PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, MAY 7, 2019
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.

I. ROLL CALL

II. APPROVAL OF PLANNING COMMISSION MINUTES - APRIL 2, 2019

III. PUBLIC HEARINGS
None

IV. NON-PUBLIC HEARINGS
PC2019-108 Site Plan Approval - Generator Installation
7801 Delmar Water Tower
Zoning: R-1a
Applicant: Pete Akers for T-Mobile

PC2019-109 Revised Final Development Plan - Canopy Change
7930 State Line Road
Zoning: CP-1
Applicant: Pettey Hardin, Tidal Wave Auto Spa

PC2019-110 Site Plan Approval - Updated Plan Changes
4100 Homestead Court
Zoning: R-1a
Applicant: Becky Ludovissie, Homestead Country Club

V. OTHER BUSINESS

PC Interpretation: 9001 Roe multi-tenant sign standards

Discussion on proposed zoning regulation changes

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.
ROLL CALL
The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 2, 2019 in the Council Chambers at 7700 Mission Road. Vice-Chairman Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Melissa Brown and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, City Planning Consultant; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES
James Breneman moved for the approval of the minutes of the March 5th regular Planning Commission meeting as presented. Jonathan Birkel seconded the motion, which passed 4-0, with Greg Wolf in abstention.

PUBLIC HEARINGS
No public hearings were scheduled.

NON-PUBLIC HEARINGS
PC2019-106 Site Plan Approval
Antenna and Radio Replacement
7801 Delmar Water Tower

Gary Buster from KGI Wireless was present to speak about the project. He stated that T-Mobile proposed replacing six existing antennas and three radios with six new antennas and three new radios on the 7801 Delmar water tower. Chris Brewster stated that the project met all standards and had passed a structural analysis, and he recommended approval of the site plan.

James Breneman made a motion to approve the site plan as presented. Melissa Brown seconded the motion, which passed unanimously.

OTHER BUSINESS
Planning Commission annual training

Chris Brewster gave a presentation on the role and responsibilities of the Planning Commission. The basis for the Commission’s decision-making is the City’s Comprehensive Plan, which is used to guide zoning and development decisions,
coordinate public and private development, and prioritize public investments. The Planning Commission’s role is to do the following:

- Make the Comprehensive Plan
- Approve the “location, extent and character” of all public improvements
- Review and recommend the Capital Improvement Program (CIP)
- Adopt subdivision regulations
- Approve plats
- Review and recommend zoning changes
- Address decisions referred to the Commission by zoning ordinance
- Review the Comprehensive Plan annually

Mr. Breneman and Mr. Birkel both stated that it would be valuable to see the CIP plan. Mrs. Robichaud stated she would ask Public Works to provide an overview at a future meeting.

Mr. Brewster added that most Planning Commission decisions are of an administrative nature rather than legislative or judicial, meaning decisions are made based on the laws developed by the Governing Body, and these types of decisions allow for very limited discretion. Mr. Brewster added that the Commission ensures that standards are met, and that recommendations given are based on the broad perspective and expertise of Commission members. If there are not specific standards identified, the Commission should verify whether there is a desired outcome expressed in the ordinance.

Mrs. Robichaud asked whether the existing site plan criteria were sufficient for what the Commission strives to accomplish when reviewing plans. Mr. Valentino stated his concerns focused mostly on architectural compatibility with the surrounding neighborhood and consistency with the Comprehensive Plan.

Lastly, Mr. Brewster shared a proposed application presentation process for items that come before the Commission:

- Staff presentation
- Applicant presentation
- Public comment and testimony
- Planning Commission deliberation
- Planning Commission decision

The Planning Commission agreed that it would be best moving forward if Mr. Brewster gave his presentation and an overview of the application before the applicant is invited to the podium to speak. This change will be made moving forward.

**Alternative energy systems zoning regulation updates**

Mr. Brewster stated that at the March meeting, a working draft of proposed amendments to Alternative Energy Systems regulations was reviewed. Since then, the issue was
discussed at City Council, and a decision was made to restructure the entire Ordinance. Based on discussions at the previous meeting, the regulations have been simplified, and the following updates have been made:

- The installation of wind energy systems will require a site plan approved by the Planning Commission. Wind turbines in non-residential zoning districts which do not meet the criteria or eligibility for site plan approval may be permitted with a special use permit, approved by the City Council.
- Geothermal energy systems will only require plan review at the staff level.
- Solar energy systems that meet the criteria defined in Section 19.50.010 will only require a building permit, whereas a site plan review by Planning Commission will be required for exceptions and alternatives.
- Definitions of active and passive solar energy systems have been removed.
- The Ordinance clarifies ground-mounted and roof-mounted solar panels.

Mr. Valentino asked if the Ordinance should also address other alternative energy systems, such as electric car charging stations and requirements for commercial developments. Mr. Birkel stated that commercial criteria for wind energy systems might prohibit where small wind turbines can be installed. Ms. Brown noted that the City had recently signed on to the KCP&L Direct Renewables Program to purchase wind-based energy, and requested that the Mayor visit the Planning Commission to share his sustainability vision.

