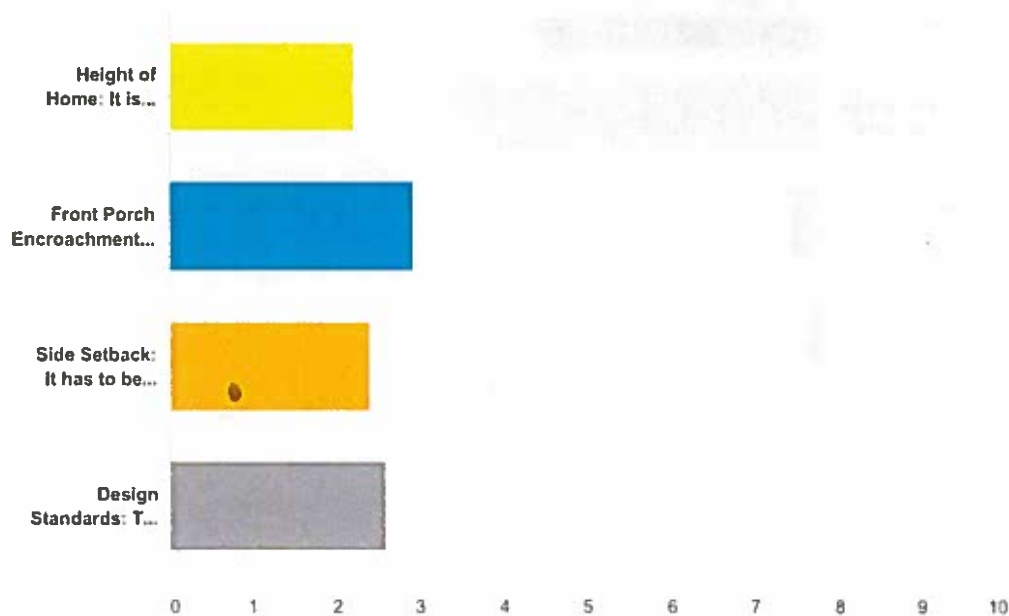
Responses

Yes keep it as is.	18.64%	22
No remove it and use City of PV requirements.	33.05%	30
Yes, but we should modify our requirements.	42.37%	50
I'm undecided and I don't have an opinion.	4.24%	5
I didn't know we had an overlay.	1.69%	2

Total **118**

**Q2 Which elements of the existing overlay are most important to you to maintain?
Rank the following items from 4-1. 4=most important to retain; 1=least important to retain.**

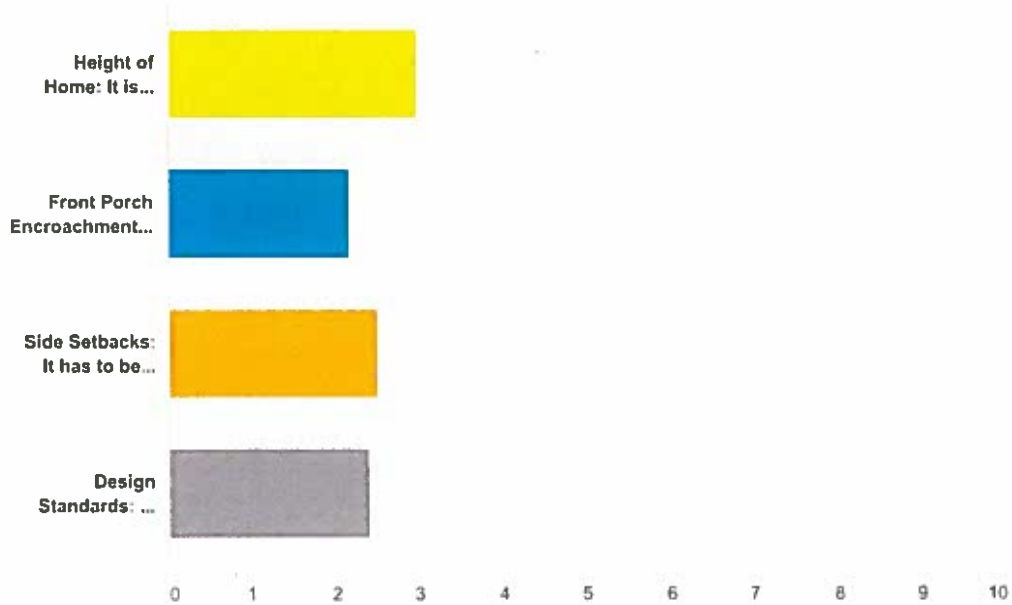
Answered: 110 Skipped: 6



	1	2	3	4	Total	Score
Height of Home: It is a maximum of 1.5 stories in the overlay district; the rest of Prairie Village is a maximum of 2.5 stories or 35' maximum height.	26.17%	13.08%	14.02%	46.73%	107	2.19
Front Porch Encroachment: It is limited to no more than 6' in the overlay district the rest of Prairie Village is 12'.	40.38%	25.00%	19.23%	15.38%	104	2.60
Side Setback: It has to be at least 12.5% of lot width on each side of home in overlay district the rest of Prairie Village is a minimum of 7' on each side and the total of the two sides must equal 20% of lot width.	15.60%	28.44%	33.03%	22.94%	109	2.37
Design Standards: The design standards unique to the overlay district are *10% of façade required to be windows*Gabled roofs must match existing roof slopes*66% of original eave line must be maintained*Where three car garages are on front of house one must be offset*Outbuilding standards similar to, but different from general outbuilding limitations*Minimum ground floor area requirements based on lot size*Generic "good neighbor" statement on massing that refers to graphics for intended interpretation	20.37%	32.41%	30.56%	16.67%	108	2.56

Q3 Which elements of the overlay would you most like to see removed? Rank the following items from 4-1. 4=most important to remove; 1=least important to remove.

Answered: 107 Skipped: 11



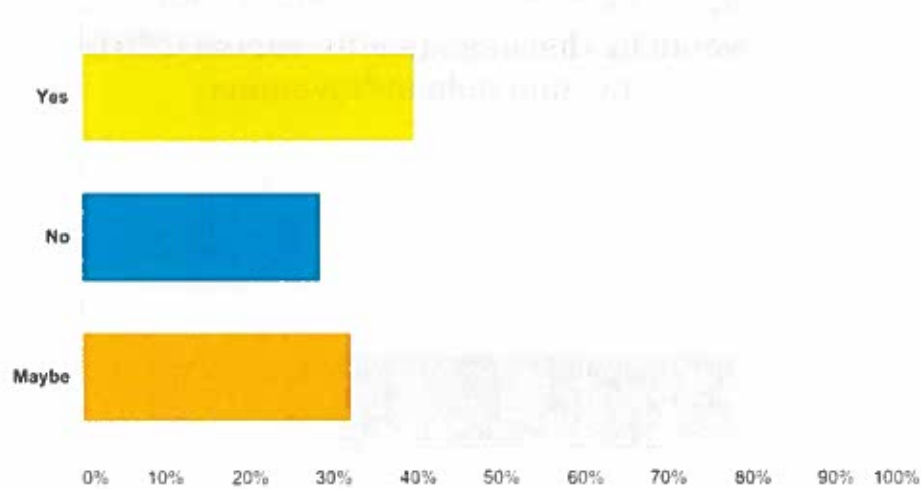
	1	2	3	4	Total	Score
<p>Height of Home: It is a maximum of 1.5 stories in the overlay district, the rest of Prairie Village is a maximum of 2.5 stories or 35' maximum height.</p>	51.46%	17.48%	7.77%	23.30%	103	2.07
<p>Front Porch Encroachment: It is limited to no more than 6' in the overlay district, the rest of Prairie Village is 12'.</p>	13.59%	24.27%	25.24%	36.89%	103	2.15
<p>Side Setbacks: It has to be at least 12.5% of lot width on each side of home in overlay district, the rest of Prairie Village is a minimum of 7' on each side, and the total of the two sides must equal 20% of lot width.</p>	18.27%	33.65%	26.92%	21.15%	104	2.49
<p>Design Standards: The design standards unique to the overlay district are *10% of facade required to be windows*Gabled roofs must match existing roof slopes*66% of original eave line must be maintained*Where three car garages are on front of house.</p>	17.31%	24.04%	38.46%	20.19%	104	2.36

Q4 Is there some other element of the Overlay District that you think is critical to maintain or remove?

Answered: 31 Skipped: 67

Q5 Should the Countryside East Homeowners Association (CEHA) have a modest financial reserve? Having a funding reserve would allow the CEHA board to hire legal counsel to advise them on overlay issues as well as other CEHA business.

Answered: 116 Skipped: 2



Answer Choices

Yes

No

Maybe

Total

Responses

39.66%

28.45%

31.90%

46

33

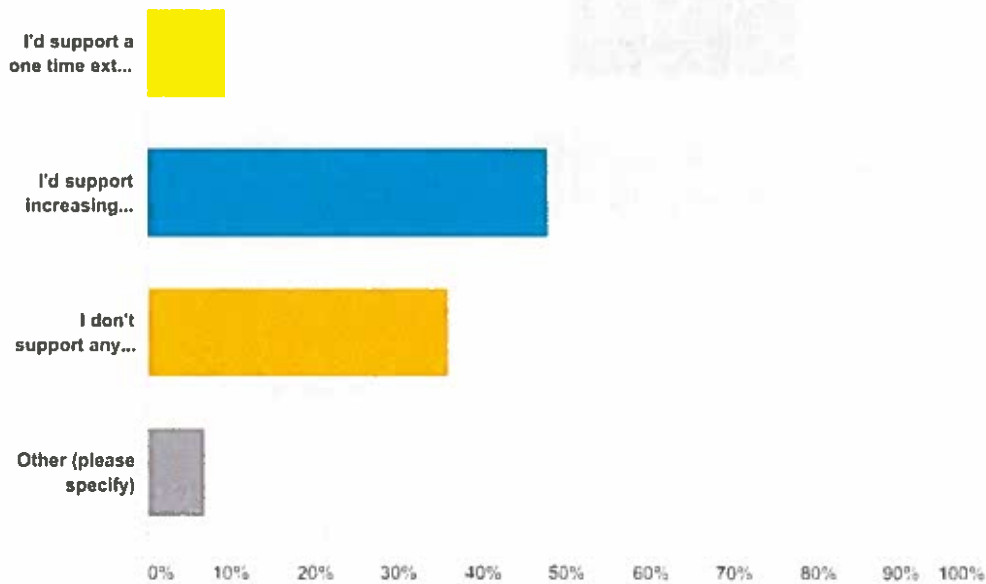
37

116

Q6 Would you support an increase in CEHA annual dues to pay for legal counsel regarding the overlay district and to create a reserve for future needs? At this time we do not know how much money is needed.

This question is intended to gauge resident's thoughts regarding an increase in dues. There would be more discussion before a decision would be made; this issue would be discussed at the annual CEHA meeting held in November.

Answered: 117 Skipped: 1

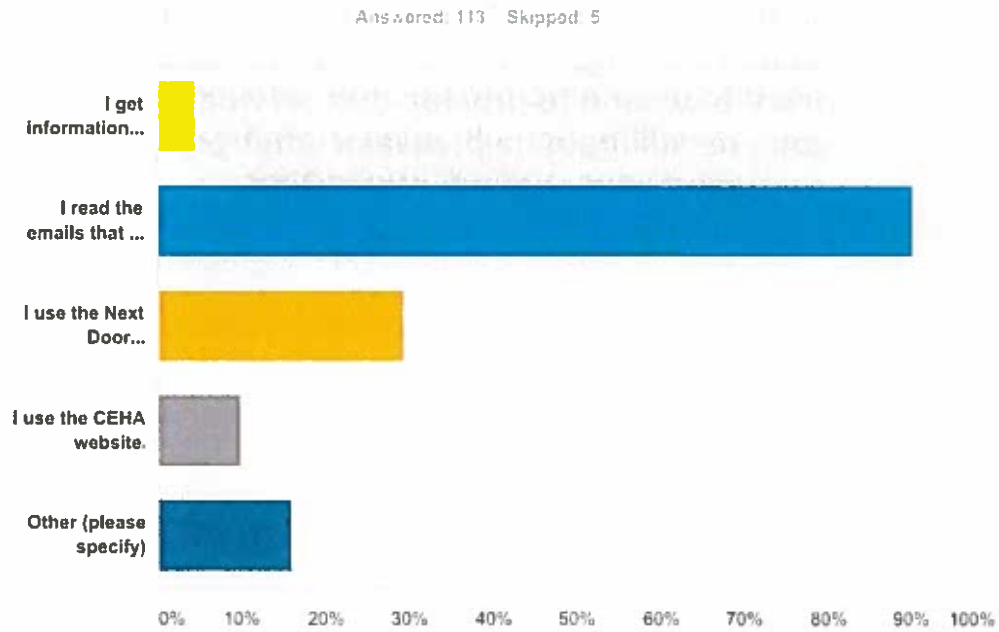


Answer Choices	Responses	Count
I'd support a one time extra assessment equal to my 2017 total.	9.40%	11
I'd support increasing annual CEHA dues by a modest amount yet to be determined.	47.86%	56
I don't support any increase in CEHA dues.	35.90%	42
Other (please specify)	6.84%	8
Total		117

Q7 Are you willing to serve on the CEHA board in an undefined capacity going forward? The Prairie Village city staff has said that the way our CEHA reviews permits needs to change. Our CEHA board would need to expand to provide this service. If you are willing to help, please enter your name and contact information.

Answered: 31 Skipped: 87

Q8 What methods of contact does your family use to stay informed of neighborhood issues? Check all the apply.



