

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JULY 10, 2018
7700 MISSION ROAD
MULTI-PURPOSE ROOM
7:00 P.M.**

- I. ROLL CALL

- II. APPROVAL OF PLANNING COMMISSION MINUTES - June 5, 2018

- III. PUBLIC HEARINGS

- IV. NON-PUBLIC HEARINGS
 - PC2018-112 Building Line Modification Approval
8301 Rosewood
Zoning: R-1a
Applicant: Jennifer Besch

 - PC2018-113 Lot Split Approval
2219 West 72nd Street
Zoning: R-lb
Applicant: Robert Bennett

 - PC2018-114 Lot Split Approval
4624 West 70th Street
Zoning: R-lb
Applicant: James Engle

- 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
June 5, 2018

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, June 5, 2018 in the Council Chambers at 7700 Mission Road. Chairman Nancy Wallerstein called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, Melissa Brown, Patrick Lenahan and Gregory Wolf .

The following persons were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Jamie Robichaud, Assistant City Administrator; Ron Nelson, Council Liaison and Joyce Hagen Mundy, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Lenahan noted in the third paragraph on page 8 the referenced change should be "6G" not "6H". Gregory Wolf moved for the approval of the minutes of the May 1, 2018 regular Planning Commission meeting as amended. The motion was seconded by Melissa Brown and passed unanimously.

PUBLIC HEARINGS

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

NON PUBLIC HEARINGS

**PC2018-109 Final Development Plan Approval
7930 State Line Road**

Aaron March, 4510 Belleview, attorney for the applicant, introduced the following members of their team in attendance: Pettey Hardin, principal with Tidal Wave and Thomas Wells, development consultant for Tidal Wave. They received the staff report and are in agreement with the recommendation and conditions of approval. Mr. March asked for input from the Commission on their preferred colored material for the proposed 9' wall at the back of the property from the two selections presented. Commission members stated they preferred the lighter beige granite colored material.

Chris Brewster noted this was the final development and highlighted the criteria for approval. The primary criteria is that the final plans do not vary substantially from the concept of the preliminary development plan and no changes have been made. Secondly, the final plans do not vary from specific development criteria adopted at the time of the preliminary development plan approval. All of the conditions of approval for the preliminary development plan have been addressed. He noted the additional lighting information has been submitted and meets city code.

Mr. Brewster added that the project does include a monument sign to be approved in conjunction with the final development plan. The proposed sign meets the city's sign criteria. The location of the sign is subject to final approval by the Public Works Department.

Mr. Brewster noted the conditions for the approval of the preliminary development carry over to the approval for the final development plan. Two new conditions have been recommended with the first being addressed earlier in the selection of the color for the proposed wall. The second is that the site plan be revised to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, entrance to property, and vehicle entrance to the property to the south, and a specific location be verified with Public Works prior to issuance of a sign permit.

Gregory Wolf moved the Planning Commission finds the final plan to be consistent with the approved preliminary plan and has met all conditions of the preliminary plan and thus approves PC2018-109, the final development plan for 7930 State Line Road, subject to all conditions of the preliminary development plan and special use permit approval, and the following two additional conditions:

1. The color of the fence be specified based upon the provided samples and available color key.
2. The site plan be revised to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, entrance to property, and vehicle entrance to the property to the south, and a specific location be verified with Public Works prior to issuance of a sign permit.

The motion was seconded by Patrick Lenahan and passed unanimously.

PC2018-110 Site Plan/Monument Sign Approval 6642 Mission Road

Astine Bose with Star Signs was present to answer any questions of the Commission on the proposed monument sign for Prairie Elementary School.

Mr. Wolf asked if the applicant had any comments on the staff report. Ms. Bose asked for clarification of sight triangle. Mr. Brewster responded and advised that he does not anticipate any issues with sight distance but noted this would need to be reviewed by Public Works. The site plan shows the sign located approximately 35 feet back from the Mission Road curb and 75 feet from the 67th street curb.

Nancy Wallerstein confirmed that this sign was essentially the same as the sign approved previously by the Commission for Briarwood Elementary following the new Shawnee Mission School District sign standards. Mrs. Brown asked if there were any conditions added by the Commission to that approval. The Board Secretary replied that due to the residential neighborhood, the hours the sign would be lit were restricted. Mrs. Wallerstein noted that is also a condition of approval for this application.

Gregory Wolf moved the Planning Commission approve PC2018-110 for the proposed monument sign for Prairie Elementary School at 6642 Mission Road subject to the following conditions:

1. The site plan be revised to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, and the intersection of Mission and 67th Street, and a specific location be verified with Public Works prior to issuance of a sign permit.
2. The conceptual landscape plan be supplemented with specific plant types to be approved by staff prior to construction.
3. The text on the base be granted as an exception to the area of signs to the extent shown on the plans.
4. The sign include a timer that automatically shuts off illumination beyond 9 p.m.

The motion was seconded by Patrick Lenahan and passed unanimously.

PC2018-111 Site Plan Approval for Parking Lot changes and Monument Sign 4510 West 89th Street

Kisha Nickell, with Principle Design Studio, and Angela Bertocchini, 7219 Metcalf, appeared before the Commission to present their request to reconfigure the parking area and locate a monument sign in association with an interior renovation of the existing building at 4510 West 89th Street. The renovations are to accommodate the relocation of an early childhood education center to this site. The facility will be licensed for up to 94 children and anticipates up to 15 staff members at peak capacity.

Chris Brewster stated the building and site is part of a companion building to the east and shares access and parking with that building. The proposed changes that impact the site plan are the replacement of some of the parking area with an outside play area for the children with additional parallel parking placed in the front drive and a monument sign.

He reviewed the following staff analysis of the criteria for approval:

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

The site plan meets the development standards of the C-2 district and adequately accommodates the building, parking and circulation, and open space and landscape. The change of use from office to child education center does create a different parking requirement on this site - from 1 space per 250 (or 300 for specific office types) square feet for general office (or) to 1 space for each employee plus 1 per each 8 children for day care centers. Based on maximum capacity of the license, expected enrollment, and anticipated maximum staff, this would require 27 parking spaces (Office use would require 25 to 30 spaces). The site (between both lots) currently has 68 spaces, with approximately 34 on this particular site. The proposed plan would remove 12 spaces for the new playground, but add 6 parallel parking spaces along the existing front drive. With this change, the site still would meet the required parking for the ordinance. The applicant is entering into a shared agreement with the adjacent site

owner and tenants to continue the shared parking arrangement through the new parking configuration.

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

This is the change of use of an existing building and there have not been any reports of inadequate capacity for any utilities in the area.

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

The site proposes a decrease in overall paving with the removal of parking spaces in the rear, but slight increases in the front. There have been no reports of inadequate stormwater management in the area. It is not anticipated that these changes would have an impact on stormwater management. Concurrence of Public Works with the stormwater analysis and approval of any grading and facility construction shall be required prior to permits.

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

The renovations will cut off one through lane of parking and circulation on the rear, but will not change any other traffic patterns. The Fire Marshal has reviewed the plan and did not see any issues with emergency access provided the rear through lane remains open and the trash dumpster pad is not otherwise enclosed to impede circulation of larger vehicles.

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

The site plan deals primarily with existing elements, with the main change being reconfiguration of parking. The proposed solution for parking along the front drive aisle reflects a good solution for this particular use, where periodic front drop off and drive-through visits are anticipated.

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

The renovation of the building is primarily interior renovations and no significant changes to the exterior are proposed.

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

Village Vision identifies this area as a Commercial Improvement area in the Conceptual Development Framework. There are no specific policies, plans or concepts for this shopping center in the plan.

The site and building interior improvements reflect some of these principles with respect to maintaining and improving existing commercial centers.

Mr. Brewster stated the sign panels and height of the proposed monument sign are in compliance with the monument sign standards (5' high; 20 s.f. sign). The location will

need to be confirmed with respect to sight distances on 89th Street and may need to be moved further to the west or further back from 89th Street. The site plan needs to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, and entrances to property, and a specific location be verified with Public Works prior to issuance of a sign permit.

Mr. Wolf asked if the same person owned both buildings. Mrs. Bertocchini replied the buildings had different owners, but stated there is a shared parking agreement signed by both owners.

Nancy Wallerstein noted the proposed parking in the front is new and asked if it has been designated for pick-up and drop-off only. Mr. Brewster replied it has not. Mrs. Wallerstein recommended that this area be designated for pick-up and drop-off parking only. She asked how many employees there were and if this area was needed for employee parking. Mrs. Bertocchini replied there would be a maximum of 15 to 20 employees on site and there is sufficient parking space behind the building for them. Ms. Nickell stated there are 25 spaces on this lot without accessing the shared parking. Mrs. Bertocchini stated at their other location they have a sign designating an area for parent drop-off only that has worked very well. She stated she would also do that at this location as well.