Mrs. Robichaud stated that no action was needed in regard to the zoning regulation updates. The draft regulations will come back to the Planning Commission one more time for input at the May meeting. Staff will then take the proposed regulations to City Council for input before a public hearing is scheduled, and prior to formal recommendation and adoption. She added that the sign and landscape standards will be presented again, and wireless facilities regulations will need to be revised to ensure zoning regulations are in compliance with recent case law. Special use and conditional use permits are also being modified.

**NEXT MEETING**
Adam Geffert stated that one special use permit application had been received to install a generator at the 7801 Delmar water tower. Mrs. Robichaud added that applications may also be received from Tidal Wave Car Wash and Homestead Country Club.

**ADJOURNMENT**
With no further business to come before the Commission, Vice-Chairman Greg Wolf adjourned the meeting at 8:25 p.m.
## Application:
PC 2019-108

## Request:
Site Plan Approval to locate a diesel generator to support telecommunications facilities at existing Wireless Communications Facility site.

## Action:
*A Site Plan 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:
7801 Delmar

## Applicant:
Pete Akers, on behalf of Water District #1 of Johnson County

## Current Zoning and Land Use:
R-1A Single-Family Residential – Water Tower

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

## Legal Description:
JARBOE VIEW W 290' N 125' LT 4DEL MAR TANK PVC 4374 BTAO 4148-0

## Property Area:
36,250 sq. ft. or 0.83 acres

## Related Case Files:
- PC 2019-106 Site Plan Amendment for T-Mobile
- PC 2017-109 Site Plan Amendment for T-Mobile
- PC 2014-118 Site Plan Amendment for T-Mobile
- PC 2009-18 Renewal of SUP for Cricket (AT&T)
- PC 2009-15 SUP for Clearwire (Sprint)
- PC 2009-14 Renewal of SUP for T-Mobile
- PC 2003-09 SUP Renewal
- PC 2000-109 Amended Site Plan for Nextel
- PC 2000-05 SUP for AT&T
- PC 1997-05 SUP for Tower

## Attachments:
Application, Drawings & Photos
General Location – Map

General Location – Aerial
Site Location – Birdseye View

Specific Location – Street View
BACKGROUND:
The original Special Use Permit was approved for three carriers in 1997 for six years. In 2003 the Special Use Permit was renewed for six more years. In 2009 the Special Use Permit was renewed for ten years for three carriers with the condition that additional carriers could locate on the water tower by Site Plan Approval of the Planning Commission. Currently the three carriers on the water tower are Sprint (three antennas), Clearwire (six antennas), and T-Mobile (three antennas). The application is to place a 25 kw diesel generator on an existing concrete slab within the screened equipment area.

PROPERTY:
The lot is located on the east side of Delmar within Harmon Park, and is owned by Water District #1 of Johnson County. It sits just south of the tennis courts and drive lane accessing Harmon Park. It is principally used for a water tower with accessory equipment and parking, and includes the co-location of telecommunication providers. The property is zoned R1-A, fronts on Delmar (see street view), and the water tower is setback from the streetscape beyond a landscape buffer and parking area. The closest abutting property to the north, east and south is parkland. The closest property to the west, across Delmar street is single-family residential.

COMMENTS:
The Prairie Village Zoning Ordinance includes standards for emergency generators as accessory uses in residential districts. [19.34.040.F.] The application meets all of the site and location standards of this section, and there are on-going performance standards that the generator must continue to meet. The Prairie Village Wireless Communication Facility regulations also require that all alterations and improvements to existing wireless facility sites be considered with a revised site plan [19.33.055.A.]

The applicant is proposing to place a 25 kw diesel generator on an existing concrete slab at the south edge of the enclosed equipment area. This area abuts the parking lot for Harmon Park just to the south of the tennis courts and is screened from the parking area, and the residential area to the west across Delmar Street. The applicant has included specifications for the generator with the application. The generator is a backup power source to run only when the electricity for the site is out. When running, it does not produce noise above other ambient sounds common with equipment and machinery commonly supporting residential buildings and uses.

The applicant held a Neighborhood Meeting on April 24th which is required for all site plans according to the City’s Citizen Participation Policy. The applicant provided a roll list (no one attended the meeting).

The Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan.

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

The capacity of the site to accommodate all equipment was discussed in the renewal of the Special Use Permit. The proposed generator will not increase any impacts that would require a change to that permit or the conditions of that permit.

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

This is an existing installation and adequate utilities are available to serve the location. The generator is proposed as an emergency backup to these utilities.

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

No additional impervious area will be created (it is located on an existing concrete slab) and therefore a stormwater management plan or drainage permit is not required.

D. The plan provides for safe and easy ingress, egress, and internal traffic circulation.
The site is an existing installation and utilizes the driveway and parking for the site. The ability of the site to accommodate ingress and egress was addressed in the renewal of the Special Use Permit. The proposed generator will not increase any impacts for ingress and egress to the site.

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

This is an existing installation and a co-location on a civic structure. The location of the facilities, and maintenance and upgrades of current facilities are supported by the City’s current policies and regulations. Site plan review is still required for any new equipment; however, this plan is consistent with all existing approvals and standards.

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

The proposed generator is located within an existing equipment compound, screened from the park, streetscape, and nearby residences. It will only be used as backup power when electricity is out, and sound levels when running are not above those of ordinary accessory equipment commonly found in residential neighborhoods.