Answer Choices

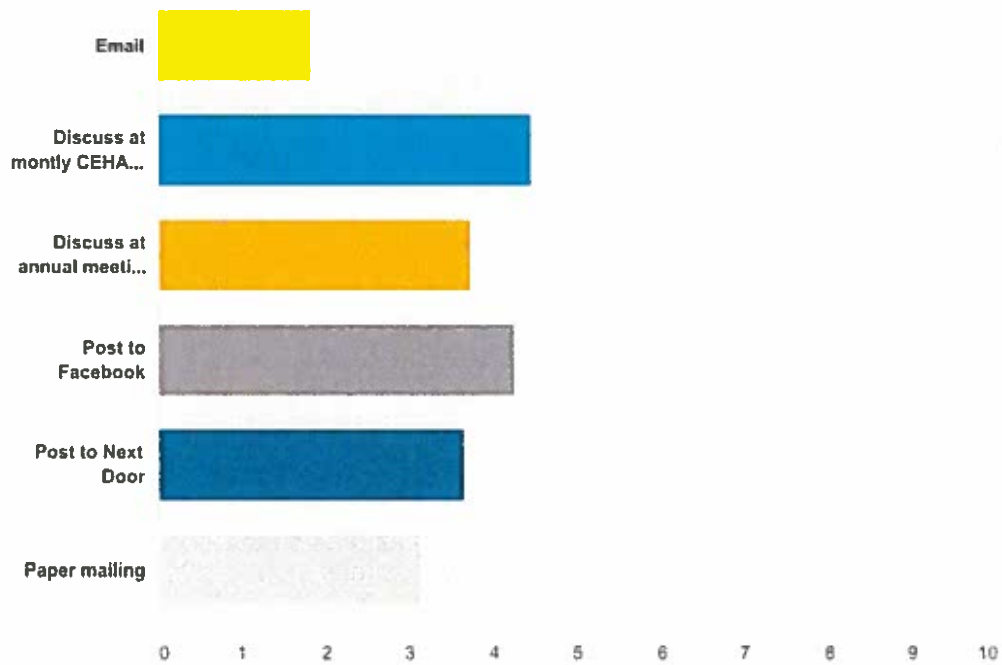
Responses

I get information regularly from the monthly board meetings (currently held the second Tuesday of every month).	4.42%	5
I read the emails that are distributed to residents and use them to stay informed	90.27%	102
I use the Next Door application and review posts regularly to see what is going on in the neighborhood.	29.20%	33
I use the CEHA website.	9.73%	11
Other (please specify)	15.93%	18

Total Respondents: 113

Q9 What is the best way to inform your household of neighborhood issues? Rank the following methods from 6-1. 6=best way to inform your household; 1= least useful way to inform your household.

Answered: 115 Skipped: 3



	1	2	3	4	5	6	Total	Score
Email	13.39%	1.79%	1.79%	0.00%	2.68%	80.36%	112	1.82
Discuss at montly CEHA board meeting	33.64%	20.91%	19.09%	13.64%	8.18%	4.55%	110	4.45
Discuss at annual meeting held in November	8.26%	29.36%	18.35%	19.27%	20.18%	4.59%	109	3.72
Post to Facebook	22.73%	23.64%	25.45%	13.64%	10.91%	3.64%	110	4.23
Post to Next Door	12.84%	17.43%	20.18%	22.94%	22.94%	3.67%	109	3.53
Paper mailing	8.85%	7.08%	15.04%	30.09%	34.51%	4.42%	113	3.12

Q10 Is there another communication tool we should consider using? (optional)



Answered: 16 Skipped: 100

**Q11 What neighborhood issues should the
CEHA board consider in the future?
(optional)**

Answered 27 Skipped 91

Q12 The following questions are intended to show if this survey has reached a representative sample of the neighborhood. We have also included questions about who lives in the home to help us plan for future events. What street do you live on? (For example, Hodges Drive)

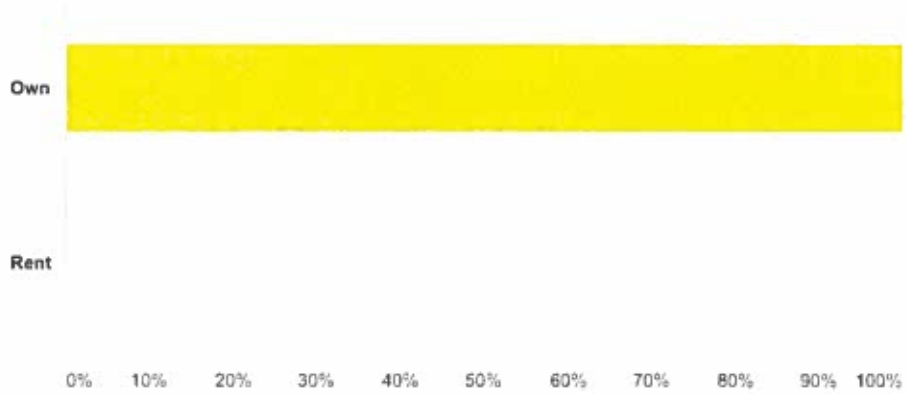
Answered: 116 Skipped: 2

Q13 What is your full address? (optional)

Answered 47 Skipped 71

Q14 Do you own or rent this property? (optional)

Answered 113 Skipped 5



Answer Choices

Own

Rent

Total

Responses

100.00%

0.00%

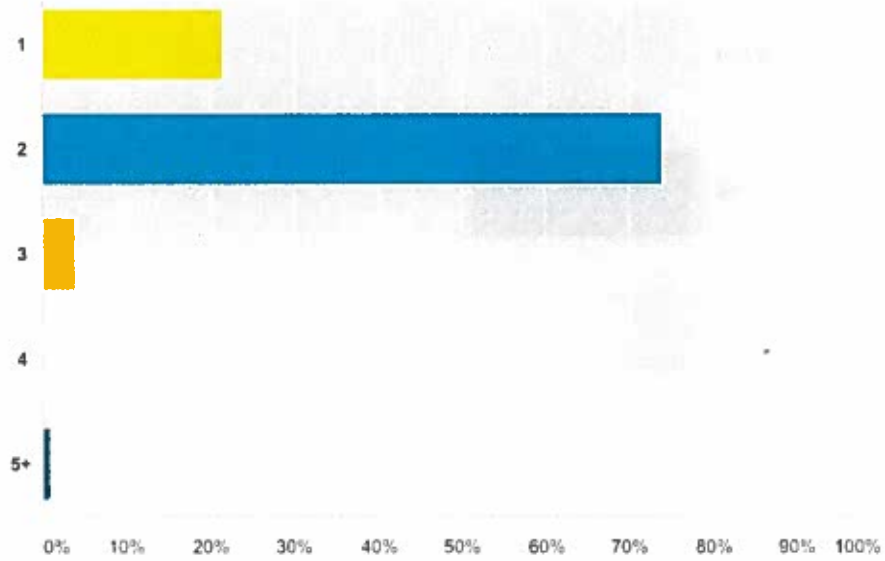
113

0

113

Q15 How many adults live in the house? (optional)

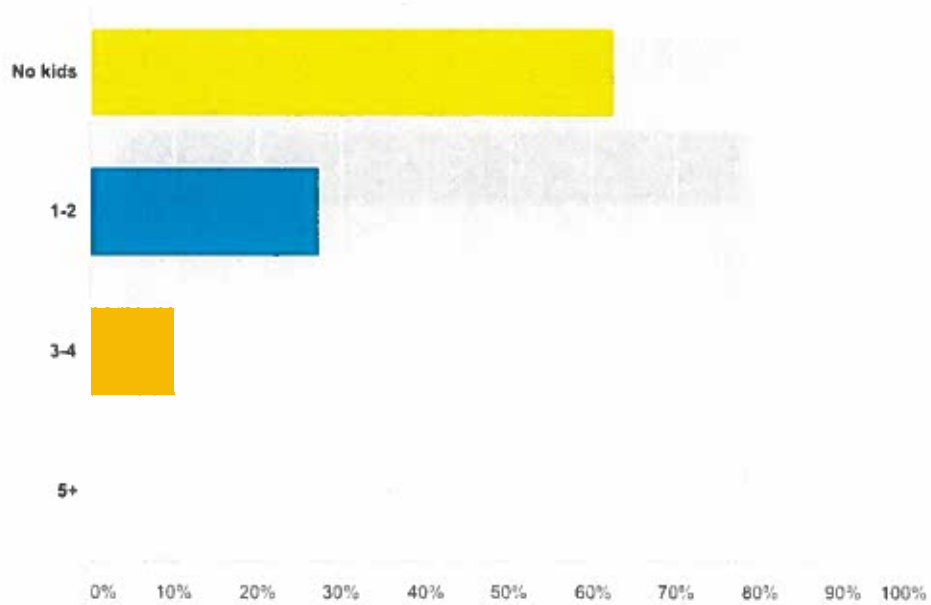
Answered: 107 Skipped: 11



Answer Choices	Responses	
1	21.50%	23
2	73.83%	79
3	3.74%	4
4	0.00%	0
5+	0.93%	1
Total		107

Q16 How many children live in the home? (optional)

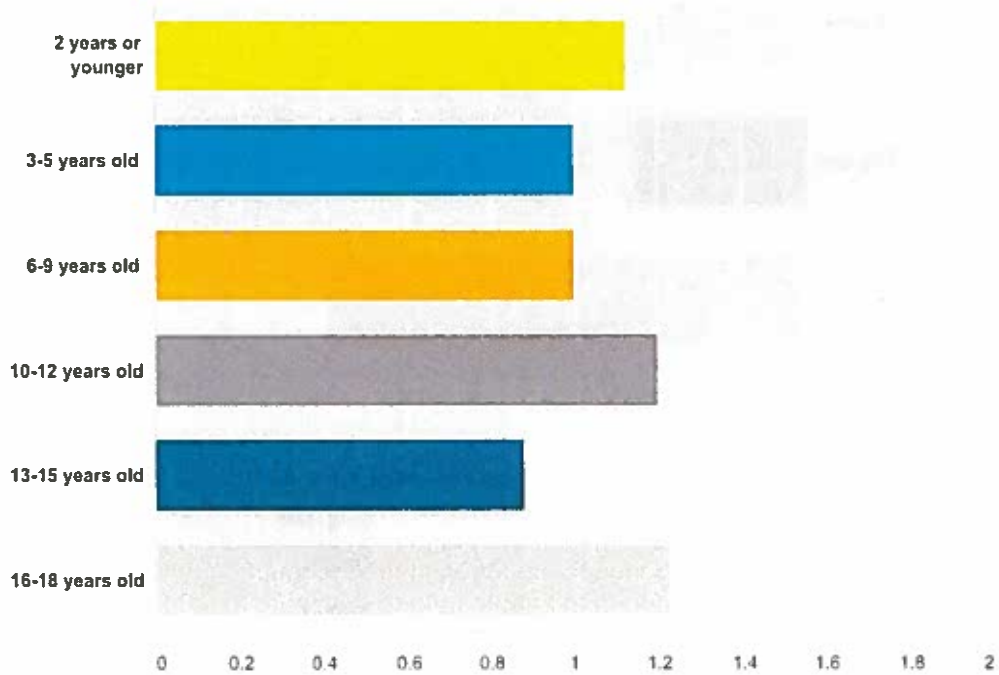
Answered 93 Skipped 19



Answer Choices	Responses	
No kids	62.63%	62
1-2	27.27%	27
3-4	10.10%	10
5+	0.00%	0
Total		99

Q17 How many children live in the home in each of the following age brackets? (skip if it is not applicable to your home)

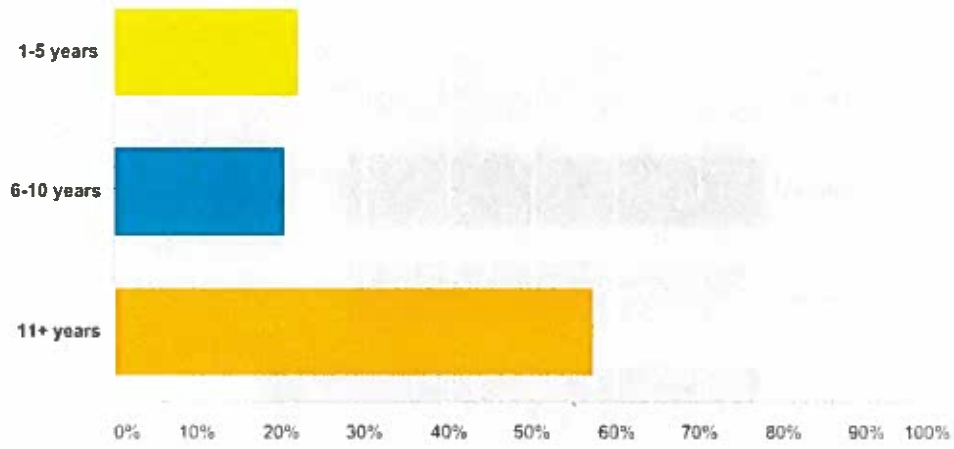
Answered: 31 Skipped: 87



Answer Choices	Average Number	Total Number	Responses
2 years or younger	1	9	8
3-5 years old	1	14	14
6-9 years old	1	12	12
10-12 years old	1	12	10
13-15 years old	1	7	8
16-18 years old	1	11	9
Total Respondents: 31			

Q18 How long have you lived in Countryside East?