Mrs. Wallerstein asked for the proposed hours of operation. Mrs. Bertocchini replied they open at 7 a.m. and close at 6 p.m. The primary drop-off period is between 7 a.m. and 8:30 with pick-up between 4:30 and 6 p.m. Mrs. Wallerstein asked if there was any concern with the stacking of cars. Mrs. Bertocchini and Mr. Brewster replied stacking should not be a problem. Mrs. Brown noted parents move very quickly when picking up or dropping off their children and they will tend to park near the entrance.

Mrs. Wallerstein asked if a special use permit was required for the daycare. Mr. Brewster replied daycare is a permitted use in the C-2 zoning district and a special use permit was not necessary.

Mrs. Bertocchini stated she would be purchasing the building later this summer and would immediately begin interior renovations with the intent of moving in next May. Their current lease is valid through August.

Gregory Wolf moved the Planning Commission approve PC2018-111 for the proposed site plan and monument sign at 4510 West 58th Street subject to the following conditions:

1. The rear parking lane remain open for circulation for large vehicles and emergency access, and, in particular, the trash dumpster area not be enclosed in any way that could impede this circulation.
2. The site plan be revised to show the sight triangles per Article 13-2A of the City Code relative to the monument sign, entrances to property, and a specific location be verified with Public Works prior to issuance of a sign permit.
3. The front parking (south parking) will be for short term parking for pick-up or drop-off of children.

The motion was seconded by Jonathan Birkel and passed unanimously.

Mrs. Bertocchini asked if any further permissions were required for the interior renovations. Mrs. Robichaud replied the interior renovations would be handled through the building permit application process.

OTHER BUSINESS

Discussion on Commercial Landscaping Requirements

Chris Brewster stated the Council has directed staff to review sections of the zoning code. The primary areas are 1) Signs; 2) Overall uses allowed in districts and for conditional and special use permits and 3) Commercial landscaping requirements. Currently the city's code does not have any landscape standards. Many cities do have landscape standards and staff are frequently asked what landscaping the City requires. In the past, landscape requirements have been handled by staff approvals and through the site plan review by the Commission. Landscape reviews on Planning Commission applications are currently done by a landscape architect at Gould Evans.

The proposed standards would provide the quantities and species per site. The requirements have been identified by location areas; i.e., Street & Frontage Trees; Foundation Trees & Shrubs; Parking Perimeter and Island Planting and Buffering/Screening. Mr. Brewster noted the standards have been designed to keep some degree of flexibility. This is a working draft and will come back before the Commission for approval at a later date with all of the proposed zoning changes.

Patrick Lenahan commented that based on his experiences the requirement to plant trees and evergreen's within 20 feet of the foundation is likely to create several requests for variance. Low shrubbery are generally ok, but trees trend to block the view of the buildings and signage. He would recommend trees further away from the building with lower shrubbery along the foundation.

Mr. Lenahan also noted that trees in parking islands generally do not do well; he would prefer to have perimeter trees. Mr. Brewster noted parking lot requirements would be on a sliding scale.

Jonathan Birkel asked if there were related maintenance requirements for landscaping included in this ordinance. Mr. Brewster stated this can be addressed through site plan and use permits. Mr. Birkel noted that some cities do require maintenance agreements be signed in conjunction with landscaping standards. Jamie Robichaud added that enforcement can also be addressed through the city's property maintenance codes and with abatement.

Mr. Birkel noted that the diagrams added to the design standards were very helpful and suggested that staff consider the addition of similar diagrams to the proposed landscape standards.

Mr. Brewster noted there is not a specific timetable for these updates. They will be presented to the Commission as time allows in small sections with the entire update

being presented as a whole for a public hearing when all are completed. Mrs. Wallerstein requested that the changes to the language be highlighted when this item comes back to the Planning Commission.

NEXT MEETING

The filing deadline for the next meeting to be held on July 10th is on Friday. At this time an application has been received for a building line modification.

Jamie Robichaud advised the Commission that the City Council authorized staff to move forward with public information meetings on the proposed new design standards.

ADJOURNMENT

With no further business to come before the Planning Commission, the meeting was adjourned by Chairman Nancy Wallerstein at 7:55 p.m.

Nancy Wallerstein
Chairman

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: July 10, 2018, Planning Commission Meeting

Application: PC 2018-112

Request: Building Line Modification

Property Address: 8301 Rosewood Dr.

Applicant: Jennifer Besch

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: NORMANDY SQUARE, LOT 4 BLK 2

Property Area: 0.46 acres (20,220.11 s.f.)