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

This is an existing site. While wireless communication facilities are not specifically addressed in Village Vision, the City’s wireless communication policies and regulations promote upgrade and maintenance of existing facilities.

**RECOMMENDATION:**

Staff recommends that the Planning Commission approve the proposed site plan for Water District No. 1, subject to the plans and drawings dated December 13, 2018.
Planning Commission Application

Applicant: Pete Akers  Phone Number: 785.550.0420
Address: 810 N Mich. Cir, Lawrence, KS  E-Mail: PETE@SITEACQ.BIZ

Owner: Water District #1 of Johnson County  Phone Number: 913-895-1800
Address: 10747 Renner Blvd, Leawood, KS  Zip: 66219

Location of Property: 7801 Delmar St, Prairie Village, KS 66208

Legal Description: Jarboe View W 290' N 125' LT 4 & Vacated RD N of N
Ex Pt LYG Within SD (Delmar Trnk)

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.

Applicant's Signature/Date: 3-27-19

Owner's Signature/Date: 
April 19, 2019

CITY OF PRAIRIE VILLAGE
7700 MISSION ROAD
PRAIRIE VILLAGE, KS 66208

Dear Property Owner:

RE: Site Plan Approval for Emergency Generator Placement at 7801 Delmar Street

Branch Communications on behalf of T-Mobile has filed an application with the Prairie Village Planning Commission for the site plan approval of a proposed emergency generator for equipment currently located on the water tower located at 7801 Delmar Street. The application will be heard by the Planning Commission on Tuesday, May 7, 2019 at 7 p.m. in the Council Chambers of the Municipal Building.

You are invited to attend an informal neighborhood meeting on Wednesday, April 24, 2019 at 6:00 p.m. at 7720 Mission Road where our plans will be presented, and you will have an opportunity to ask questions. If you cannot attend and have questions, please contact Pete Akers at Pete.Akers@BranchComm.net.

Sincerely,

Pete Akers
Branch Communications on behalf of T-Mobile
Meeting Location: Prairie Village Community Center

Meeting Time and Date: 6-7 pm 4/24/19

Meeting Purpose: To discuss the adding of an emergency generator to the existing T-Mobile facilities located on the Delmar Water Tank

Name ___________________________ Address ___________________________ Phone#
Standby Power Rating
25 kW, 31.25 kVA, 60 Hz

CODES AND STANDARDS
Not all codes and standards apply to all configurations. Contact factory for details.

UL2000, UL489, UL142
CSA C22.2
BS5514 and DIN 6271
SAE J1349
NFPA 37.70, 99
ISO 3046, 8528, 9001
NEMA ICS1, ICS10, MG1, 250, ICS6, AB1
ANSI/IEEE C62.41

POWERING AHEAD
For over 50 years, Generac has led the industry with innovative design and superior manufacturing. Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application. Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.
RD025 | 2.2L | 25kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

STANDARD FEATURES

ENGINE SYSTEM
- Block Heater
- Oil Drain Extension
- Fan Guard
- Factory Filled Oil and Coolant

GENERATOR SET
- Sound Attenuated Aluminum Enclosure
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Wrapped Exhaust Piping
- Standard Factory Testing
- Ready to Accept Full Load in <10 Seconds
- External Emergency Stop Push Button

ENCLOSURE
- Lockable Doors- Keyed Lock with Padlock Hasp
- Rust Proof Hardware
- RhinoCoat™ Textured Polyester Powder Coat

Electrical System
- Battery
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor
- Smart Battery Charger
- Battery Disconnect

ALTERNATOR SYSTEM
- 2/3 Pitch
- Skewed Stator
- Sealed Bearings
- Low Temperature Rise <120°F
- Low THD <5%

Controlling System
- Two-Line Plain Text LCD Display
- Programmable Start Delay Between 10-30 Seconds
- 10 Second Engine Start Sequence
- 5 Second Engine Warm Up
- 1 Minute Engine Cool-Down
- Starter Lock-Out
- Smart Battery Charger
- Automatic Voltage Regulation with Over and Under Protection
- Automatic Low Oil Pressure Shutdown
- Overspeed Shutdown
- High Temperature Shutdown
- Overcrank Protection
- Safety Fused
- Failure to Transfer Protection
- Low Battery Protection
- 50 Event Run Log
- Future Set Capable Exerciser
- Incorrect Wiring Protection
- Internal Fault Protection

Evolution™ Controller
- Common External Fault Capability
- Governor Failure Protection
- OBD2 Diagnostic Port

Alarms
- Door Open
- Fuel Level
  - 90% Full
  - 50% Low Fuel
  - 10% Shutdown
- Generator Running
- Not in Auto
- Common Shutdown

Temperature
- Can Operate at up to 122°F (50°C) Ambient Temperature

Fuel System
- Primary Fuel Filter
- Stainless Steel Fuel Lines

FUEL TANK
- 48 Minimum Hour Run Time
- UL142 Listed
- Lockable Fuel Cap

OPTIONAL SHIPPED LOOSE AND FIELD INSTALL KITS

GENERATOR SET
- Paint Kit
- Scheduled Maintenance Kit

FUEL TANK
- Fuel Fill Drop Tube
- Spill Box
- 90% Fuel Audible Alarm
- Tank Risers
- Spill Box Drainback Kit
- Vent Extension Support Kit
- Overfill Prevention Valve
**APPLICATION AND ENGINEERING DATA**