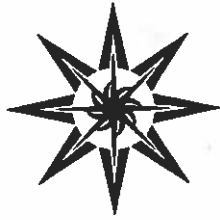
Answered: 117 Skipped: 1



Answer Choices	Responses	
1-5 years	22.22%	26
6-10 years	20.51%	24
11+ years	57.26%	67
Total		117

Q19 Please use this text box for any comments you have. Please keep in mind that this survey is anonymous so we cannot follow up on any comments/questions you ask in this box.

Answered 37 Skipped 81



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

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.

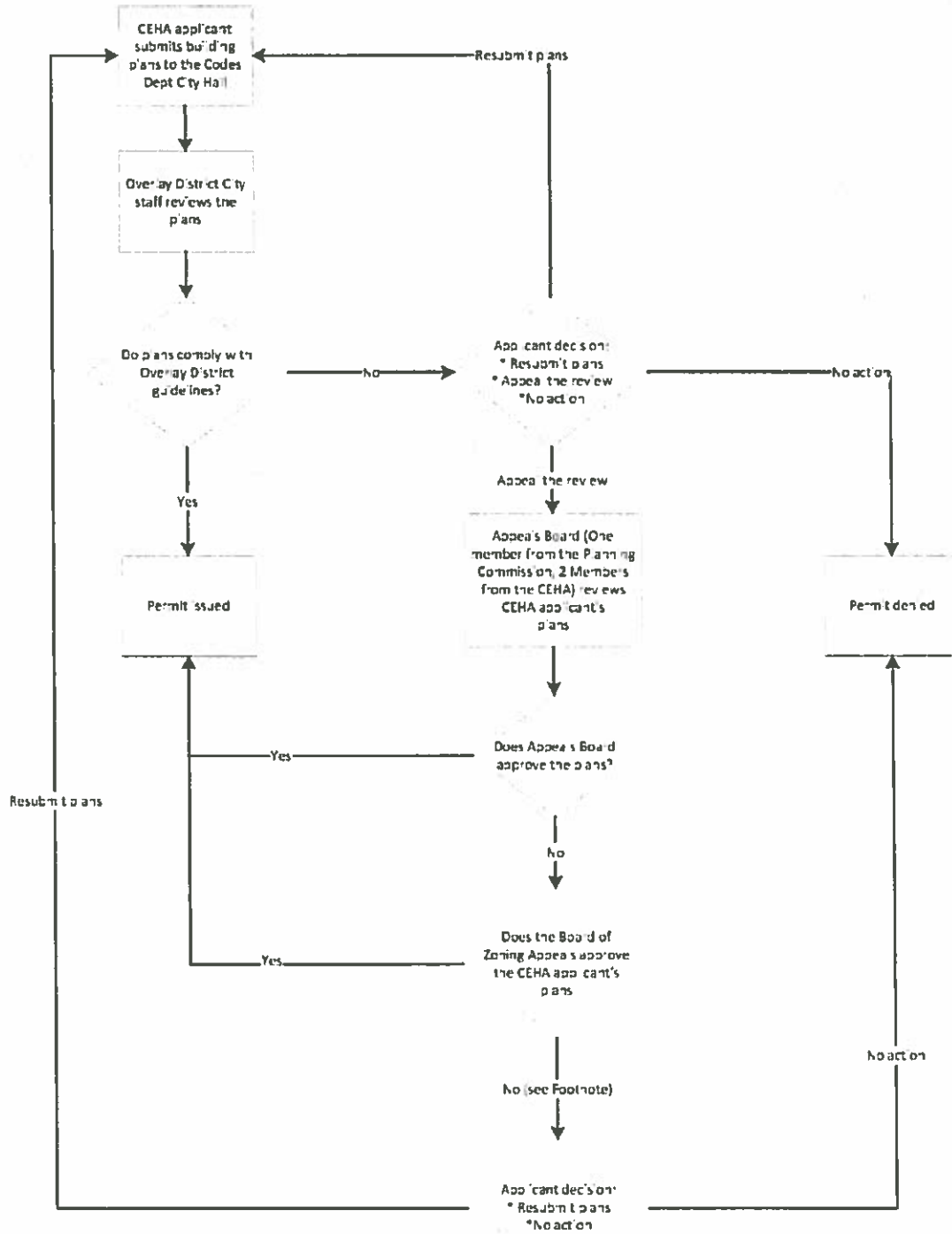
The city's Overlay District staff will review the plans to verify compliance with the Countryside East Overlay District criteria. Should the plans conform to the guidelines and other city requirements, the relevant permit will be issued, and work may begin.

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



Footnote: Applicant may appeal Board of Zoning decision to the District Court

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 1 ½ stories. A house – new construction or remodel - that meets the restrictions numbered 1 through 7 above shall be deemed to meet the 1 ½ story restriction.

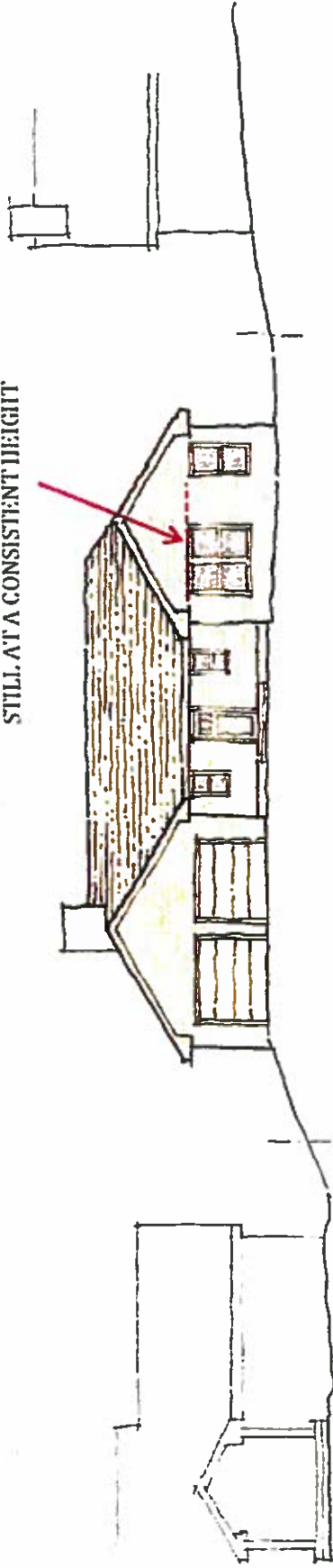
15. Houses must have a ground floor minimum square footage (excluding garages and porches) based on the frontage length of the property as follows:

<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:

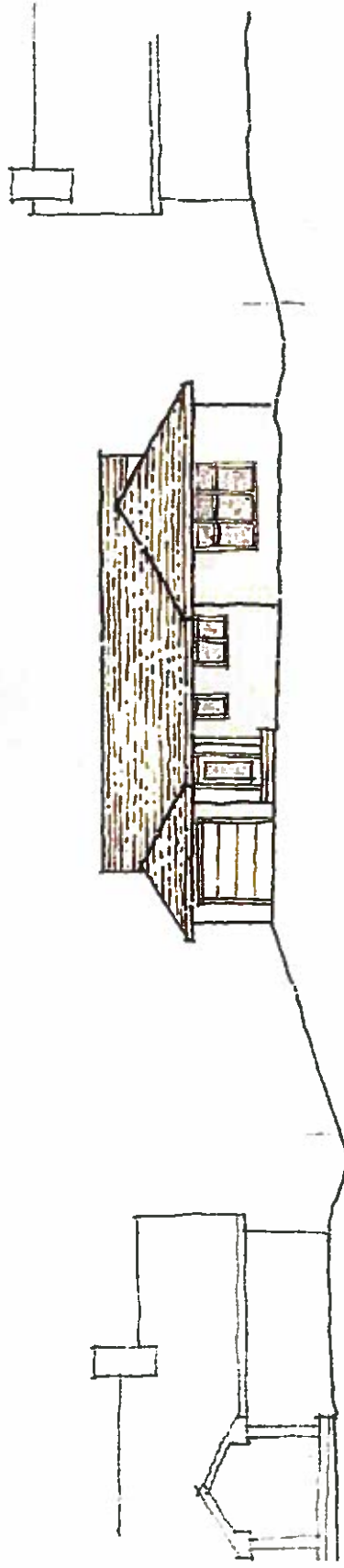
The mass and scale of the addition or new home should be respectful of neighboring eave and ridge lines and should not “tower” over the neighboring homes. Examples of both good neighbor designs and plans that do not fit well with the neighboring homes can be seen in figures 2.3, 3.1 and 4.1.

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



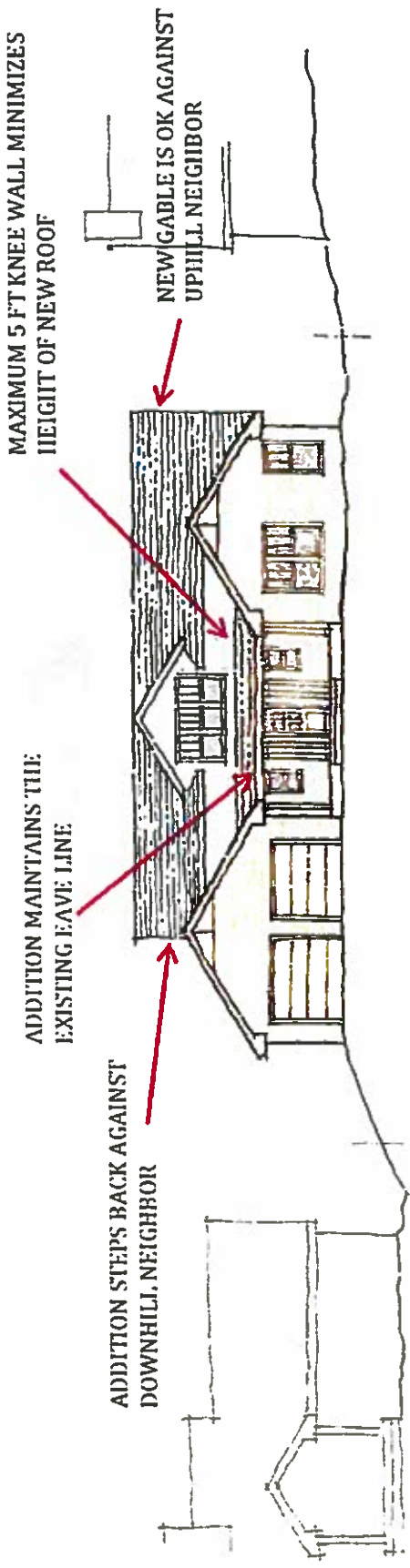
Existing Ranch with a 2 Car Garage on 85' Lot

Figure 1.1



Existing Ranch with a 1 Car Garage on 85' Lot

Figure 2.1



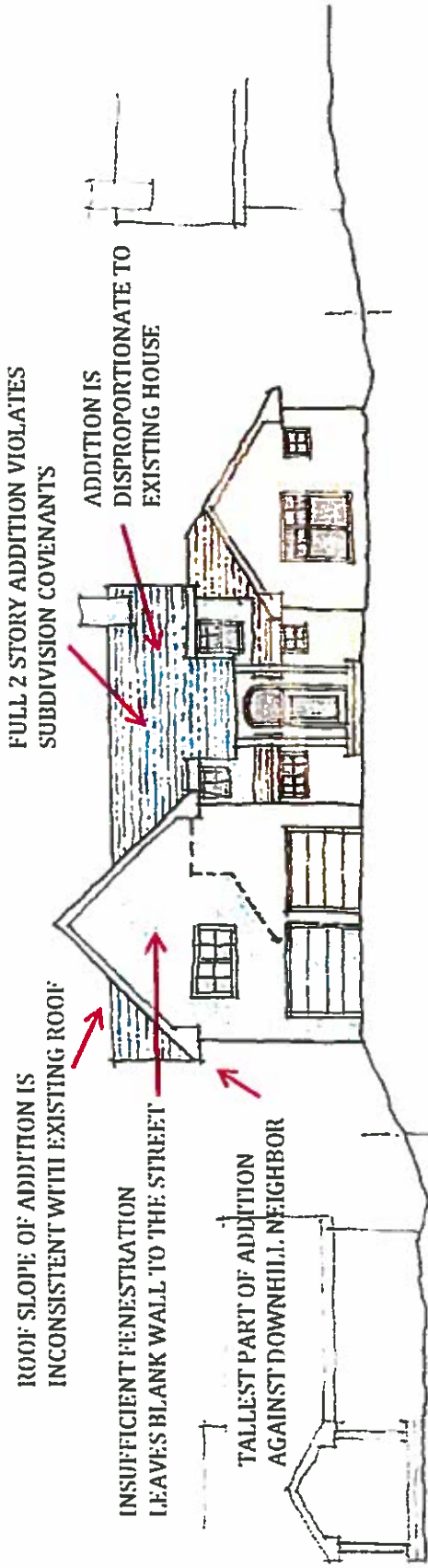
1/2 Story Addition to a Typical 3BR Ranch