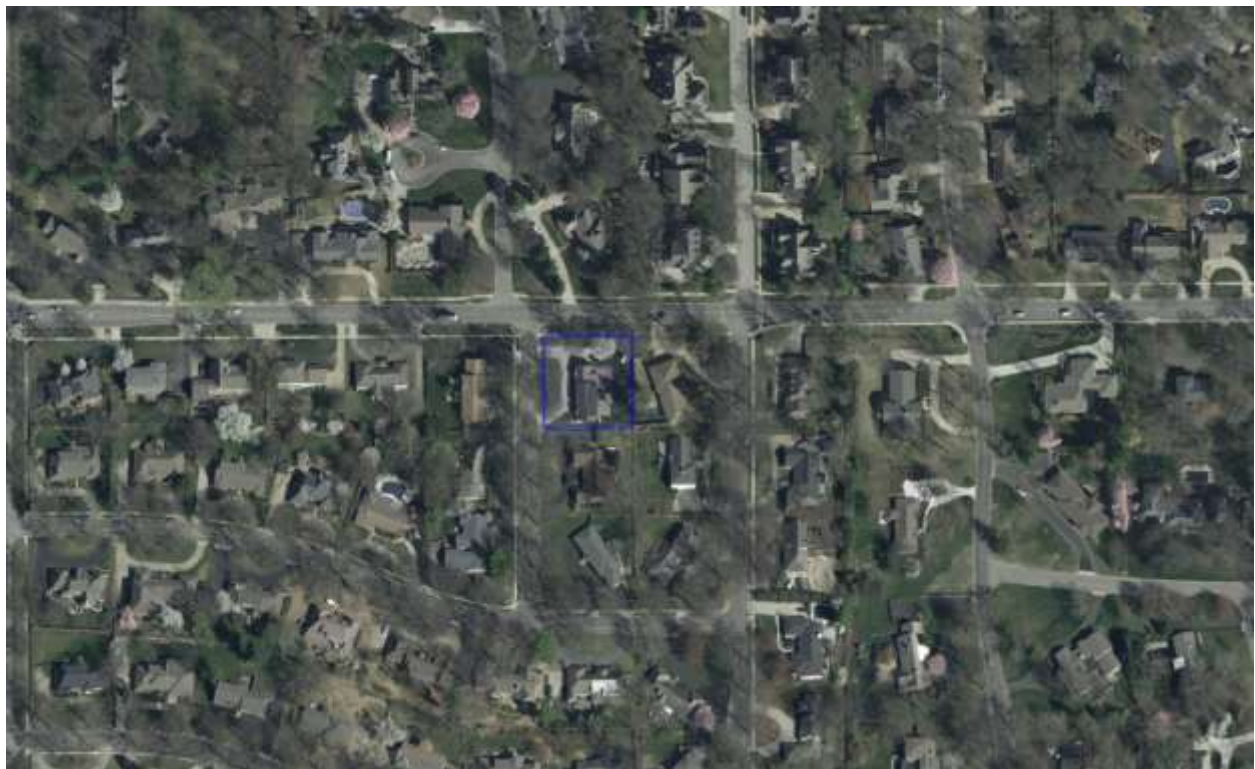
Related Case Files: n/a

Attachments: Application, Plans and Elevations

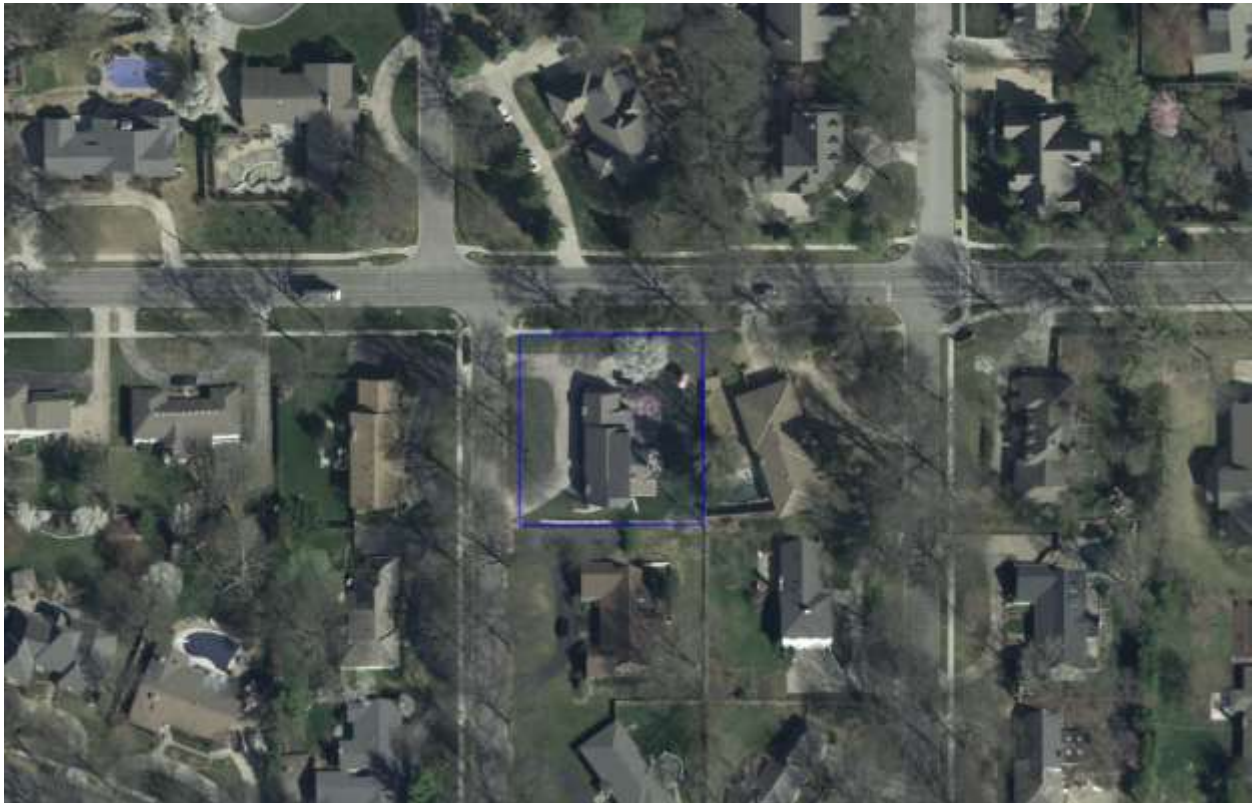
General Location Map



Aerial Map



Site



Street Views



Intersection view at 83rd and Rosewood



Looking east on 83rd where proposed addition would extend (back of driveway off of garage)



Birdseye view of property

COMMENTS:

The applicant is requesting a building line modification as provided in Chapter 18.18 of the subdivision regulations, to build an addition on the northeast (rear) portion of the existing home. The proposed addition would be located to the rear of the existing side-entry garage at the end of the driveway, and provide two additional garage bays on the ground level, with habitable space in the roof structure (1/2 story) above the garage.

The lot is located on the southeast corner of 83rd Street and Rosewood Drive, and has a platted building line of 30 feet on 83rd Street and 45 feet on Rosewood Drive. This building line is in addition to and greater than required by the R-1A zoning (30 feet for front setback and 15 feet street side setback). The house orients directly to Rosewood Drive, and has a 2-car side-entry garage on the north side of the lot accessed off Rosewood Drive. The house meets all zoning setbacks for the R-1A zoning district, as well as the required platted setbacks, but the northeast corner of the structure is approximately 13 feet from the 30-foot platted build line along 83rd Street. The addition of two additional forward-facing garage entry bays at the back of the existing driveway would place the new side elevation at approximately 15.9 feet from the side property line on 83rd Street. This would meet the zoning requirement of a 15 feet street side setback, but would encroach about 14 feet into the platted building line area. The proposed addition is a 1.5 story mass, with a side gable that is 22 feet, 4 inches at the highest point, with eave lines consistent with the existing front and rear elevations.

The closest affected home is to the rear on the northeast corner of this block. This home is skewed and located to the rear of the lot, and the proposed addition would be over 60 feet from the home at its closest point. The area of the building line modification is adjacent to the rear and side yard of the closes affected home, and is where the side-entry garage to that home is located. The proposed addition would still comply with required rear setback at this location. (The addition would be located approximately 43.9 feet from the rear lot line; 25' required). Therefore, the greatest impact results from the extension of the structure closer to 83rd Street, and to what degree this affects building orientation along 83rd Street. Most homes on adjacent blocks have a side orientation to 83rd Street, although some have what is termed as a "corner orientation" (angled to the intersection and with two front yards on the corner, two side yards on the interior lot lines, but no rear yard.) Most buildings are greater than 30 feet from 83rd street, but there is not a clearly consistent orientation, and several buildings further to the east are closer to 83rd Street (5' to 15' side setback range). The longer blocks further to the west and east have mid-block lots that front on 83rd Street.

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 front street (Rosewood Drive). The lot is fairly typical of other corner lots in the area, except that all are substantially larger than required by R-1A zoning, and there is a variety of orientation among the lots (standard corner, facing side streets; intersection corner, oriented to both streets; and reverse corner, oriented to the end grain of the block). This lot is a larger standard corner fronting directly on Rosewood Drive, therefore the platted building line is double what would be required by the zoning requirements on the side lot line. In addition to the larger setback resulting from the building line, 83rd Street has a wide right-of-way at this location, including a tree lawn and sidewalk area that is approximately 20 to 25 feet wide, placing the required building line more than 50 feet from the street edge at this location

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. 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 the zoning setbacks. The placement of the existing building would mean that only a small addition could comply with the building line, and larger additions would need to occur to the rear of the lot and would place it in closer proximity to the home to the east.

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 proposed 1.5 story garage addition would not extend beyond the current extent of the rear building line and is extending the footprint closer to 83rd Street. Adjacent homes impacted by the

location of this building are either across 83rd Street or abutting to the rear. The house abutting to the rear is impacted at the side and rear due to the orientation of this home, which is also the garage entry for this home. The proposed addition would meet the required zoning setbacks and would only encroach beyond the platted setback by approximately 14 feet with a 1.5 story massing. The proposed massing and design meets the character of most homes in the vicinity.

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.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

0017332

Cost# 005364

Planning Commission Application

For Office Use Only	
Case No.:	PC 2018-112
Filing Fee:	\$100
Deposit:	
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	7/10/18

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: Jennifer Besch Phone Number: 913-302-5896

Address: 8301 Rosewood Dr. Zip 66207

Owner: Jennifer Besch Phone Number: 913-302-5896

Address: 8301 Rosewood Dr. Zip: 66207

Location of Property: 8301 Rosewood Dr.

Legal Description: Normandy Square, Lot 4 Block 2

Applicant requests consideration of the following: (Describe proposal/request in detail)

Building line Modification (north side)

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.

Jennifer Besch 5-27-18
Applicant's Signature/Date

Jennifer Besch 5-22-18
Owner's Signature/Date

May 27, 2018

As owners of the property that will have a sight line to the new addition of Lot 4, Block 2, Normandy Square (8301 Rosewood), Prairie Village, Kansas, we hereby state our approval of the plot plan for the construction of the Besch home addition and have no objection to revising the platted build line.