**ENGINE SPECIFICATIONS**

<table>
<thead>
<tr>
<th>General</th>
<th>Perkins</th>
</tr>
</thead>
<tbody>
<tr>
<td>Make</td>
<td></td>
</tr>
<tr>
<td>EPA Emission Compliance</td>
<td>Stationary Emergency</td>
</tr>
<tr>
<td>Cylinder #</td>
<td>4</td>
</tr>
<tr>
<td>Type</td>
<td>In-Line</td>
</tr>
<tr>
<td>Displacement - in³ (L)</td>
<td>135.2 (2.216)</td>
</tr>
<tr>
<td>Bore - in (mm)</td>
<td>3.39 (84.0)</td>
</tr>
<tr>
<td>Stroke - in (mm)</td>
<td>3.94 (100.0)</td>
</tr>
<tr>
<td>Compression Ratio</td>
<td>23.3:1</td>
</tr>
<tr>
<td>Intake Air Method</td>
<td>Turbocharged/Aftercooled</td>
</tr>
<tr>
<td>Piston Type</td>
<td>Aluminum Alloy</td>
</tr>
<tr>
<td>Crankshaft Type</td>
<td>Cast Iron OHV</td>
</tr>
<tr>
<td>Engine Block Type</td>
<td>Aluminum</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cooling System</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooling System Type</td>
<td>Pre-Lubed, Self-Sealing</td>
</tr>
<tr>
<td>Fan Type</td>
<td>Pusher</td>
</tr>
<tr>
<td>Fan Speed (RPM)</td>
<td>1,980</td>
</tr>
<tr>
<td>Fan Diameter - mm (in)</td>
<td>18.0 (457.2)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fuel System</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel Type</td>
<td>Ultra Low Sulfur Diesel Fuel</td>
</tr>
<tr>
<td>Fuel Specification</td>
<td>ASTM</td>
</tr>
<tr>
<td>Fuel Pump Type</td>
<td>Mechanical Engine Driven Gear</td>
</tr>
<tr>
<td>Injector Type</td>
<td>Mechanical</td>
</tr>
<tr>
<td>Fuel Supply Line mm (in)</td>
<td>7.94 (0.31) ID</td>
</tr>
<tr>
<td>Fuel Return Line mm (in)</td>
<td>4.76 (0.19) ID</td>
</tr>
<tr>
<td>Fuel Filtering (microns)</td>
<td>25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engine Electrical System</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>System Voltage</td>
<td>12 VDC</td>
</tr>
<tr>
<td>Battery Charger Alternator</td>
<td>Standard</td>
</tr>
<tr>
<td>Battery Size</td>
<td>Group 27F</td>
</tr>
<tr>
<td>Battery Voltage</td>
<td>12 VDC</td>
</tr>
<tr>
<td>Ground Polarity</td>
<td>Negative</td>
</tr>
</tbody>
</table>

ALTERNATOR SPECIFICATIONS

<table>
<thead>
<tr>
<th>Standard Model</th>
<th>Generac</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poles</td>
<td>4</td>
</tr>
<tr>
<td>Field Type</td>
<td>Rotating</td>
</tr>
<tr>
<td>Insulation Class - Rotor</td>
<td>F</td>
</tr>
<tr>
<td>Insulation Class - Stator</td>
<td>H</td>
</tr>
<tr>
<td>Total Harmonic Distortion</td>
<td>&lt;5%</td>
</tr>
<tr>
<td>Telephone Interference Factor (TIF)</td>
<td>&lt;50</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Excitation</th>
<th>Direct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bearings</td>
<td>Sealed Ball</td>
</tr>
<tr>
<td>Coupling</td>
<td>Flexible Disc</td>
</tr>
<tr>
<td>Prototype Short Circuit Test</td>
<td>Yes</td>
</tr>
<tr>
<td>Voltage Regulator Type</td>
<td>Full Digital</td>
</tr>
<tr>
<td>Regulation Accuracy (Steady State)</td>
<td>± 1.0%</td>
</tr>
</tbody>
</table>
**OPERATING DATA**

**POWER RATINGS**

<table>
<thead>
<tr>
<th>Standby</th>
<th>25 kW</th>
<th>Amps: 104</th>
<th>Circuit Breaker Size Amps: 125</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Phase 120/240 VAC @1.0pf</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MOTOR STARTING CAPABILITIES (skVA)**

skVA vs. Voltage Dip at 30%

| 120/240 V, Single-Phase at 0.4pf | 168 Amps |

**FUEL CONSUMPTION RATES**

<table>
<thead>
<tr>
<th>Percent Load</th>
<th>Diesel gal/hr (L/hr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>0.85 (3.2)</td>
</tr>
<tr>
<td>50%</td>
<td>1.28 (4.8)</td>
</tr>
<tr>
<td>75%</td>
<td>1.65 (6.2)</td>
</tr>
<tr>
<td>100%</td>
<td>2.10 (7.9)</td>
</tr>
</tbody>
</table>