Figure 1.2



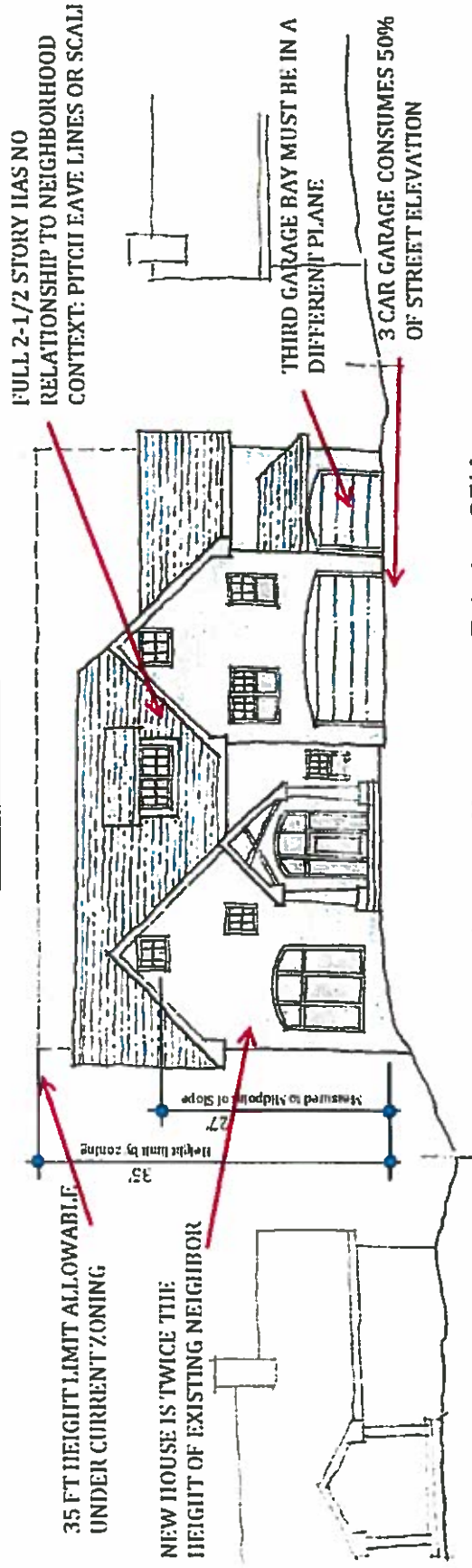
1/2 Story & 2 Car Garage Addition to a Small Ranch

Figure 2.2



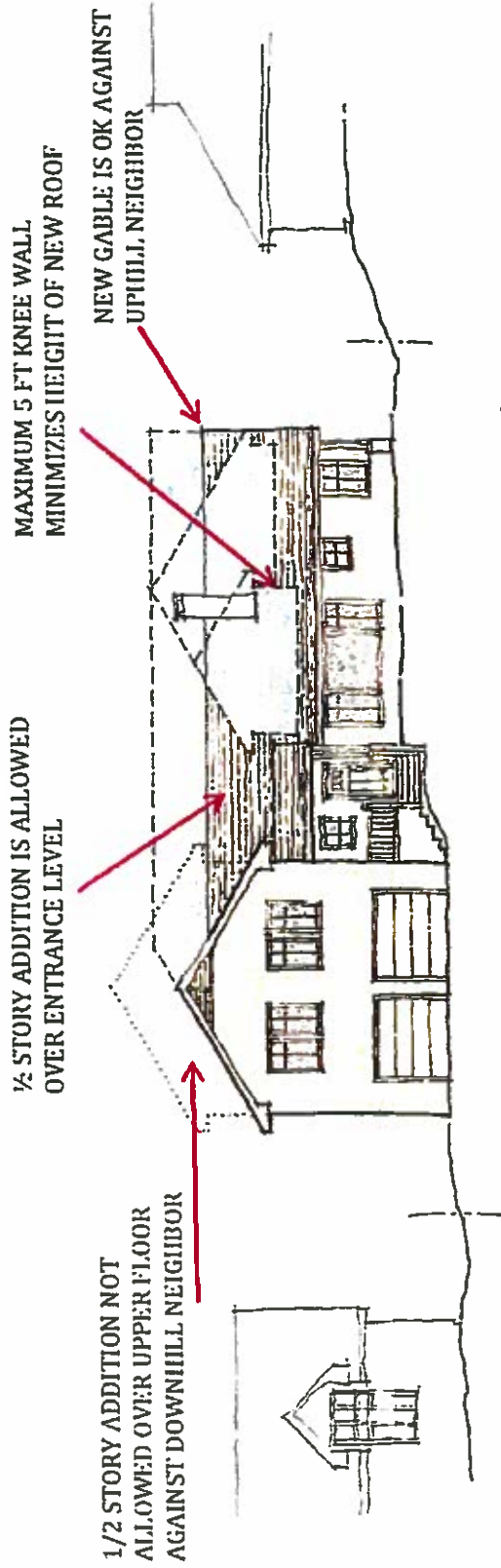
Full 2nd Story Addition to a Small Ranch

Figure 2.3



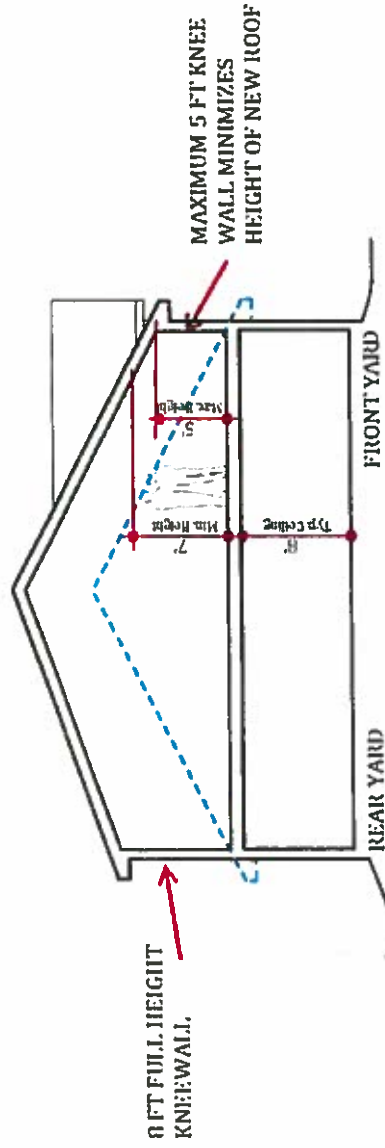
New 2-1/2 Story House on an Existing 85' Lot

Figure 3.1



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

Figure 4.1

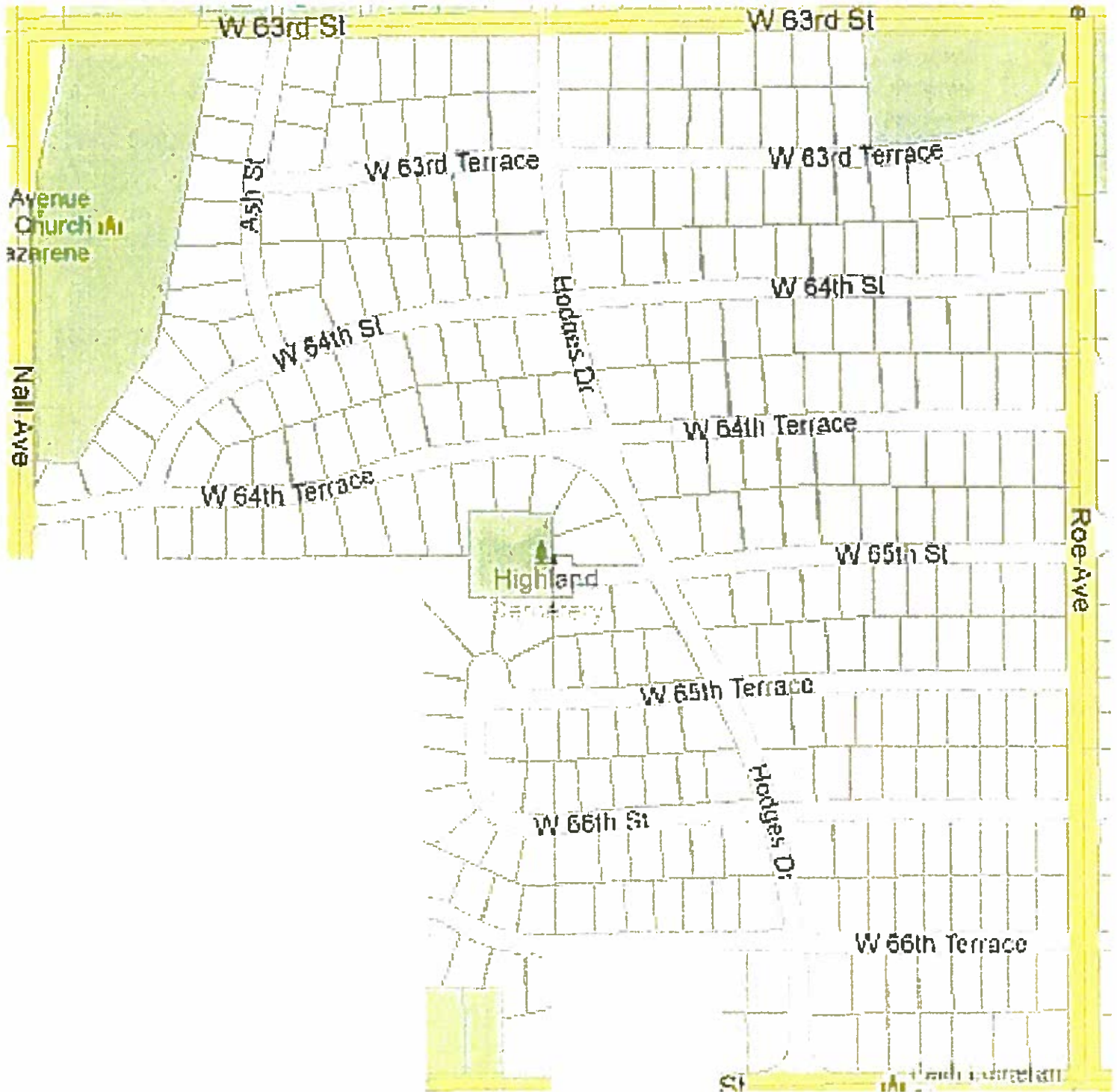


Section Through Allowable 1/2 Story Attic Addition

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.

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.
---	--	---------------

Countryside East Homes Association	Design Guidelines Countryside East Homes Association 2012	2271
---------------------------------------	--	------

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

From: JIM Miksch [<mailto:jmiksch@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

Joyce Hagen Mundy

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

From: JIM Miksch (<mailto:timiksch@hotmail.com>)
Sent: Monday, February 20, 2017 10:22 AM
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Thanks for your efforts.

Jim

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: May 2, 2017, Planning Commission Meeting

Application: PC 2017-105

Request: Building Line Modification

Property Address: 4602 Homestead

Applicant: Bruce Wendlandt, Architect (Brian and Edie Larson, Owners)

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: R-1A Single-Family Residential - Single-Family Dwellings
South: R-1A Single-Family Residential - Single-Family Dwellings
West: R-1A Single-Family Residential - Single-Family Dwellings

Legal Description: INDIAN FIELDS LOT 1 BLK 6

Property Area: 0.48 acres (20,835.04 s.f.)

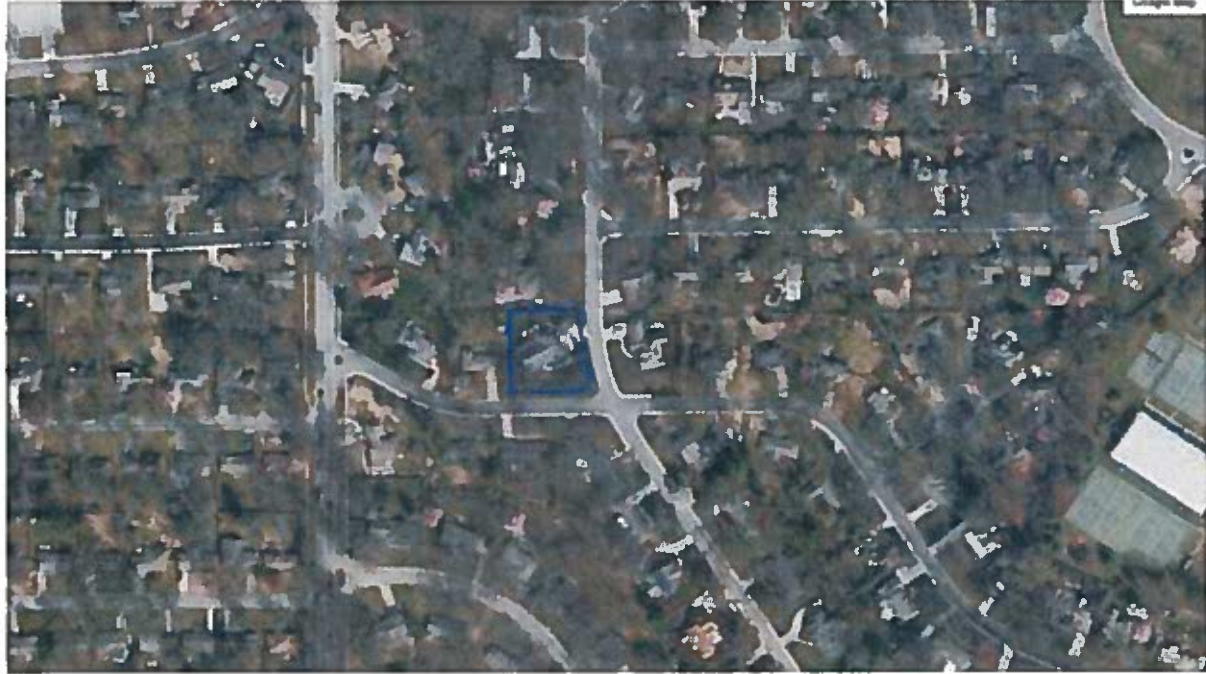
Related Case Files: n/a

Attachments: Application, Drawings & Photos

General Location Map



Aerial Map



COMMENTS:

The applicant is requesting a building line modification as provided in Chapter 18.18 of the subdivision regulations, to construct a detached accessory building to be used as a garage. The proposed garage would extend over the platted 30' building line and be located 25' from the lot line at its closest point.