Bob Lem

Signature

8300 ROSEWOOD

Address

Karen Garcia-Pay 913.940.6630

Signature

8300 Juniper Ln

Address

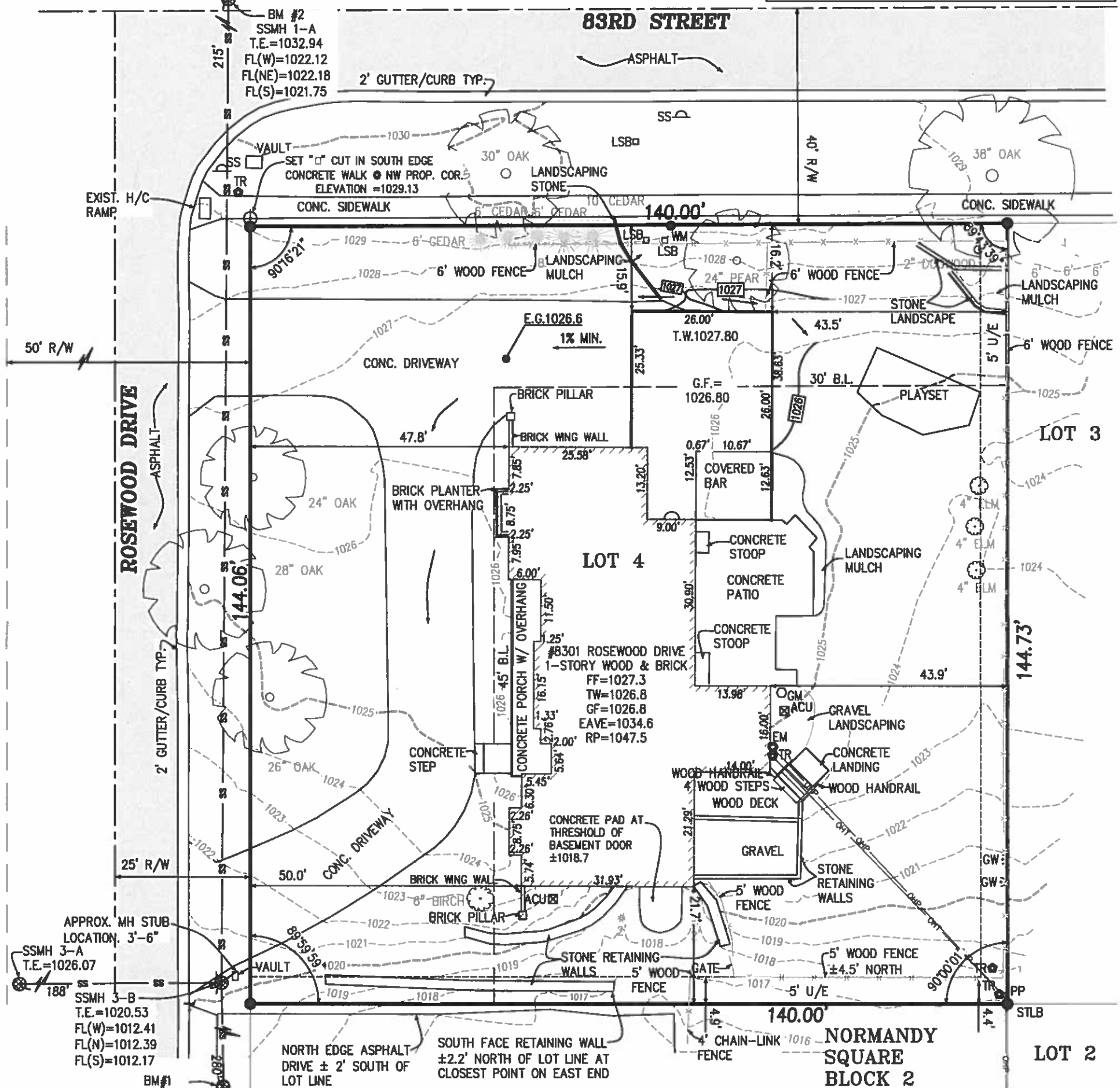


PLOT PLAN FOR GARAGE ADDITION LOT 4, BLK 2 NORMANDY SQUARE 8301 ROSEWOOD DRIVE

BEARING BASIS: FINAL PLAT OF NORMANDY SQUARE HAS NO BEARINGS; ANGLES AT LOT CORNERS SHOWN HEREON.
VERTICAL BASIS: JCVN

IMPERVIOUS AREA	
TOTAL LOT AREA=	30,415 SQ. FT.(INCLUDING R/W)
IMPERVIOUS AREA=	14,097 SQ. FT.(INCLUDING R/W)
PERCENT IMPERVIOUS=	46.3%(INCLUDING R/W)
TOTAL LOT AREA=	20,215 SQ. FT.(LOT ONLY)
IMPERVIOUS AREA=	8,036 SQ. FT.(LOT ONLY)
PERCENT IMPERVIOUS=	39.8%(LOT ONLY)

PROPOSED AREA	
TOTAL LOT AREA=	30,415 SQ. FT.(INCLUDING R/W)
IMPERVIOUS AREA=	14,248 SQ. FT.(INCLUDING R/W)
PERCENT IMPERVIOUS=	46.8%(INCLUDING R/W)
TOTAL LOT AREA=	20,215 SQ. FT.(LOT ONLY)
IMPERVIOUS AREA=	8,187 SQ. FT.(LOT ONLY)
PERCENT IMPERVIOUS=	40.5%(LOT ONLY)

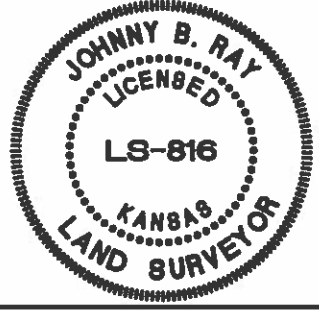


FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X(UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF PRAIRIE VILLAGE, COMMUNITY NO. 200175, JOHNSON COUNTY, KANSAS, MAP NO. 20091C0039G, AND DATED AUGUST 03, 2009.

LEGAL DESCRIPTION:
LOT 4, BLOCK 2, NORMANDY SQUARE, A SUBDIVISION OF LAND IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS.

SURVEY NOTES:
1. NO TITLE INFORMATION WAS FURNISHED OR PERFORMED BY PHELPS ENGINEERING
2. PHELPS ENGINEERING IS NOT RESPONSIBLE FOR ANY UNPLATTED EASEMENTS.
3. SANITARY SEWER TOP AND FLOWLINE ELEVATIONS SHOWN HEREON WERE FIELD MEASURED. THE LOCATION OF THE STUB WAS TAKEN FROM JOHNSON COUNTY WASTEWATER AS-BUILT SCAN 1490.

- LEGEND**
- = FOUND 1/2" REBAR WITH CAP STAMPED LS776
 - ACU ☒ = AIR CONDITIONING UNIT
 - BBG ◻ = BASKET BALL GOAL
 - EM ⊙ = ELECTRIC METER
 - GM ⊙ = GAS METER
 - GW ⊃ = GUY WIRE
 - LSB ◻ = LAWN SPRINKLER BOX
 - PP ⊕ = POWER POLE
 - SS △ = STREET SIGN
 - STLB ⊕ = STREET LIGHT BOX
 - TR ⊙ = TELEPHONE RISER
 - WM ⊙ = WATER METER
 - OHP — = OVERHEAD POWER LINE
 - OHT — = OVERHEAD TELEPHONE LINE
 - = SANITARY SEWER LINE
 - = FENCE LINE



PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166

PROJECT NO. 180294
DATE: 4/24/18
BY: BJG

Note: Builder shall obtain a building permit prior to any construction to ensure that this site plan meets City approval.

This plot plan was prepared for foundation construction only. All dimensions to be verified by builder and all grades as shown shall be verified by builder to insure proper drainage and adequate fall to sewer. No title information was furnished on this drawing. Not responsible for unplatted easements.

CERTIFICATE OF AUTHORIZATION
KANSAS
LAND SURVEYING - LS-82
ENGINEERING - E-391
CERTIFICATE OF AUTHORIZATION
MISSOURI
LAND SURVEYING - 2007001128
ENGINEERING - 2007005058