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

**COOLING**

<table>
<thead>
<tr>
<th>Standby</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Air Flow (Radiator and Alternator)</td>
<td>cfm (m³/min)</td>
<td>2,800 (79)</td>
</tr>
<tr>
<td>Coolant System Capacity</td>
<td>gal (l)</td>
<td>2.5 (9.5)</td>
</tr>
<tr>
<td>Temperature Deration</td>
<td>3% for every 5°C above 25°C or 1.7% for every 5°F over 77°F</td>
<td></td>
</tr>
<tr>
<td>Altitude Deration</td>
<td>1% for every 100 m above 915 or 3% for every 1,000 ft over 3,000 ft</td>
<td></td>
</tr>
<tr>
<td>Maximum Radiator Backpressure</td>
<td>in H₂O</td>
<td>0.5</td>
</tr>
</tbody>
</table>

**COMBUSTION AIR REQUIREMENTS**

<table>
<thead>
<tr>
<th>Standby</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Flow at Rated Power cfm (m³/min)</td>
<td>87.9 (2.5)</td>
</tr>
</tbody>
</table>

**ENGINE**

| Standby          |                      |
| Rated Engine Speed | RPM | 1,800 |

**EXHAUST**

| Standby          |                      |
| Exhaust Flow (Rated Output) | cfm (m³/min) | 268.4 (7.6) |
| Exhaust Temp (Rated Output - Post Silencer) | °F (°C) | 865 (465) |

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Dealer for additional details. All performance ratings in accordance with ISO9041, BS5914, ISO8508 and EN6071 standards.
Weights and Dimensions

<table>
<thead>
<tr>
<th>Unit Weight - lbs</th>
<th>Unit Weight with Skid - lbs</th>
<th>Dimensions (L x W x H) - in</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,946</td>
<td>2,984</td>
<td>103.4 x 35.0 x 91.7</td>
</tr>
</tbody>
</table>

25kW Fuel Consumption

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel Tank Gross Total Capacity</td>
<td>240</td>
</tr>
<tr>
<td>Fuel Tank Gross Usable Capacity</td>
<td>229</td>
</tr>
<tr>
<td>Fuel Tank Net Usable Capacity</td>
<td>206</td>
</tr>
<tr>
<td>Run Hours 100% Load</td>
<td>98</td>
</tr>
<tr>
<td>Run Hours 75% Load</td>
<td>125</td>
</tr>
<tr>
<td>Run Hours 50% Load</td>
<td>161</td>
</tr>
</tbody>
</table>

Sound Emission Data

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rated Load Sound Output at 23ft - dB(A)</td>
<td>65</td>
</tr>
</tbody>
</table>

*All measurements are approximate and for estimation purposes only. Drawing is for illustration purposes only, not to scale.
Application: PC 2019-109

Request: Revised Final Development Plan for Car Wash in CP-1 zoning

Action: A Final Development Plan in CP-1 zoning requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, the consistency with the preliminary development plan approval and conditions, and if the criteria are met and the plan is consistent with the preliminary plan and any conditions, to approve the Final Development Plan.

Property Address: 7930 State Line Road

Applicant: Pettey Hardin, Tidal Wave Auto Spa

Current Zoning and Land Use: CP-1 – Planned Restricted Business

East: Commercial (Kansas City, MO) - CVS and Wendy’s
South: R-1 Single-Family Residential - Single-Family Dwellings and SD-O Business Office District - Financial Institution (Leawood, KS)
West: R-1B Single-Family Residential - Single-Family Dwellings

Legal Description: MEADOW LAKE PT LT 14 BLK 8 & NEL ARO LT 3 BG SE CR LT 3 NELARO N 100’ W 273’ N 63.37’ TO PT NWLY/L LT 14 BLK 8 MEADOW LAKE SW 421.97’ E 651.33’ TO POB PVC 7790M (abbreviated)

Property Area: 1.36 acres (17,690.03 s.f.)

Related Case Files: PC 2018-109 Final Development Plan in CP-1
PC 2018-02 Special Use Permit for Car Wash and Amendment to Preliminary Development Plan in CP-1 Zoning
PC 2015-06 – Rezoning from R-1B and C-O to CP-1
PC 2015-07 – Conditional Use Permit for Drive-Thru Window
PC 2015-06 (revised) – Final Site Plan

Attachments: Application, and revised final development plan with elevations of redesigned pay kiosk canopy.
General Location Map

Aerial Map
Site

Street Views

Street view looking southwest on State Line Road
Street view looking northwest on State Line Road

Bird’s eye view of site
BACKGROUND:

This site is zoned CP-1, and was approved for a car wash through a special use permit and preliminary development plan approved by the Planning Commission and City Council in February and March of 2018 respectively. These approvals included several conditions based on the proposed preliminary development plan. A final Development Plan was approved by the Planning Commission in June 2018, which was consistent with the preliminary development plan and was found to meet all conditions of the preliminary development plan approval.

The applicant has proposed a redesign of the pay kiosk canopy. Since the prior approval was conditioned on the previously approved preliminary and final development plan showing a different canopy profile, this application requires a revised plan for this portion of the site to be reviewed by the Planning Commission.

The applicant held a neighborhood meeting on April 23, 2019, and a summary of that meeting has been added to the application materials.