The lot is located at the corner of Homestead Drive and Granada Street. The existing home is situated at an angle with a corner orientation. Although the building footprint is skewed on the lot, it is entirely within the platted building lines of 40' along Homestead Drive and 35' along Granada Street. The southeast corner of the existing home is closest to Granada Street at approximately 31.5' from the lot line. The proposed accessory building would be located at the edge of the current driveway access off Granada Street and would be skewed to share the same orientation as the principle building. With this orientation, the accessory building would meet the platted building line at the closest point to the property to the north, and the majority of the proposed accessory building would be within the 35' platted building. Due to the skewed orientation portion of the southeast corner would extend over the building line, with the closest point being 25' from the lot line on Granada Street.

The location of the proposed accessory building meets all requirements of the zoning ordinance. (Section 19.34.020 dealing with detached garages requires a 3' setback from the north lot line and a 25' setback from the east lot line along Granada Street.)

Homes to the north of this home have a deeper setback along Granada Street (approximately 70'), as they are all primarily oriented to Granada and are much deeper lots than this corner lot. Homes immediately across Granada Street to the east have a similar orientation as this house, with a side orientation on Granada, and the primary orientation to West 64th Street and Homestead Drive respectively. The sides on Granada have garage access and are much closer to the street (angled slightly, but approximately 20' at the closest point and 35' at the farthest point).

Section 18.18.D provides the criteria for the Planning Commission to consider for building line modifications:

1. That there are special circumstances or conditions affecting the property;

The lot is a corner lot with the building oriented to the corner of Homestead Drive and Granada Street, though Granada is primarily the side orientation. The lot is irregularly shaped due to curvature of the streets and the shorter dimensions of this lot compared to others on the block. The principle building is skewed slightly within the buildable footprint, as similar to other corner lots in this neighborhood.

2. The building line modification is necessary for reasonable and acceptable development of the property in question;

The buildable area of the lot is reduced as a result of the platted setbacks, the smaller corner lot, and its corner orientation of the building. While the lot is large and there is a reasonable amount of buildable area under the platted setbacks, the platted building lines are more constraining than zoning setbacks. A small portion of the current home extends beyond the platted building line.

3. That the granting of the building line modification will not be detrimental to the public welfare or injurious to or adversely affect adjacent property or other property in the vicinity in which the particular property is situated;

The property most impacted by this modification would be the property immediately to the north. This lot is much deeper, and the building is setback approximately 70' from Granada Street. The proposed accessory building meets the platted building line requirement at the closest point to this lot, and encroaches into the building line area as you move south due to the skewed building footprint. This is a similar orientation as the buildings directly across Granada Street. Other corner lots in this neighborhood share a similar orientation towards the corner with garage and access off the "side" street with reduced setbacks. The proposed accessory structure would meet all setbacks required by zoning. The applicant has supplied architectural drawings to demonstrate compatibility of the accessory building with the principle building and with the general character of the neighborhood.

EFFECT OF APPROVAL:

If the Planning Commission finds favorably on the three considerations, it shall adopt a resolution that must be recorded with the register of deeds prior to obtaining a building permit.



Street view looking west on Homestead at the corner of Homestead and Granada.



Street view looking north on Granada at the corner of Homestead and Granada.



Aerial view of lot and surrounding lots.



Planning Commission Application

For Office Use Only	
Case No.:	PC 2017-105
Filing Fee:	9/00
Deposit:	9/00
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	5/2/17

Please complete this form and return with Information requested to:

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

Applicant: BRUCE WENDLANDT (ARCHITECT)

Phone Number: 913.568.1404

Address: 4602 HOMESTEAD

E-Mail: BRUCE @ ARCHITECHNIQUE.COM

Owner: BRIAN & EDIE LARSON

Phone Number: _____

Address: 4602 HOMESTEAD Zip: 66208

Location of Property: NORTHWEST CORNER OF HOMESTEAD & GRANADA (4602 HOMESTEAD)

Legal Description: LOT 1 BLOCK 6, INDIAN FIELDS, A SUBDIVISION IN PRAIRIE VLLGE, JOHNSON COUNTY, KS

Applicant requests consideration of the following: (Describe proposal/request in detail) BUILDING LINE MODIFICATION ALONG GRANADA DRIVE

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for BUILDING LINE MODIFICATION ALONG GRANADA DRIVE. As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

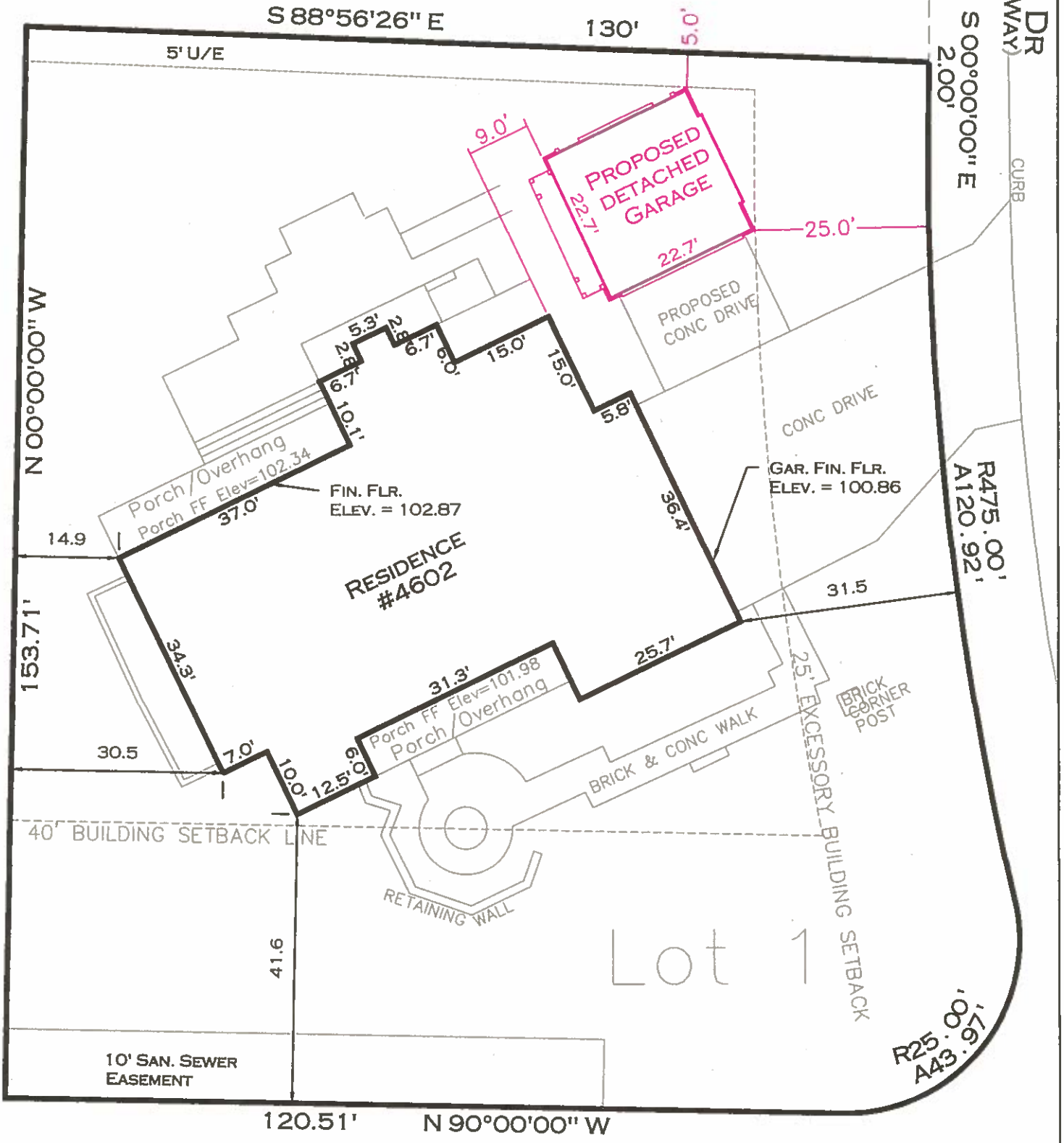
APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will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

Bruce Wendlandt 3/29/17
Applicant's Signature/Date

Edie Larson
Owner's Signature/Date

PLOT PLAN


LOT 1, BLOCK 6
INDIAN FIELDS
 A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE
 JOHNSON COUNTY, KANSAS



HOMESTEAD RD
 (50' RIGHT-OF-WAY)

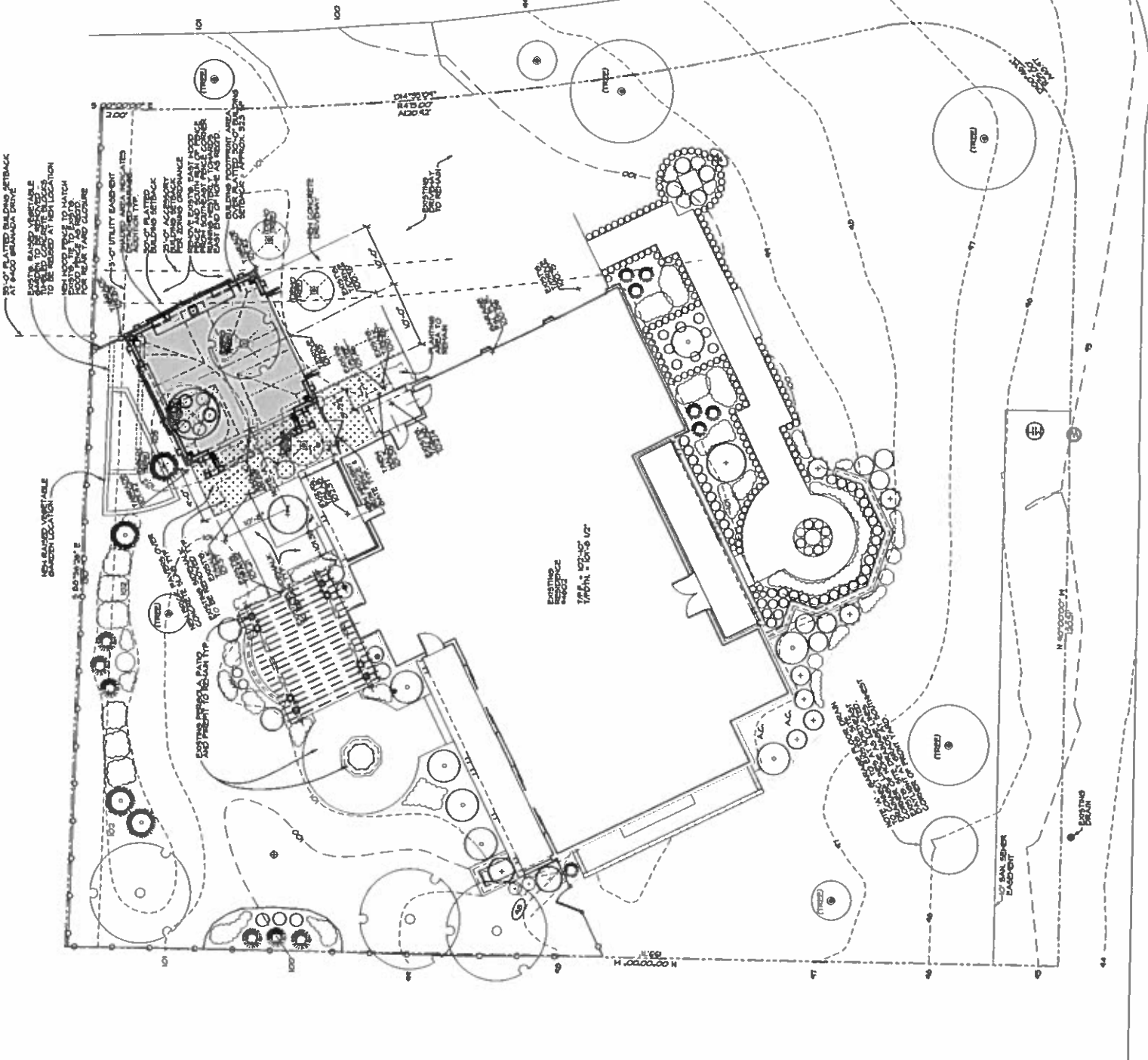


Betty J. Sheil
 BETTY J. SHEIL
 LS-1555
 KANSAS
 SURVEYOR
 2017

DATE: 3/8/2017
JOB No.: 8-08-033B
FOR: EDIE LARSON

RENNER SHEIL SURVEY 7730 EAST 55TH STREET KANSAS CITY, MO 64129 (816) 333-8841



LOT COVERAGE	20% TO 35% OF LOT AREA
LOT SETBACKS	FRONT 20 FT, REAR 10 FT, SIDE 10 FT
PROPOSED GARAGE ELEVATION	10 FT
PROPOSED GARAGE DEPTH	10 FT
PROPOSED GARAGE WIDTH	10 FT
PROPOSED GARAGE AREA	100 SQ FT
PROPOSED GARAGE PERMITS	100 SQ FT
PROPOSED GARAGE PERMITS	100 SQ FT
PROPOSED GARAGE PERMITS	100 SQ FT
PROPOSED GARAGE PERMITS	100 SQ FT



ARCHITECTURAL
 SITE PLAN
 1/8" = 1'-0"
 #201 WENDLANDT & STALLBAUMER, INC.