BEARING BASIS: FINAL PLAT OF NORMANDY SQUARE HAS NO BEARINGS: ANGLES AT LOT CORNERS SHOWN HEREON.
VERTICAL BASIS: JCVN

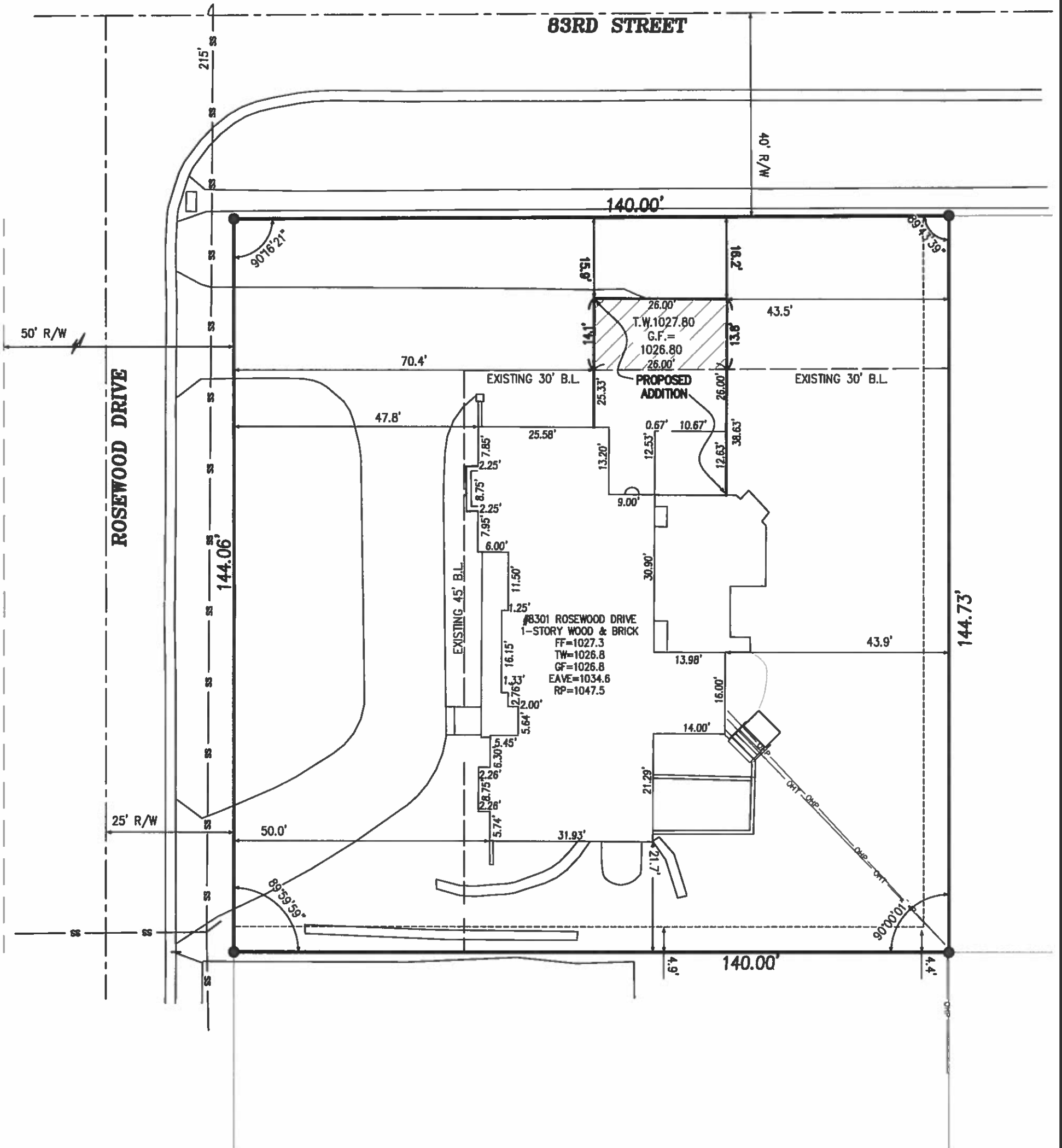
EXHIBIT "A"

FOR GARAGE ADDITION

LOT 4, BLK 2

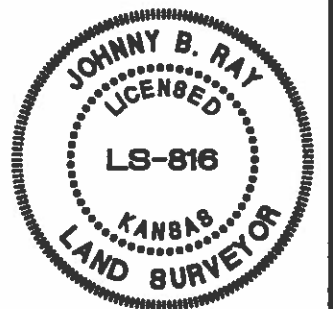
NORMANDY SQUARE

8301 ROSEWOOD DRIVE



LEGEND
 // // // // = PROPOSED VARIANCE AREA

LEGAL DESCRIPTION:
 LOT 4, BLOCK 2, NORMANDY SQUARE, A
 SUBDIVISION OF LAND IN THE CITY OF
 PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS.



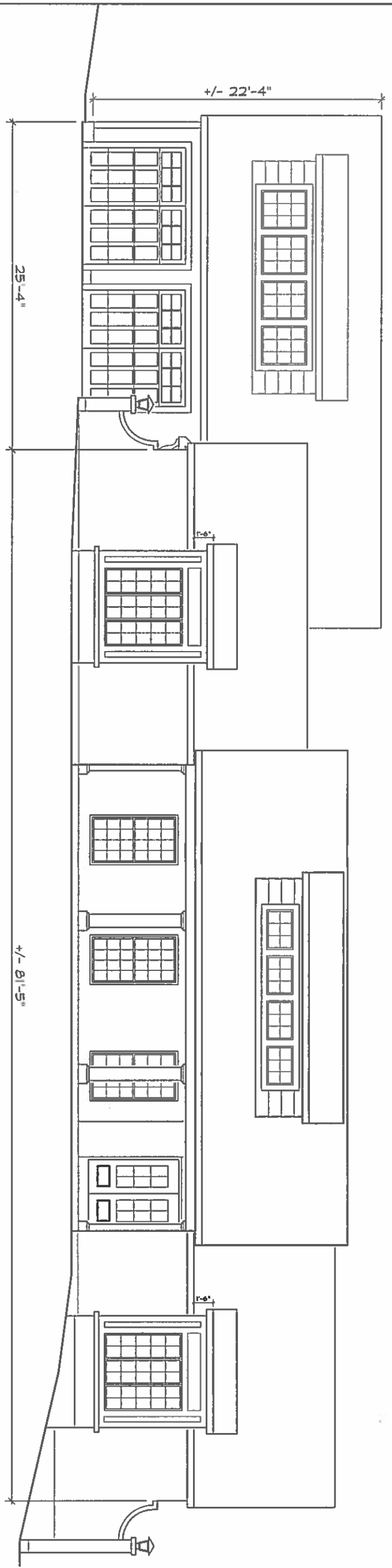
PLANNING
 ENGINEERING
 IMPLEMENTATION

PHELPS ENGINEERING, INC
 1270 N. Winchester
 Olathe, Kansas 66061
 (913) 393-1155
 Fax (913) 393-1166

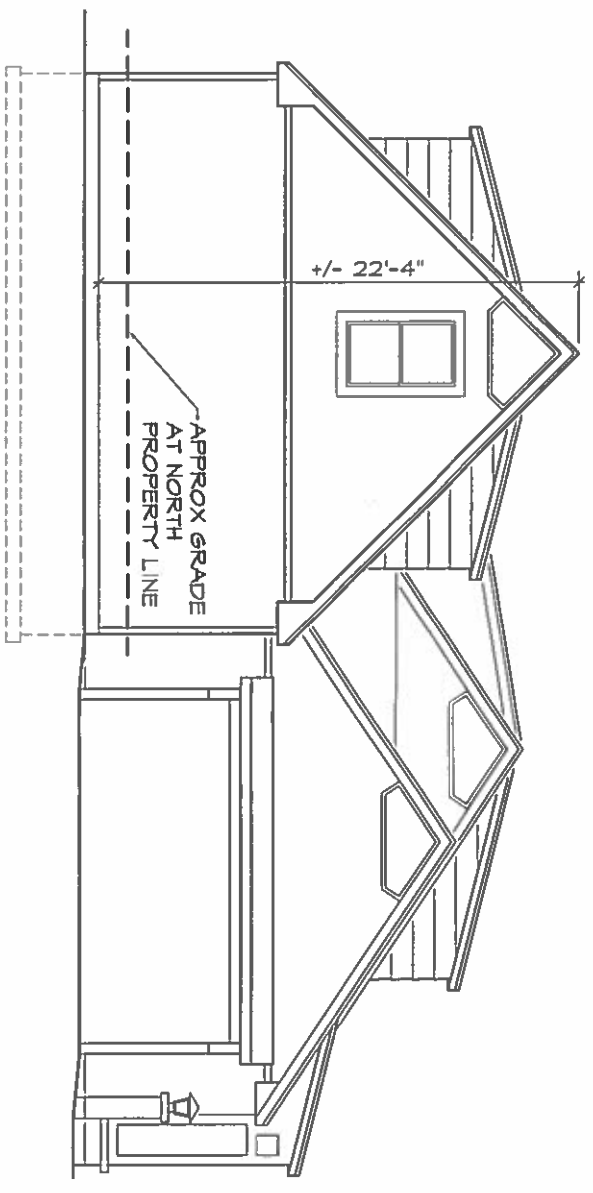
PROJECT NO. 180294
 DATE: 5/8/18
 BY: BJG

CERTIFICATE OF AUTHORIZATION
 KANSAS
 LAND SURVEYING - LS-82
 ENGINEERING - E-391
 MISSOURI
 CERTIFICATE OF AUTHORIZATION
 LAND SURVEYING-2007001128
 ENGINEERING-2007005058

NOTE: THE STRUCTURAL INFORMATION INDICATED WITHIN THESE PLANS HAS BEEN PROVIDED BY A LICENSED STRUCTURAL ENGINEER AND ARCHITECTURAL CONCEPTS, INC. ARE NOT STRUCTURAL ENGINEERS.