COMMENTS:

The Planned Zoning District is intended to provide flexibility from the base zoning district standards that may result in "more efficient development and redevelopment of small tracts, innovative or imaginative site planning, and conservation of natural resources and minimum waste of land." [19.24.010] CP-1 zoning on this site facilitates dealing with unique site situations or specific development proposals that are not adequately addressed by the base zoning district standards. However, the base district standards (C-1 in this case) apply to planned districts the extent that they are not modified by a proposed development plan.

This property is located south of the Panda Express, which was rezoned to CP-1 in 2007. The parcel has 100 feet of frontage on State Line Road and has a depth of 651 feet along the south property line. The parcel has an irregular boundary and contains approximately 1.37 acres. The site was occupied by an office building that was built in 1968 that was demolished to construct a Tidal Wave car wash.

ANALYSIS –FINAL DEVELOPMENT PLAN:

In general the Planning Commission shall approve final development plans that are consistent with the approved preliminary development plan. Specifically, Section 19.24.040 provides the following criteria for approval of final development plans under planned zoning.

A. Final plans do not vary substantial from the concept of the preliminary development plan.

The revised plan is the same as the preliminary plan and previously approved final development in all respects, with the exception of the pay kiosk canopy.

B. Final plans do not increase the density or intensity of any residential uses by more than five percent.

There are no residential components to this planned zoning so this factor is not applicable.

C. Final plans do not increase the floor are of nonresidential buildings by more than ten percent.

The revised final plan presents the same footprint of buildings as presented in the preliminary plan and previously approved final plan.

D. Final plans do not increase by more than ten percent the ground covered by buildings or paved areas.
The revised final plan presents the same ground cover as presented in the preliminary plan, and any potential change is less than ten percent.

E. **Final plans do no increase the height above a building by one or more stories or by four or more feet.**

The revised final plan presents the same building heights as presented in the preliminary plan and approved final plan. However, the profile of the pay kiosk canopy is larger than the previous approved pay kiosk canopy. The previous final development plan proposed a slim, arched canopy. However, the applicant is proposing a larger block canopy. This canopy is located nearest the south boundary of the property, which is a commercial use (new bank building in Leawood), and it is located near the mid-point of the property approximately 240 feet from State Line Road, so it will not be a highly visible component of the overall site. The canopy more closely matches that of the larger vacuum canopy on the center portion of the site, and it is somewhat similar to the profile of the canopy over the bank drive-through immediately to the south. Specifically, the proposed canopy involves a 3.5-foot pre-finished metal fascia, approximately 18 feet deep (along the property line) and 28 feet wide across the drive aisles. The proposed height is 12.5 feet.

F. **Final plans do not involve a change of ownership, phasing of construction or other similar change that results in a different development concept (i.e. architecture, site design, intensity, traffic, quality, etc.)**

The revised final plan is presented by the same owner, with the same phasing and is the same development concept as originally approved, with the exception of the pay kiosk.

G. **Final plans do not vary from specific development criteria that may have been adopted at the time of the preliminary development plan and rezoning.**

The preliminary plan and special use permit were approved subject to the following conditions. [Comments on how each condition was addressed in the previously approved final plan follow the condition in italics and brackets.] There are no changes in the revised final development that impact any of these conditions, or how the applicant met these conditions in the previously approved final development plan, except for the pay kiosk details in 5.a. below. Many of those details dealt with the functional and operational aspects of the pay kiosk equipment, and no changes to that equipment is proposed (only the profile of the canopy is proposed to change.

1. Landscape plan amendments for additional trees, shrubs with particular species recommendations. [All conditions and recommendations for landscape plan amendments have been made on the final plans.]

2. Site plan amendments.
   a. Identify color of the fence and provide samples and continue fence up the south property line to the last rear boundary of the residential lot.  
   
   [A material sample of the fence has been provided and is available for review; two alternative colors have been provided with the samples and a color key of available colors, but the final plans only include specifications and do not define the color. The color should be committed to prior to approval, or if both sample options are acceptable left to the applicants discretion. The fence does continue to the property locations specified.]

   b. Identify utility boxes to determine visual impact and screen from adjacent property and streetscape with landscape materials.  

   [This issue has been sufficiently addressed in the more detailed plans and with the above amendments in the landscape plan. Any changes in the details prior to construction may require adjustments or additions to the landscape plan.]
c. Indicate pole heights and specific locations to show performance criteria on the photometric plan and use graphic illustrations to demonstrate light heights, fixtures, and cutoff and screening to adjacent properties.

[The photometric plan has been supplemented with pole details and heights, including a lighting schedule and notes that appropriate fixture shields shall ensure that the lighting ordinance performance standards – as reflected in the photometric plan - be met and verified by the contractor.]

d. The applicant continue to advance the concept for emergency access shoe in the Autoturn exhibit.

[The Fire Marshal has reviewed the plan for emergency access, including the Autoturn exhibit showing parking limitations and plans for emergency vehicle access, and has approved the plan.]

3. Final elevations and details of the car wash building, canopy and equipment be submitted.

[The final plan includes details and specifications for all building and structures that are consistent with the preliminary plan, and the material samples provided in association with the preliminary plan review.]

4. All signs shall be approved by a separate permit and meet the City of Prairie Village sign requirements. Any proposed monument signs shall be shown on the final development plan and approved by the Planning Commission.