NOT FOR CONSTRUCTION

A Garage Addition & Interior Remodel for:
Brian & Edie Larson
 4602 Homestead Drive
 Prairie Village, Kansas

revisions
 1st
 March 27, 2017
 2nd
 202516 & 202517
 sheet 21
 Architectural Site Plan

**PROGRESS DRAWING;
NOT FOR CONSTRUCTION**

WENDLANDT & STALLBAUMER
ARCHITECTURE
www.architectskan.com
7924 Floyd
Overland Park, KS 66204
Voice 913-642-9559
Facsimile 913-642-3130



**A Garage Addition for:
Brian & Edie Larson
4602 Homestead Drive
Prairie Village, Kansas**

revisions
date March 28, 2017
job no. 209616
sheet no.

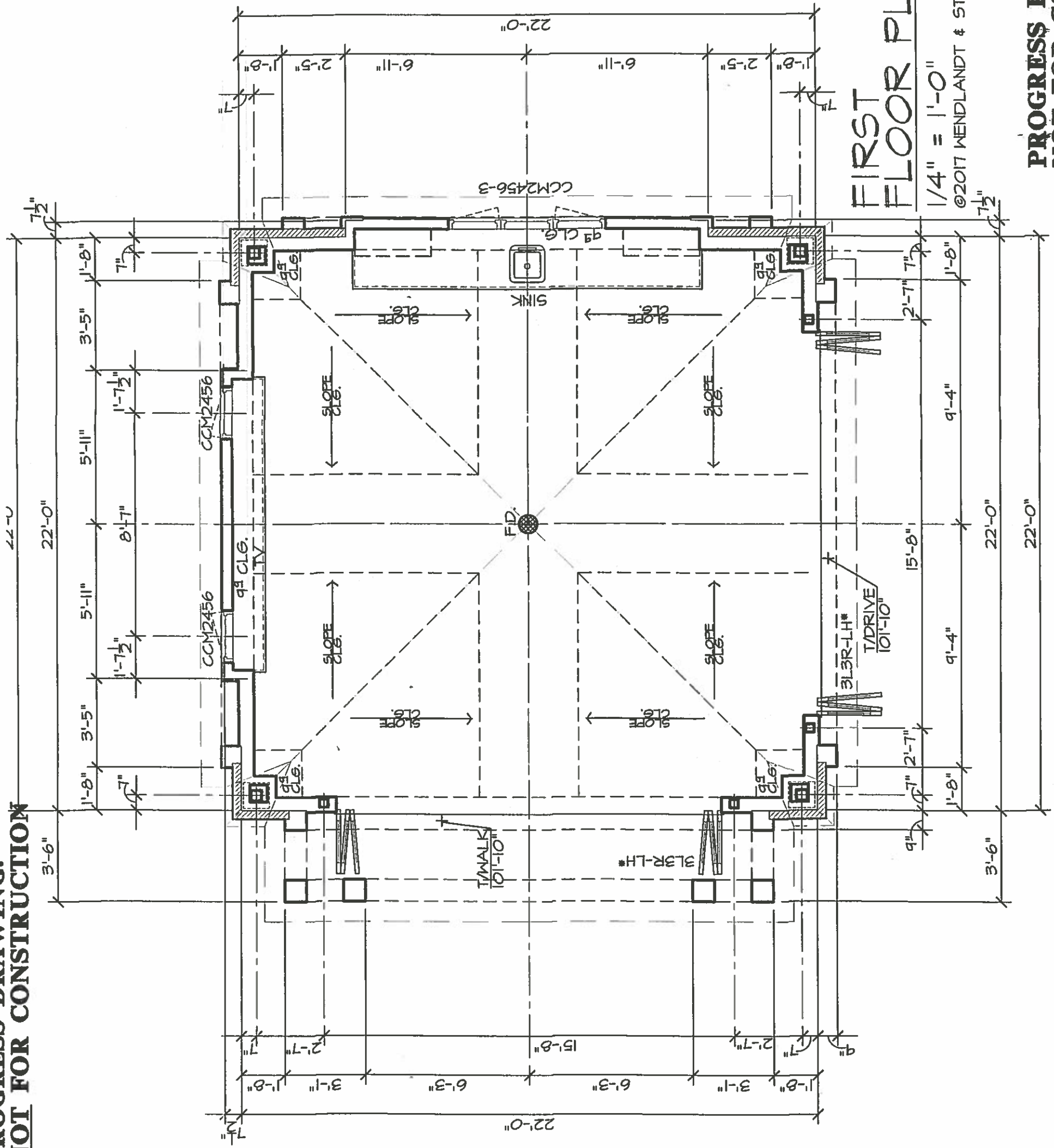


FIRST FLOOR PLAN

1/4" = 1'-0"
564 SQ. FT.
©2017 WENDLANDT & STALLBAUMER, INC.

**PROGRESS DRAWING;
NOT FOR CONSTRUCTION**

2 First Floor Plan

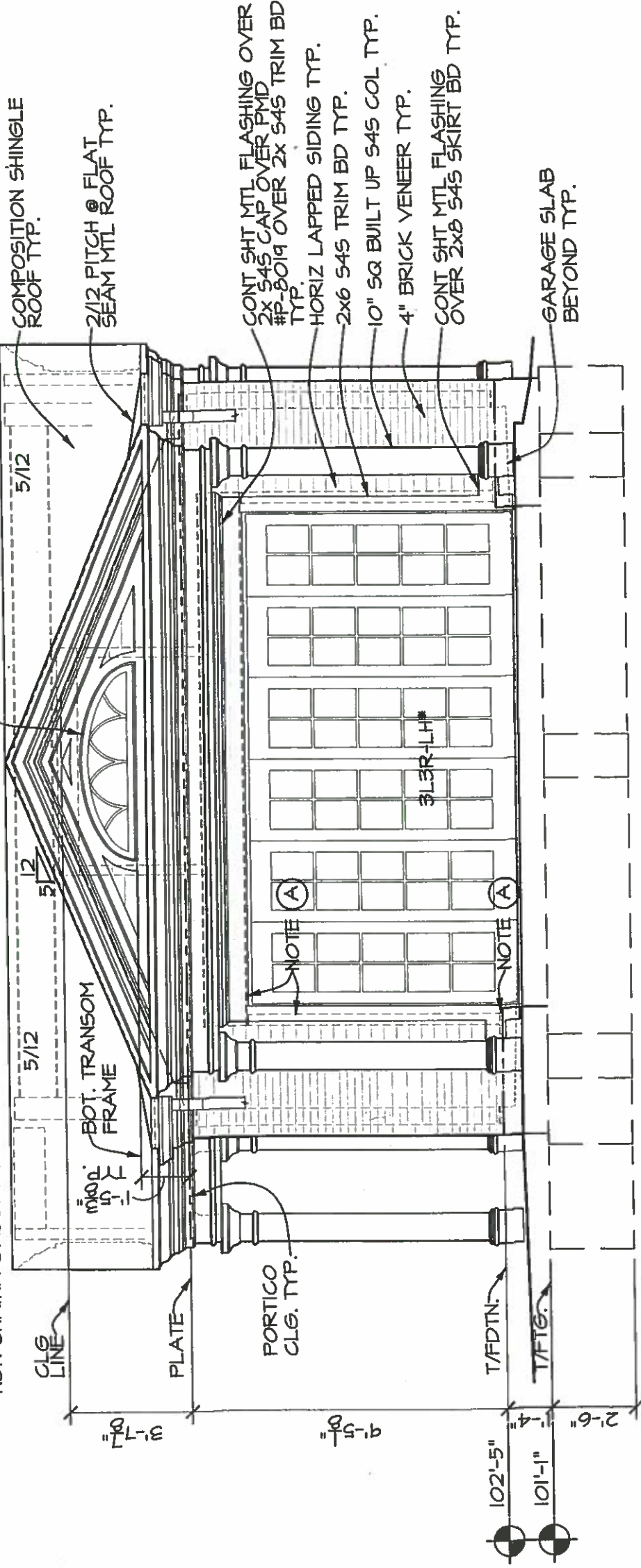


**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

NOTE (A) BIFOLD DOOR SUPPORTED BY W6x26 STEEL BEAM. PROVIDE 4"x 5 1/2"x 1/2" WELDED COLUMN TOP PLATE WITH 2) 1/2" BOLTS AT EACH COLUMN FOR CONNECTION TO STEEL BEAM TYP. PROVIDE WELDED BASE PLATES PER DTL. A/2. BOTTOM OF W6x26 AT 1/2" ABOVE DOOR FRAME TO ALLOW FOR SHIMMING AS REQ'D. WITH BOTTOM OF COLUMN BASEPLATES SET AT 1/2" ABOVE T/FD TN. TO ALLOW FOR ADJUSTMENT TO TOP OF FDTN. CONDITIONS. PACK UNDERSIDE OF COLUMN BASE PLATES WITH 10K PSI NON-SHRINK GROUT AS REQ'D. TYP.

*MARVIN GLAD OUTSWING BIFOLD DOOR FRAME SIZE IS INDICATED AT 14'-9 23/32" W. x 8'-1 1/8" H. WITH STANDARD SILL; TAKEN FROM MARVIN STANDARD SIZE CHART. VERIFY FRAME SIZE AT TIME OF ORDER PRIOR TO FABRICATION OF STEEL SUPPORT FRAME AS REQ'D. TYP.

CUSTOM ELLIPSE 6'-0" WIDE x 1'-8" TALL TYP.



SOUTH ELEVATION

1/4" = 1'-0"

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**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

3 South Elevation

WENDLANDT & STALLBAUMER ARCHITECTURE
7924 Royal Overland Park, KS 66204
www.architectskan.com
Voice 913-642-9559
Facsimile 913-642-3130

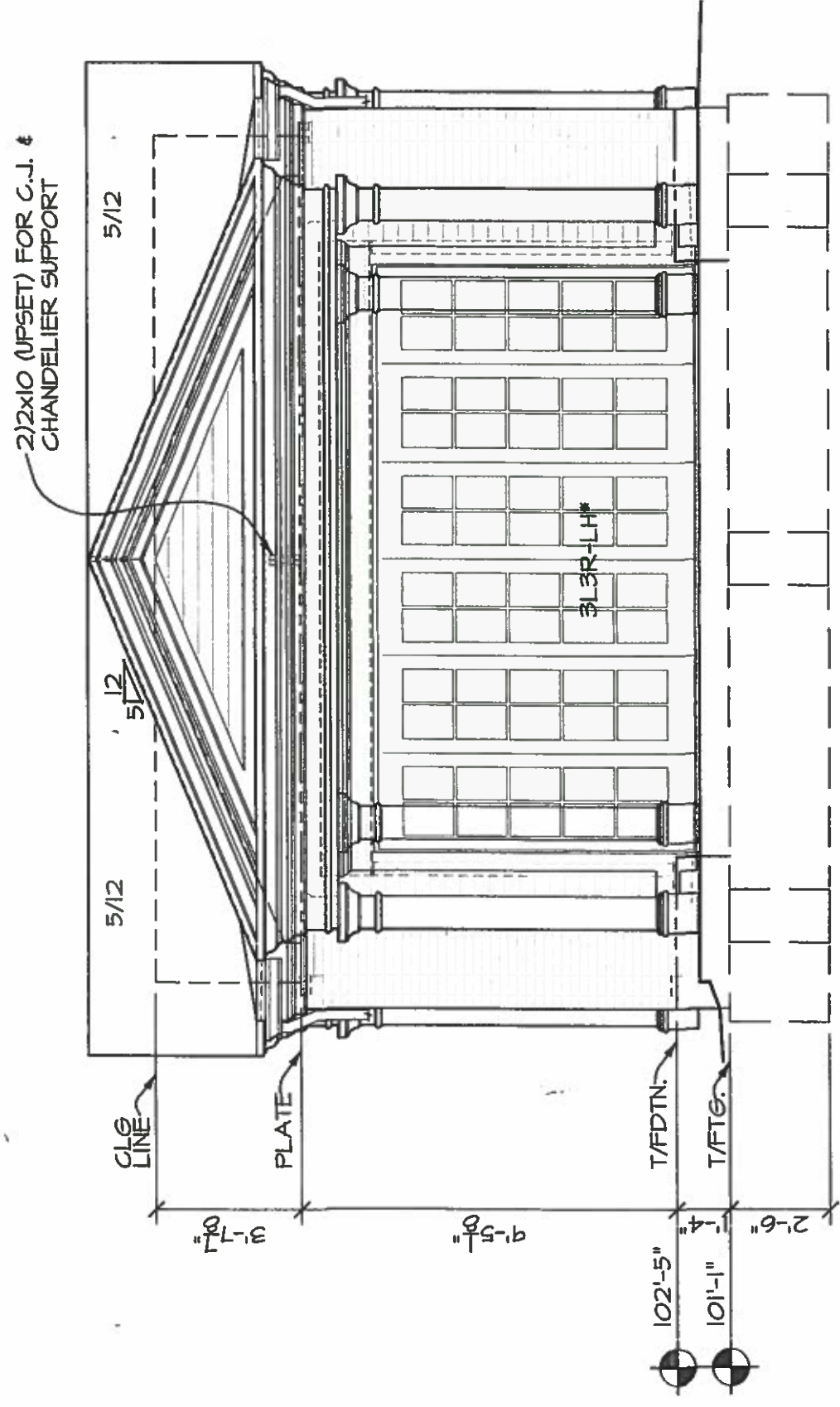
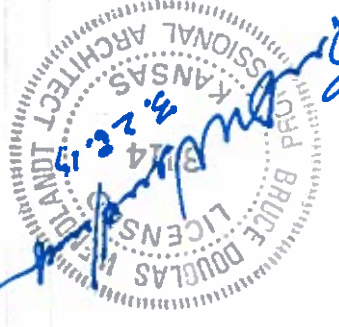


A Garage Addition for:
Brian & Edie Larson
4602 Homestead Drive
Prairie Village, Kansas

revisions
date March 28, 2017
job no. 209616
sheet no.