FRONT ELEVATION



LEFT SIDE ELEVATION

CITY REVIEW
NOT FOR CONSTRUCTION

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Architectural CONCEPTS, INC.
KS: A-473
14700 Mastin Street Overland Park, Kansas 66221
Telephone: 913-908-5378 E-mail: archconcepts@kc.rr.com

BESCH RESIDENCE
ADDITION AND REMODEL
8301 ROSEWOOD
PRAIRIE VILLAGE, KANSAS 66207

DATE: May 15, 2018
Rev. Date:
Rev. Issue:

0806006

P3

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: July 10, 2018, Planning Commission Meeting

Application: PC 2018-113

Request: Request for Lot Split

Action: *A Lot Split requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met, to approve the application.*

Property Address: 2219 W. 72nd Street

Applicant: Robt. Bennett, on behalf of Laird Goldsborough

Current Zoning and Land Use: R-1B – Single-family Residential – Single-family House

Surrounding Zoning and Land Use: **North:** R-1B – Single-family Residential – Single-family House
East: R-1B – Single-family Residential – Single-family House
South: R-1B – Single-family Residential – Single-family House
West: R-1B – Single-family Residential – Single-family House

Legal Description: GRANTHURST LOTS 170 171 & 172 PVC-3571

Property Area: 0.38 acres (16,734.45 s.f.)

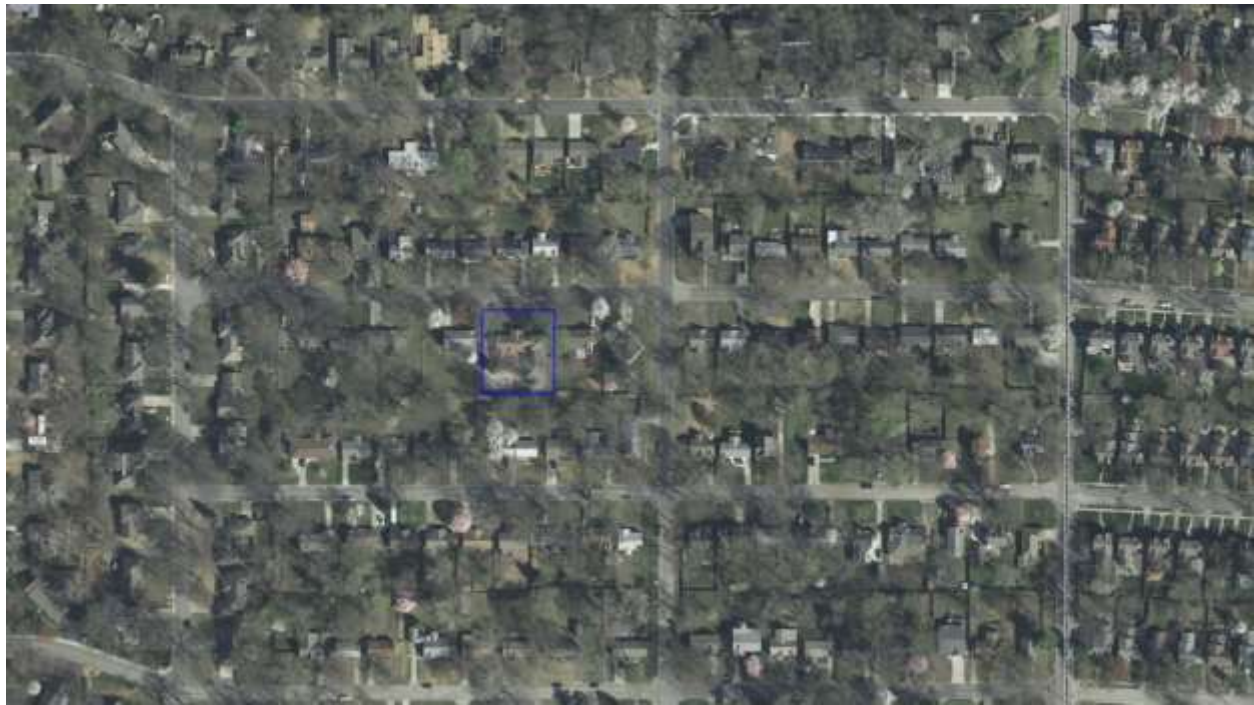
Related Case Files: n/a

Attachments: Application, proposed lot split / certificate of survey

General Location Map



Aerial Map



Site



Street Views



Street view looking east on 72nd Street



Street view looking west on 72nd Street



Bird's eye view of block and site

COMMENTS:

The applicant is proposing to split a single lot into two lots, which would allow for the sale of each new lot and the potential to build two homes in the place of the existing home. The lot is zoned R-1B, and is 120 feet wide by 140 feet deep. The proposed split would result in two 60' x 140' lots, each 8,400 s.f.. The resulting lots would meet the minimum width requirements (60 feet) and minimum area requirements (6,000 s.f.) for R-1B.

All lots on this block and in the vicinity are zoned R-1B, however the lots on the south side of 72nd Street are larger than most in the vicinity. There are seven lots on this block face that range in width from 60 feet to 120 feet wide (with this lot being the largest; specifically, the lot widths in order from east to west are: 80', 80', 120', 100', 100', 60', and 85'.) Most lots on the north side of 72nd Street facing this lot are 60' wide (6 at 60' wide, 2 at 80' wide, and 1 at 105' wide). The blocks in the vicinity have a range of lot sizes, but the predominate lot size is 60' x 130' – 140', with approximately 60 lots on the surrounding blocks having a 60-foot width.

ANALYSIS – LOT SPLIT:

Chapter 18.02 of Prairie Village subdivision regulations allows the Planning Commission to approve splits provided each lot meets the zoning standards. Section 18.02.010 of the subdivision regulations provide the criteria for approval of a lot split. Essentially, the applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming as a result of the lot split. The certificate of survey is also required to ensure that no utility easement or right-of-way issues are created by the lot split or need to be addressed due to the lot split.

In this case, the proposed lot split will meet the required criteria in R-1B zoning, provided the existing structure be removed.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested lot split subject to the following:

1. That the applicant verify the following have been addressed through the certificate of survey to comply with the following information required in the ordinance, prior to a demolition permit:
 - a) The location of existing buildings on the site, or specifically noting the removal of existing buildings.
 - b) The dimension and location of the lots, including a metes and bounds description of each lot.
 - c) The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.
 - d) Any platted building setback lines with dimensions.
 - e) Indication of location of proposed or existing streets and driveways providing access to said lots.
 - f) Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines, and proposed drainage systems.
 - g) Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.

2. That the applicant record the approved lot split with the register of deeds after a demolition permit has been approved, and provide a copy of the recorded document prior to issuance of a building permit. If the existing building is not proposed to be removed, the lot split shall not be recorded.

EFFECT OF DECISION:

Lot Split. The Planning Commission makes the final decision on lot splits. If approved, the applicant shall submit a certificate of survey for the new lots to be recorded with the Register of Deeds of Johnson County, and may apply for building permits according to the new lot boundaries. A denial by the Planning Commission may be appealed to the City Council.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

residential surveys
@sbc.net

Planning Commission Application

App. # 0017 440

cust# 20024

For Office Use Only
Case No.: PC2018-112
Filing Fee: 9/00
Deposit: 2000
Date Advertised:
Date Notices Sent:
Public Hearing Date: 7/10/18

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: ROBT BENNETT Phone Number: 913.381.4488

Address: 7133 W 80th St Ste 210 O.P. KS Zip 66204

Owner: Lance Gardsborough Phone Number: 913.647.4985

Address: _____ Zip: _____

Location of Property: _____

Legal Description: lots 170, 171, 172 Granthurst

Applicant requests consideration of the following: (Describe proposal/request in detail) lot split

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for 2 lot split

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.

[Signature]
Applicant's Signature/Date

[Signature]
Owner's Signature/Date

CERTIFICATE OF SURVEY

DATE: 5/14/18

ORDERED BY: Laird Goldsborough

FOR: 2219 W. 72nd St.