[The final plan includes a monument sign proposal for a sign approximately 5’ high and on a stone masonry base to match the materials of the building. The sign is a fabricated steel cabinet with blue aluminum to match the accents of the buildings. The area of the sign is under 20 square feet – on an oval that is 5.5 feet wide by 3.67 feet wide. The sign is located approximately 7’ from the south property line and 3 feet from the lot frontage on State Line, and over 12 feet from any curb. It is on the south side of the property away from the entrances on the north side, however are nearest to the entrance to the lot to the south. The applicant shall submit a revised site plan demonstrating sight triangles per Article 13-2A of the City Code in relation to the monument sign, the vehicle entrance on this site, and the vehicle entrance for the property to the south, and verify with Public Works that this location provides no sight distance issues prior to a sign permit. Any other signs for the site shall comply with the sign ordinance in order to be issued a sign permit.]

5. Operation limits and specific facilities are confirmed including the following:

a. Details of pay kiosks.

[Details of the pay kiosks have been submitted including a narrative of their operational standards and conditions. The pay activity is located on the south boundary of the property. In addition this will have volume control to adjust volume as warranted, and will be staffed by an employee. As reflected in the preliminary plan, the vacuum machinery will be housed in an enclosure to minimize noise, and other machinery associated with the car wash tunnel which generates noise is at the southeast portion of the site and oriented to the busy corridor of State Line Road. These details, as well as the overall hours of operation limits demonstrate that the performance standards and conditions with respect to noise will likely be met.]

b. Hours of operation shall be limited to 7AM to 9PM

[This will be a continuing condition of the special use permit.]

6. Appropriate drainage permits be reviewed and approved by public works, including facilities designed to address the water and waste water quantities and quality associated with the car wash activities.
[Public Works has reviewed the final plans and did not indicate any issues with regard to water, wastewater or drainage, and they will continue to monitor these issues through construction permits.]

7. Acoustic measurement and performance standards

[Specific performance standards for noise are a condition of the approval and will continue to be a condition of the special use permit to be monitored in association with conditions 5.a. and 5.b above.]

8. The special use permit shall be valid for a period of 5 years, and shall renew for successive 5 year periods provided no code violations exist and all conditions of the original Special Use Permit continue to be met, and the applicant addresses any unanticipated impacts identified by staff from this use on adjacent residential property.

[This will continue to be a condition of the special use permit.]

RECOMMENDATION:

The revised final plan is consistent with the approved preliminary plan and has met all conditions of the preliminary plan. The proposed change to the final development plan:

- is nearest the commercial boundary to the south;
- is consistent with scale and profile to other canopies on the site,
- is similar to the scale and profile of the drive through canopy on the bank to the south;
- is located at mid-depth of the site and will not have a prominent impact on the site viewed from the streetscape.

Staff recommends that the final development plan be approved, subject to all previous conditions of the preliminary and final development plans, with the exception of the newly proposed pay kiosk.
Planning Commission Application

For Office Use Only
Case No.: PC2019-109
Filing Fee: 
Deposit: 
Date Advertised: 
Date Notices Sent: 
Public Hearing Date: 

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: Petey Hardin Phone Number: 601-2624-6463
Address: 115 E. Main St. Thomasville, GA 30286 E-Mail petey@tidewaterautos.com
Owner: Petey Hardin Phone Number: 601-2624-6463
Address: 115 E. Main St. Thomasville, GA 30286 Zip: 

Location of Property: 7930 State Line Rd.

Legal Description: Please see attached.

Applicant requests consideration of the following: (Describe proposal/request in detail) We would like to change the style of canopy from a single arch style to a solid canopy covering both lanes matching our approved vacuum canopy.

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.

Applicant’s Signature/Date 4/2/19 Owner’s Signature/Date 4/2/19
5. The Land is described as follows:

PART OF LOT 3, NEL-ARO, AND PART OF LOT 14, BLOCK 8, MEADOW LAKE, BOTH BEING
SUBDIVISIONS IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, DESCRIBED AS
FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 3 WITH THE WEST
LINE OF STATE LINE ROAD, AS NOW ESTABLISHED; THENCE NORTH 2° 50' EAST, ALONG THE WEST
LINE OF STATE LINE ROAD, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 15,
IN SAID BLOCK 8; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 150.00
FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 87° 10' WEST, ALONG A LINE
WHICH MAKES A SOUTHWEST ANGLE OF 90 DEGREES WITH THE EASTERLY LINE OF SAID LOT 14,
A DISTANCE OF 123.00 FEET; THENCE NORTH 2° 50' EAST, A DISTANCE OF 63.37 FEET, TO A POINT
ON THE NORTHWESTERN LINE OF SAID LOT 14, THENCE SOUTH 66° 21' 16" WEST, ALONG THE
NORTHWesterLY LINE OF SAID LOT 14, A DISTANCE OF 421.97 FEET, TO THE SOUTHWEST
CORNER THEREOF; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOTS 14, AND 3, A DISTANCE
OF 651.33 TO THE POINT OF BEGINNING.

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to
Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.
April 10, 2019

RE: site plan modification of pay station area

Dear Adam Geffert:

Tidal Wave Auto Spa located at 7930 State Line Road has filed an application with the Prairie Village Planning Commission for a site plan modification pertaining to the pay station area.