**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

WENDLANDT & STALLBAUMER
ARCHITECTURE
www.architecture.com
1924 Floyd
Overland Park, KS 66204
Voice 913-642-9559
Facsimile 913-642-3139



WEST ELEVATION

1/4" = 1'-0"
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A Garage Addition for:
Brian & Edie Larson
4602 Homestead Drive
Prairie Village, Kansas

revisions

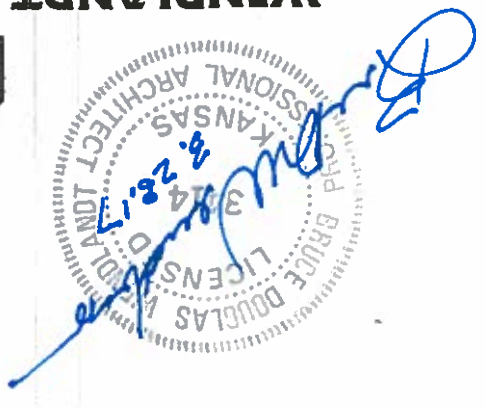
date March 28, 2017
job no. 201616
sheet no.

4 West Elevation

**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

WENDLANDT & STALLBAUMER ARCHITECTURE
7924 Floyd Overland Park, KS 66204
www.architectural.com
Voice 913-642-9559
Facsimile 913-642-3130



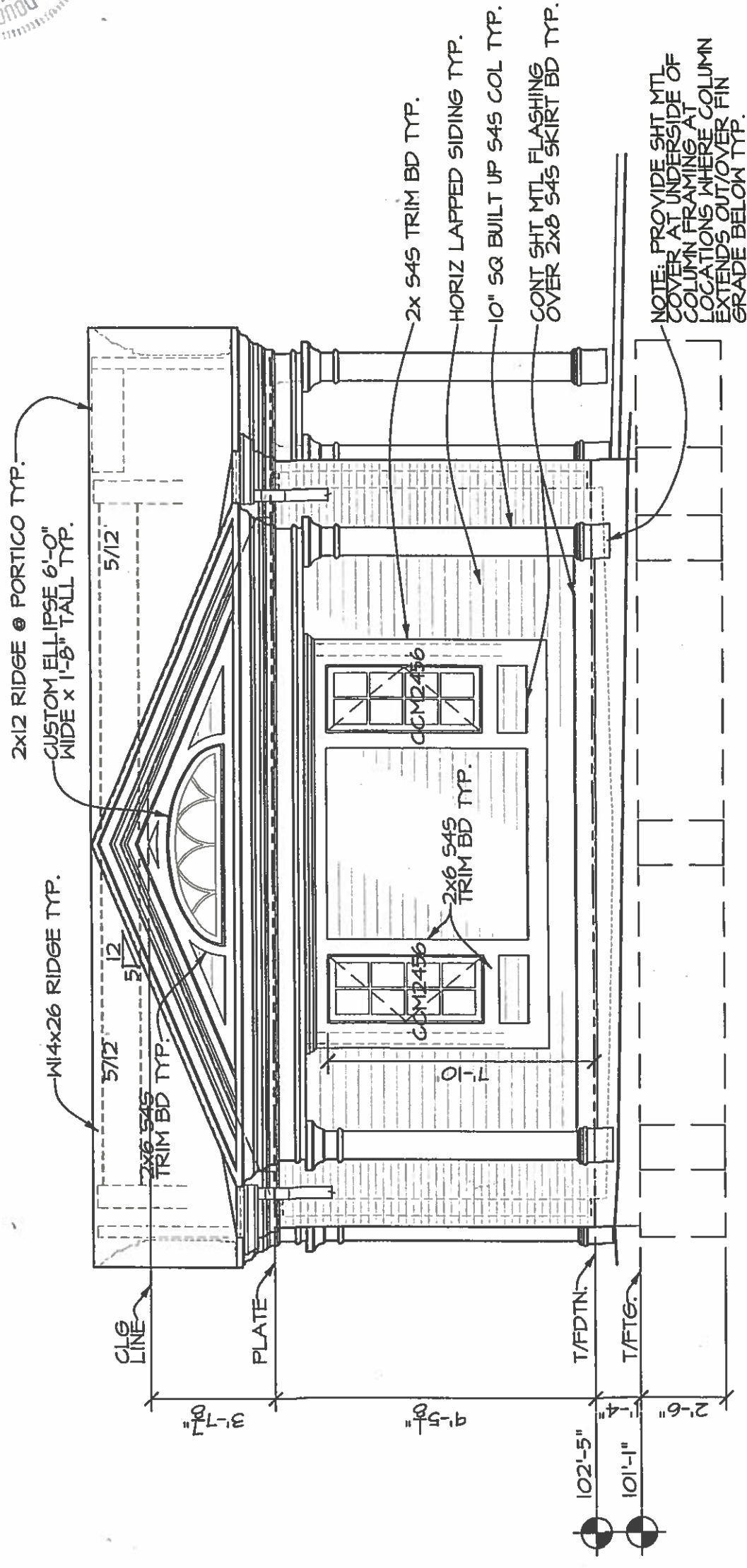
Brian & Edie Larson
4602 Homestead Drive
Prairie Village, Kansas

A Garage Addition for:

revisions

date March 28, 2017
job no. 201616
sheet no.

5 North Elevation



NORTH ELEVATION

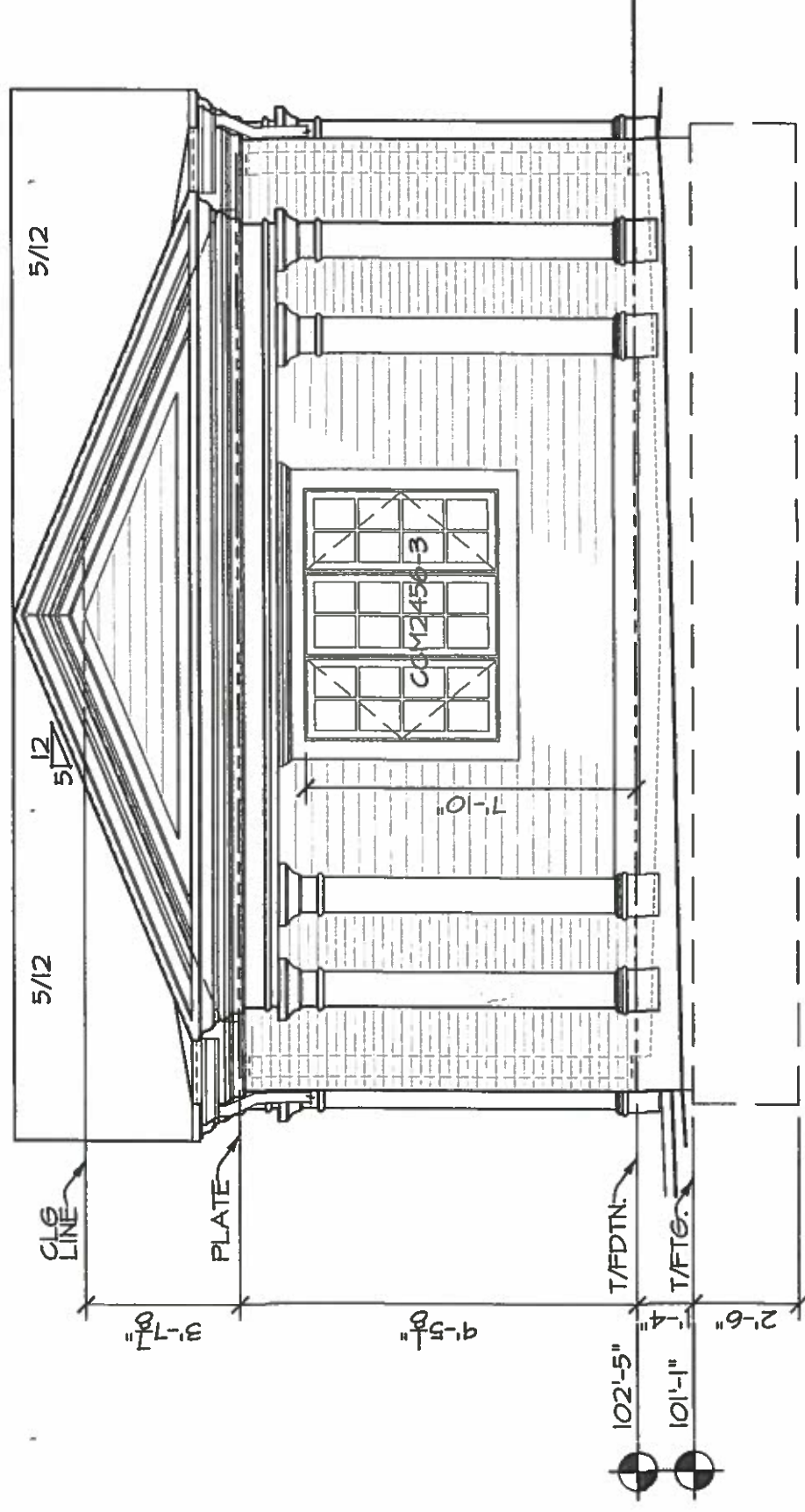
1/4" = 1'-0"

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**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

WENDLANDT & STALLBAUMER
ARCHITECTURE
7924 Floyd
Overland Park, KS 66204
www.wendlandtandstallbaumer.com
Voice 913-642-9559
Facsimile 913-642-3130



EAST ELEVATION

1/4" = 1'-0"

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A Garage Addition for:
Brian & Edie Larson
4602 Homestead Drive
Prairie Village, Kansas

revisions

date March 28, 2017
job no. 201616
sheet no.

6 East
Elevation

**PROGRESS DRAWING:
NOT FOR CONSTRUCTION**

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, AICP, Gould Evans, Planning Consultant
DATE: May 2, 2017 Planning Commission Meeting

Application: PC 2017-106

Request: Site Plan Approval for a Fence and Retaining Wall with exception

Property Address: 3007 W. 71st Terrace

Applicant: Doug Stehl, 3007 PV LLC

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

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

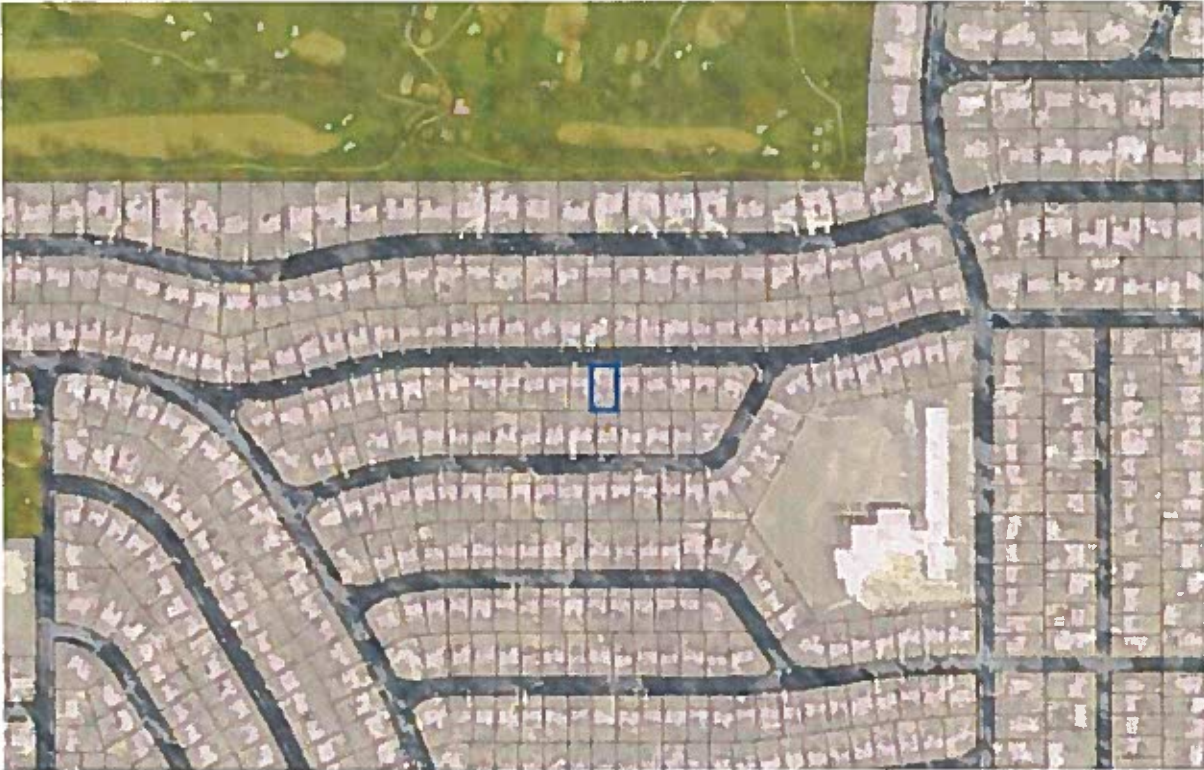
Legal Description: PRAIRIE HILLS LOT 15 BLK 5

Property Area: 0.2 acres (8,747.85 s.f.)