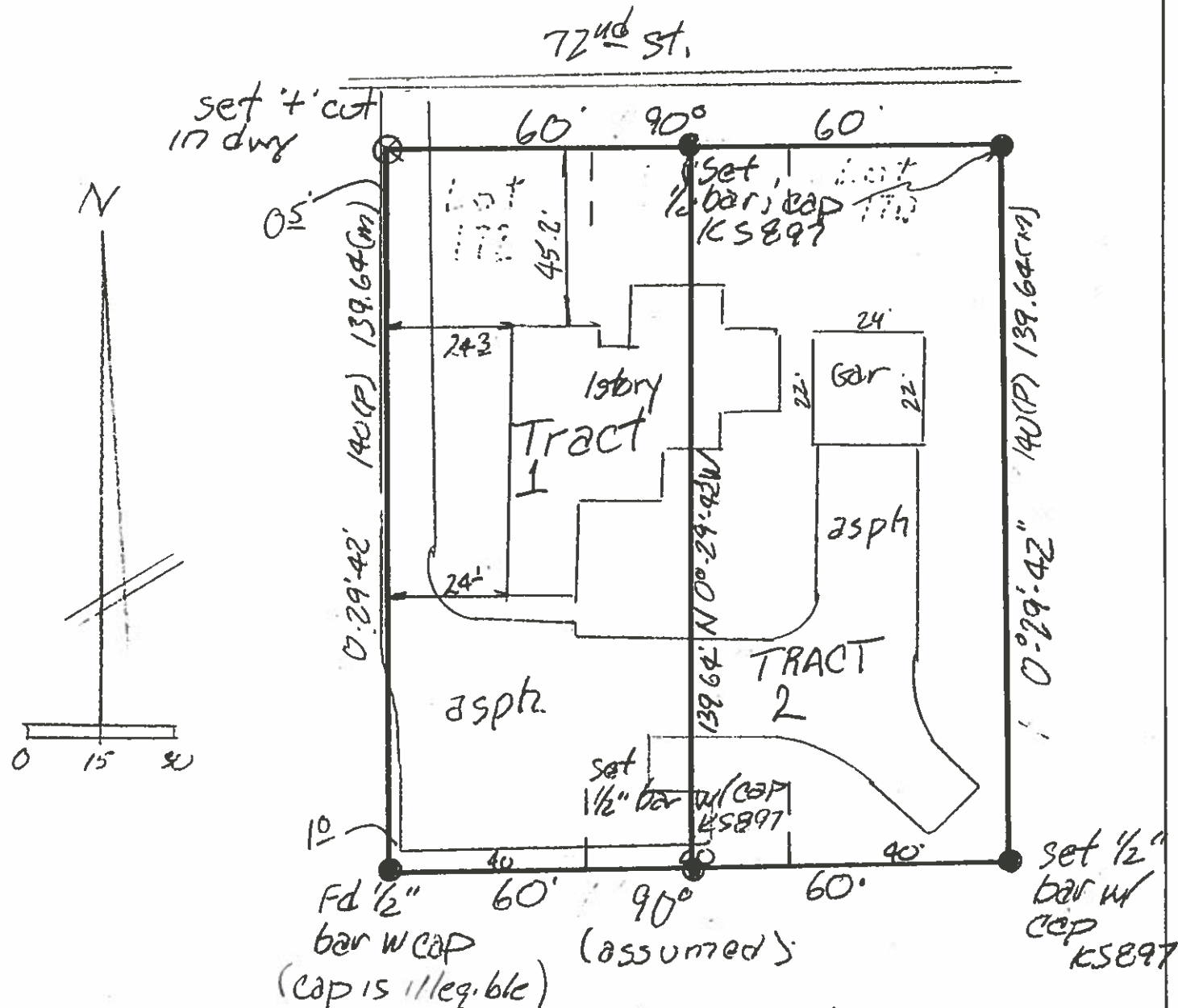


7133 West 80th Street, Suite 210
Overland Park, KS 66204
Phone: (913) 381-4488
FAX: (913) 381-3048

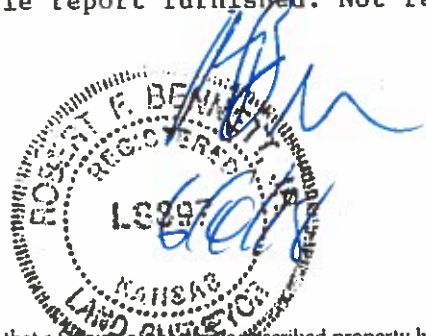
Pg 1 of 2

JOB NO. 2936.17

DESCRIPTION: Lots 170, 171, and 172 GRANTHURST, a subdivision in Prairie Village, Johnson County, Kansas



No title report furnished. Not responsible for unplatted esm'ts.



I hereby certify that a Survey of the above described property has been made under my supervision and the results are as shown hereon.
This survey meets or exceeds the minimum standard for property Boundary Surveys for this state.

CERTIFICATE OF SURVEY

DATE: 5/14/18

ORDERED BY: Laird Goldsborough

FOR: 2219 W 72nd St.



7133 West 80th Street, Suite 210
Overland Park, KS 66204
Phone: (913) 381-4488
FAX: (913) 381-3048

JOB NO. 2938.17

Pg 2 of 2

DESCRIPTION: Tract 1

All that part of Lots 170, 171 and 172 GRANTHURST, a subdivision in Prairie Village, Johnson County, Kansas described as follows:
Beginning at the Northwest corner of said Lot 172; thence N90°E along the Northerly line of said Lots 172 and 171, 60.00 feet; thence S0° 29' 42"E 139.64 feet (140 plat) to a point on the southerly line of said Lot 171; thence S90°W along the southerly line of said lots 171 and 172 to the Southeast corner of said Lot 172; thence along the westerly line of said Lot 172 139.64 feet (140 plat) to the point of beginning.

Description Tract 2

Lots 10, 171 and 172 GRANTHURST, a subdivision in Prairie Village, Johnson County, Kansas. EXCEPT:

All that part of Lots 170, 171 and 172 GRANTHURST, a subdivision in Prairie Village, Johnson County, Kansas described as follows:
Beginning at the Northwest corner of said Lot 172; thence N90°E along the Northerly line of said Lots 172 and 171, 60.00 feet; thence S0° 29' 42"E 139.64 feet (140 plat) to a point on the southerly line of said Lot 171; thence S90°W along the southerly line of said lots 171 and 172 to the Southeast corner of said Lot 172; thence along the westerly line of said Lot 172 139.64 feet (140 plat) to the point of beginning.



I hereby certify that a Survey of the above described property has been made under my supervision and the results are as shown hereon.

This survey meets or exceeds the minimum standard for property Boundary Surveys for this state.

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: July 10, 2018, Planning Commission Meeting

Application: PC 2018-114

Request: Request for Lot Split

Action: *A Lot Split requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met, to approve the application.*

Property Address: 4624 W. 70th Street

Applicant: James Engle Custom Homes, LLC

Current Zoning and Land Use: R-1B – Single-family Residential – Single-family House

Surrounding Zoning and Land Use: North: R-1B – Single-family Residential – Single-family House
East: R-1B – Single-family Residential – Single-family House
South: R-1B – Single-family Residential – Single-family House
West: R-1B – Single-family Residential – Single-family House

Legal Description: PRAIRIE VILLAGE LOT 35 & 36 EX EAST 4FT BLK 13 PVC-0612

Property Area: 0.34 acres (14,822.81 s.f.)

Related Case Files: n/a

Attachments: Application, proposed lot split / certificate of survey

General Location Map



Aerial Map



Site



Street Views



Street view looking east on 70th Street (subject property foreground left)



Street view looking west on 70th Street (subject property background right)



Bird's eye view of block and site

COMMENTS:

The applicant is proposing to split a single lot into two lots, which would allow for the sale of each new lot and the potential to build two homes in the place of the existing home. The lot is zoned R-1B, and is approximately 124 feet wide by 123 feet deep, according to Johnson County AIMS records. The proposed split would result in two 60' x 123' lots, each approximately 7,380 s.f.. Note, the applicants survey differed from the AIMS records on the lot width, showing 120' rather than the 124', (perhaps related to the legal description and the combining and exceptions for two originally platted lots.) The resulting lots would meet the minimum width requirements (60 feet) and minimum area requirements (6,000 s.f.) for R-1B.

All lots on this block and in the vicinity are zoned R-1B. 70th Street has a curve that creates some slightly irregular shapes, however the lots on the north side of 70th Street range from 59 feet wide to 124 feet wide (the subject lot being the largest.) Most are 60.5 feet wide, with several of the 59 feet wide lots on the inside curve, resulting in the narrower lot frontage. Lots on the south side of 70th street facing this lot range in width from 62 feet wide to 66 feet wide, with the wider lots corresponding to the outside curve of 70th Street resulting in the wider frontage. Most lots in the vicinity are in a similar range, with larger lots being the exceptions for corner lots or on blocks with more irregular arrangements due to street patterns. Some larger R-1B lots in the 65 feet to 80 feet wide range exist west of Roe Avenue.

ANALYSIS – LOT SPLIT:

Chapter 18.02 of Prairie Village subdivision regulations allows the Planning Commission to approve splits provided each lot meets the zoning standards. Section 18.02.010 of the subdivision regulations provide the criteria for approval of a lot split. Essentially, the applicant must submit a certificate of survey demonstrating that both lots will meet the zoning ordinance standards and that any existing buildings on a remaining lot are not made nonconforming as a result of the lot split. The certificate of survey is also required to ensure that no utility easement or right-of-way issues are created by the lot split or need to be addressed due to the lot split.

In this case, the proposed lot split will meet the required criteria in R-1B zoning, provided the existing structure be removed.

RECOMMENDATION:

Staff recommends the Planning Commission approve the requested lot split subject to the following:

1. That the applicant verify the following have been addressed through the certificate of survey to comply with the following information required in the ordinance, prior to a demolition permit:
 - a) The location of existing buildings on the site, or specifically noting the removal of existing buildings.
 - b) The dimension and location of the lots, including a metes and bounds description of each lot.
 - c) The location and character of all proposed and existing public utility lines, including sewers (storm and sanitary), water, gas, telecommunications, cable TV, power lines, and any existing utility easements.
 - d) Any platted building setback lines with dimensions.
 - e) Indication of location of proposed or existing streets and driveways providing access to said lots.
 - f) Topography (unless specifically waived by the City Planning Commission) with contour intervals not more than five feet, and including the locations of water courses, ravines, and proposed drainage systems.

- g) Said certificate of survey shall include the certification by a registered engineer or surveyor that the details contained on the survey are correct.
2. That the applicant record the approved lot split with the register of deeds after a demolition permit has been approved, and provide a copy of the recorded document prior to issuance of a building permit. If the existing building is not proposed to be removed, the lot split shall not be recorded.

EFFECT OF DECISION:

Lot Split. The Planning Commission makes the final decision on lot splits. If approved, the applicant shall submit a certificate of survey for the new lots to be recorded with the Register of Deeds of Johnson County, and may apply for building permits according to the new lot boundaries. A denial by the Planning Commission may be appealed to the City Council.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

App# 007521

Planning Commission Application

For Office Use Only	
Case No.:	PC 2018-114
Filing Fee:	\$100
Deposit:	
Date Advertised:	
Date Notices Sent:	
Public Hearing Date:	7/10/18

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: James Engle Custom Homes LLC Phone Number: 816-616-9788

Address: P.O. Box 3300 Olathe KS 66063 E-Mail: Jim@JamesEngle.com

Owner: James Engle Custom Homes LLC Phone Number: 816-616-9788

Address: 4624 W 70th Street PV, KS Zip: 66208

Location of Property: Prairie Village Subdivision R2B

Legal Description: Lots 35 & 36 except the East 4' Feet

Applicant requests consideration of the following: (Describe proposal/request in detail) Exempt from Lot Split Standards as this was originally platted as 2 lots. A single home was built on these two lots. Re-survey for the purpose of demo of single home and construction of 2 homes on complying lots.

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 Re-survey. Agreement of City that this is exempt from lot split. 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.

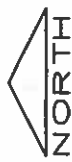
APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will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

[Signature] 6/11/18
Applicant's Signature/Date
James Engle Custom Homes LLC

[Signature] 6/11/18
Owner's Signature/Date
James Engle Custom Homes LLC

LAND SURVEY COMPANY

P.O. BOX 321 GRANITE CITY, MISSOURI 64450
 PHONE: (816) 486-0825 FAX: (816) 783-1181



NORTH
 SCALE IN FEET
 SCALE: 1" = 20'
 DATE: 3/21/18

SURVEY

ORDERED BY: JAMES ENGLE CUSTOM HOMES
 PROPERTY ADDRESS: 4624 W 70TH STREET

DESCRIPTIONS:

Parent Tract Description:
 Lots 35 and 36, Except the East 4 feet, measured on the front and rear property lines thereof, Block 13, PRAIRIE VILLAGE, BLOCKS 5 & 11-17, a subdivision in the City of Prairie Village, Johnson County, Kansas.

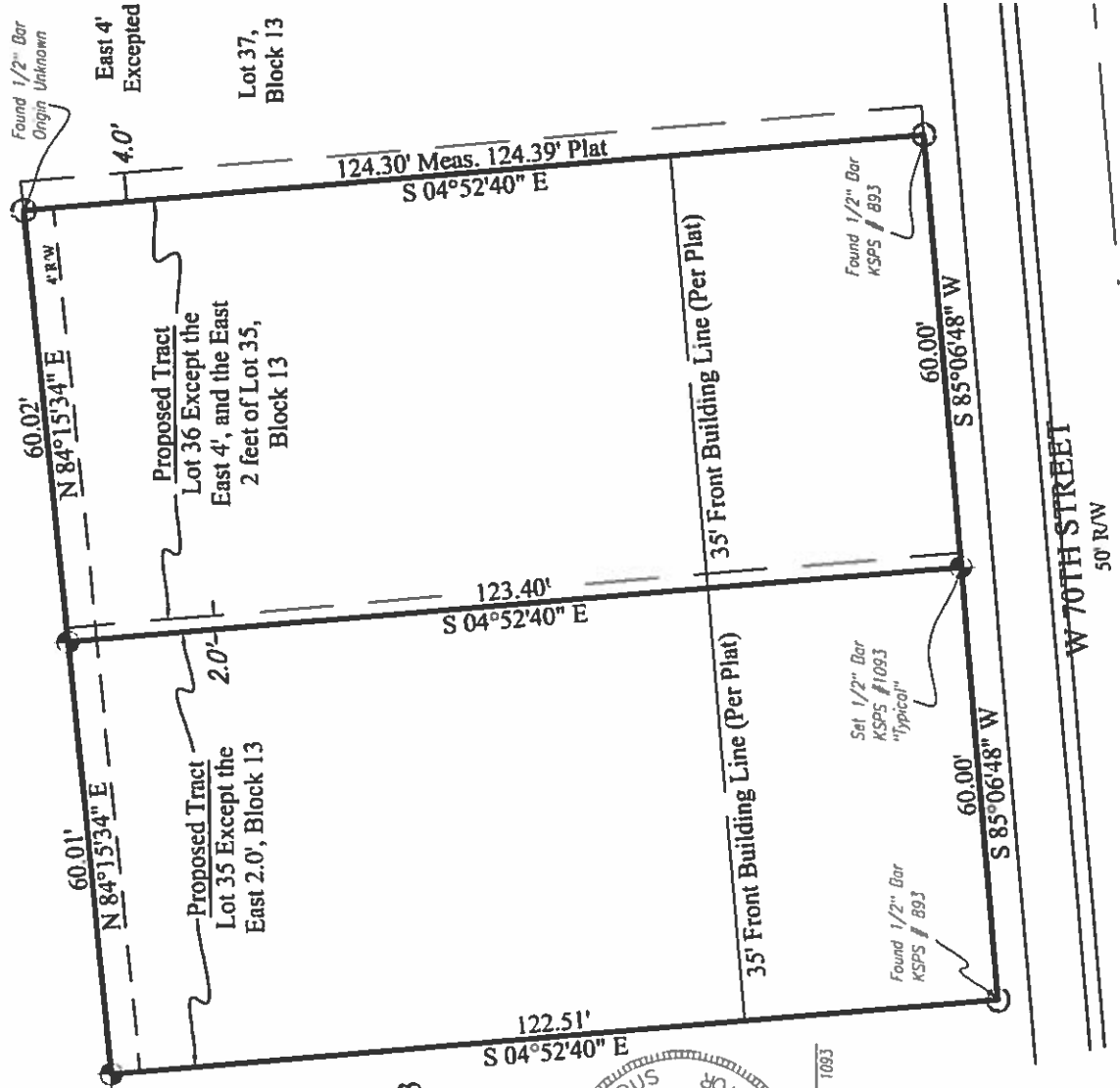
Recommended Descriptions:

**Lot 34,
 Block 13**

Lot 35, Except the East 2 feet, Block 13, PRAIRIE VILLAGE, BLOCKS 5 & 11-17, a subdivision in the City of Prairie Village, Johnson County, Kansas.

East Tract:

Lot 36, Except the East 4 feet, measured on the front and rear property lines thereof, and the East 2 feet of Lot 35, Block 13, PRAIRIE VILLAGE BLOCKS 5 & 11-17, a subdivision in the City of Prairie Village, Johnson County, Kansas.



J. BERNARD BALDUS, KSPS # 1093

I hereby Certify that the above Drawing is an accurate result of an field survey performed under my direct supervision which meets or exceeds the current Minimum Standards for Property Boundary Surveys according to the best of my knowledge, information and belief.

Basis of Dealing:

REVIEWED	DATE
COUNTY CLERK	DATE
Reviewed in accordance with KSA 58-2001	
DEPUTY COUNTY SURVEYOR	DATE