Related Case Files: none

Attachments: Application, Site Plan

General Location – Map



General Location – Aerial



The applicant is requesting to replace a wood fence and locate it with a more consistent alignment with the surveyed property lines. Due to the slight grad changes between adjacent lots on this block, the applicant would like to replace a retaining wall on the east side of the lot and build a retaining wall on the west side of the lot, with the fence located on top of the wall. The retaining wall will be under 3' high at all locations and the proposed wood fence is 4' high.

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

The proposed fence is generally compliant with the standards of 19.44.025, except that 19.44.025.D.1. Requires that all retaining walls be setback at least 2' from the property line, with additional setbacks for larger retaining walls. This section does allow the Planning Commission to approve deviations from this requirement through site plan review.

In this case, the applicant proposes the retaining wall on the property line, and it is under the height requirement that requires additional setbacks (6'). The applicant has submitted letters mailed to the adjacent property owners along with returned signed statements with their agreement with the proposed fence location and construction of the fence and retaining wall combination.

The fence standards allow the Planning Commission, through site plan review, to approve adjustments to the height and location of fences if it "results in a project that is more compatible, provides better screening, provides better storm drainage management, or provides a more appropriate utilization of the site. [19.44.025.G.1.]

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

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

This site is capable of meeting all requirements for residential property, and the fence and retaining wall meet the standards in all respects with the exception of the location of the retaining wall.

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

This site is currently served by utilities and they should be adequate to serve the proposed use. The proposed wall and fence combination does not present any complications for utility easements different from fences and retaining walls meeting the standards.

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

The location of the proposed retaining wall will need to be reviewed by Public Works for any drainage issues prior to or at the time of permitting.

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

N/A

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

The replacement of the fence will align better with surveyed property lines and result in a better relationship of private rear yards.

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

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

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

N/A

RECOMMENDATION:

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

1. Prior to or at the time of building permits, public works shall review a for potential grading or drainage issues with the location of the retaining wall and proposed fence.



Street view of the east property line.



Street view of the west property line.



Aerial view of lot and surrounding lots.

0014364



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC 2017-106</u>
Filing Fee: <u>\$100</u>
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date: <u>5/2/17</u>

Please complete this form and return with Information requested to:

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

Applicant: Doug Stehl Phone Number: 816-868-8477

Address: 9230 LEE BLVD LEAWOOD KS 66206 E-Mail: ds8421@aol.com

Owner: 3007 PV LLC Phone Number: 816-868-8477

Address: 3007 W. 71ST TERRACE PVKS Zip: 66208

Location of Property: 3007 W. 71ST TERRACE PVKS

Legal Description: _____

Applicant requests consideration of the following: (Describe proposal/request in detail) REBUILD ON EBSIDE OF PROPERTY AND CONSTRUCT NEW RETAINING WALL ON WEST SIDE OF PROPERTY. WOULD LIKE TO BUILD WESTSIDE RETAINING WALL ON PROPERTY LINE AND PLACE FENCE ON TOP ON WALL. NEITHER WALL WILL EXCEED 36" INCHES. **AGREEMENT TO PAY EXPENSES**

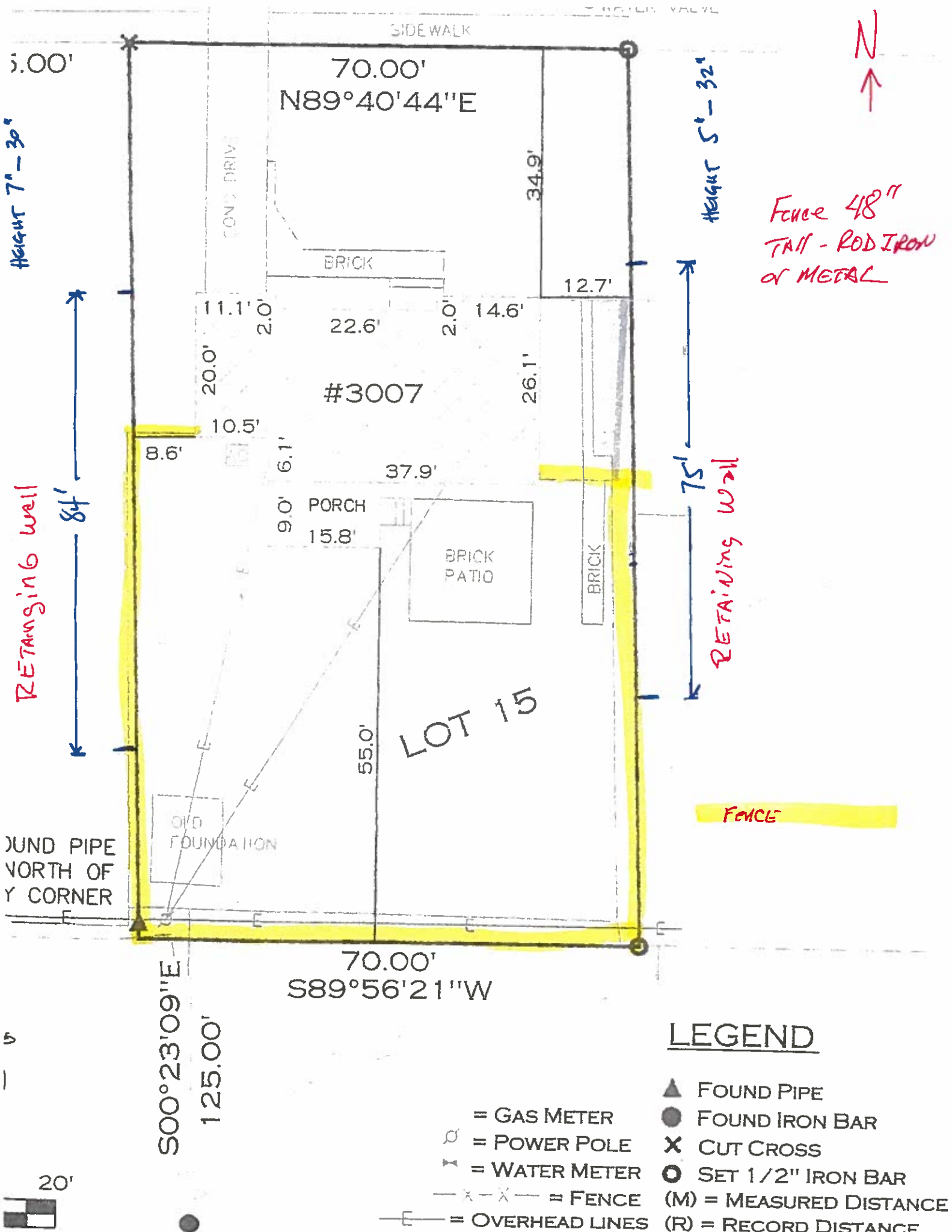
APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

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

Doug E. Stehl 3/29/2017
Applicant's Signature/Date

Doug E. Stehl 3/29/2017
Owner's Signature/Date



SIDEWALK

COND. DRIVE

BRICK

BRICK PATIO

BRICK

PORCH

OLD FOUNDATION

FOUND PIPE NORTH OF Y CORNER

5.00'

70.00'

N89°40'44"E

34.9'

12.7'

11.1'

2.0'

22.6'

2.0'

14.6'

26.1'

#3007

10.5'

8.6'

6.1'

37.9'

9.0'

15.8'

BRICK PATIO

BRICK

75'

RETAINING WALL

HEIGHT 5'-32"

FACE 48" TALL - ROD IRON OR METAL

RETAINING WALL

FENCE

70.00'

S89°56'21"W

125.00'

500°23'09"E

20'

LEGEND

▲ FOUND PIPE

● FOUND IRON BAR

○ = GAS METER

○ = POWER POLE

⊗ = WATER METER

○ = SET 1/2" IRON BAR

(M) = MEASURED DISTANCE

(R) = RECORD DISTANCE

—x—x— = FENCE

—E— = OVERHEAD LINES

Douglas E. Stehl
9230 Lee Blvd.
Leawood, KS 66206

February 22, 2017

Scott and Mary Kline
3003 W. 71st Terrace
Prairie Village, KS 66208

RE: 3007 W. 71st Terrace

Dear Scott and Mary:

I am writing to inform you that we are replacing the fence and replacing the wall on the east side of property and constructing a small retaining wall (less than 3 feet high) on the west side of property located at 3007 W. 71st Terrace. The current wood fence is over the property line to the west, is off the property line by 3 feet on the east, and by over 4 feet on the south. We would like to build a new 4 ft. fence that would be closer to the surveyed property lines.

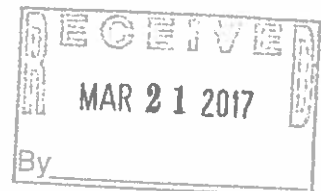
Secondly, the current city codes will not allow property owners to install retaining walls on or near the property line unless adjunct owners are notified and approve. Under this code, it would not be feasible to construct a new fence.

I have enclosed dimension of the walls and pictures of the stone and how it will look at completion. If you have any questions, please let me know.

Best Regards,

Doug Stehl

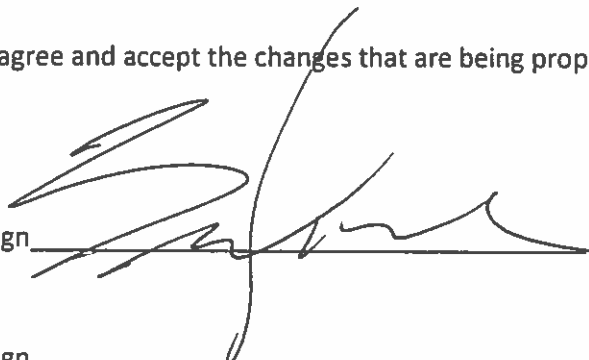
Enclosures:



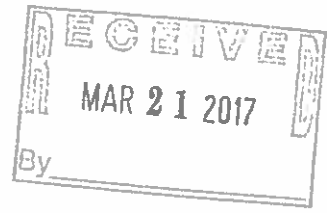
Scott and Mary Kline
3003 W. 71st Terrace
Prairie Village, KS 66208

I have reviewed the plans for construction of retaining wall and wood fence for the property located at 3007 W. 71st Terrace, Prairie Village, KS 66208.

I agree and accept the changes that are being proposed by this property owner.

sign  date 3/18/17

sign _____ date _____



Douglas E. Stehl
9230 Lee Blvd.
Leawood, KS 66206

February 22, 2017

Fran Golden
3011 W. 71st Terrace
Prairie Village, KS 66208

RE: 3007 W. 71st Terrace

Dear Ms. Golden:

I am writing to inform you that we are replacing the fence and replacing the wall on the east side of property and constructing a small retaining wall (less than 3 feet high) on the west side of property located at 3007 W. 71st Terrace. The current wood fence is over the property line to the west, is off the property line by 3 feet on the east, and by over 4 feet on the south. We would like to build a new 4 ft. fence that would be closer to the surveyed property lines.

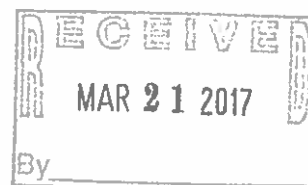
Secondly, the current city codes will not allow property owners to install retaining walls on or near the property line unless adjunct owners are notified and approve. Under this code, it would not be feasible to construct a new fence.

I have enclosed dimension of the walls and pictures of the stone and how it will look at completion. If you have any questions, please let me know.

Best Regards,

Doug Stehl

Enclosures:



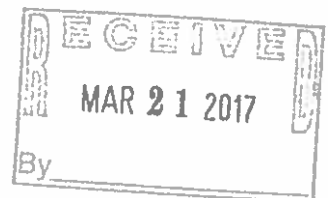
Ms. Fran Golden
3011 W. 71st Terrace
Prairie Village, KS 66208

I have reviewed the plans for construction of retaining wall and wood fence for the property located at 3007 W. 71st Terrace, Prairie Village, KS 66208.

I agree and accept the changes that are being proposed by this property owner.

sign  date 3/17/17

sign Kelly Pedding date 3/17/17



Douglas E. Stehl
9230 Lee Blvd.
Leawood, KS 66206

February 22, 2017

Marsha Donnelly
3000 W. 72nd Street
Prairie Village, KS 66208

RE: 3007 W. 71st Terrace

Dear Scott and Mary:

I am writing to inform you that we are replacing the fence and replacing the wall on the east side of property and constructing a small retaining wall (less than 3 feet high) on the west side of property located at 3007 W. 71st Terrace. The current wood fence is over the property line to the west, is off the property line by 3 feet on the east, and by over 4 feet on the south. We would like to build a new 4 ft. fence that would be closer to the surveyed property lines.

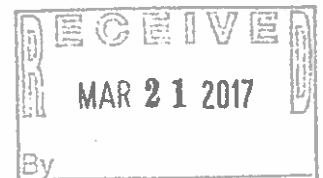
Secondly, the current city codes will not allow property owners to install retaining walls on or near the property line unless adjunct owners are notified and approve. Under this code, it would not be feasible to construct a new fence.

I have enclosed dimension of the walls and pictures of the stone and how it will look at completion. If you have any questions, please let me know.

Best Regards,

Doug Stehl

Enclosures:



Ms. Marsha C. Donnelly
3000 W. 72nd Street
Prairie Village, KS 66208

I have reviewed the plans for construction of retaining wall and wood fence for the property located at 3007 W. 71st Terrace, Prairie Village, KS 66208.

I agree and accept the changes that are being proposed by this property owner.

sign M. Donnelly date 2-26-17

sign _____ date _____