The application will be heard by the Planning Commission on Tuesday, May 7th at 7:00 p.m. in the council chambers of the municipal building.

You are invited to attend an informal neighborhood meeting on Tuesday, April 23rd at 6:30 p.m. in the Prairie Village community center building located at the municipal complex. (next to the police station)

Our revised pay station area plans will be presented to you and you will have the opportunity to ask questions.

If you cannot attend and have questions, please contact:

Pettey Hardin
pettey@tidalwaveautospa.com
601-624-6463

Sincerely,

[Signature]
April 26, 2019

Planning Department
City of Prairie Village, KS
7700 Mission Road
Prairie Village, KS 66208

RE: Tidal Wave Auto Spa located at 7930 State Line Road
    Site plan modification of pay station area

Neighborhood Meeting

Distribution List – Attached (all properties within 200’)

Invitation Letter – Attached

Meeting Time – 6:30 PM, Tuesday, April 23 at the Prairie Village Community Center

Attendees (Sign- Up Sheet Attached)
1. Stephanie McEntire
2. Brian Luger
3. Nidhin Atholi
4. Paul Clause

Minutes:

Petey Hardin made introductions and illustrated in detail what was currently approved in regards to
the pay station area of the auto spa. He then explained and showed the proposed modification to the
area. The sole purpose of the proposed change is to protect our service advisors in times of inclement
weather. None of the attendees showed any negative concerns of the proposed change.

The neighbors did ask questions in regards to the 9’ tall sound & privacy fence.
They asked that I not wait until the end of the project to install it. I agreed and the materials are now
on order. I also answered questions and assured the neighbors that all storm water would be
channeled to storm drain boxes and would not run onto any of their properties.

A few other minor questions were answered and the meeting was adjourned.

Thank you for your consideration with this matter. Please contact me if you need any additional
information.

Sincerely,

Petey Hardin
pettey@tidalwaveautospa.com
601-624-6463
200' radius
Buffer Results
200 foot buffer (11.07 acres)
Buffer search returned 28 properties
Download as Mailing Labels

<table>
<thead>
<tr>
<th>No.</th>
<th>Property ID</th>
<th>Area (ac)</th>
<th>Acres</th>
<th>Situs Address</th>
<th>Owner1</th>
<th>Owner2</th>
<th>Owner Address</th>
<th>City, State Zip</th>
<th>Billing Name</th>
<th>Billing Name2</th>
<th>Billing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>HP00000000 0010</td>
<td>17.659</td>
<td>0.41</td>
<td>7919 SAGAMORE RD</td>
<td>SOSLAND, SOPHIE A REV TR</td>
<td></td>
<td>7919 SAGAMORE RD</td>
<td>LEAWOOD, KS 66206</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>HP00000000 0011</td>
<td>16.684</td>
<td>0.39</td>
<td>7915 SAGAMORE RD</td>
<td>RANKIN, MARTIN E.</td>
<td></td>
<td>7915 SAGAMORE RD</td>
<td>LEAWOOD, KS 66206</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>HP00000000 0012</td>
<td>17.424</td>
<td>0.40</td>
<td>7909 SAGAMORE RD</td>
<td>RAVARDOT, NIDHI ATHOLI</td>
<td></td>
<td>7909 SAGAMORE RD</td>
<td>LEAWOOD, KS 66206</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>HP00000000 0024</td>
<td>406</td>
<td>0.01</td>
<td>NS NT</td>
<td>STATE LINE 79, LLC</td>
<td></td>
<td>4526 MADISON AVE APT. 303</td>
<td>KANSAS CITY, MO 64111</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>OP25000000 0003</td>
<td>13.504</td>
<td>0.31</td>
<td>2021 SOMERSET DR</td>
<td>BAILEY, GARLAND N.</td>
<td></td>
<td>2021 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>OP25000000 0004</td>
<td>7.841</td>
<td>0.18</td>
<td>2101 SOMERSET DR</td>
<td>SHANAHAN, BARBARA L.</td>
<td></td>
<td>2101 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>OP25000000 0024</td>
<td>0</td>
<td>0.00</td>
<td>NS NT</td>
<td>STATE LINE 79, LLC</td>
<td></td>
<td>4526 MADISON AVE APT. 303</td>
<td>KANSAS CITY, MO 64111</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>OP25000000 0001</td>
<td>18.293</td>
<td>0.42</td>
<td>7900 STATE LINE RD</td>
<td>STATE STREET 79 LLC</td>
<td></td>
<td>605 W 47TH ST APT. 200</td>
<td>KANSAS CITY, MO 64112</td>
<td>BLOCK &amp; CO.</td>
<td></td>
<td>605 W 47TH ST APT. 200</td>
</tr>
<tr>
<td>9</td>
<td>OP25000000 0016</td>
<td>35.719</td>
<td>0.82</td>
<td>7920 STATE LINE RD</td>
<td>CF DEVELOPMENTS, LLC</td>
<td></td>
<td>1682 WALNUT GROVE AVE</td>
<td>ROSEMEAD, CA 91770</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>HP88000000 0004</td>
<td>87.556</td>
<td>2.01</td>
<td>8000 STATE LINE RD</td>
<td>INTER STATE FEDERAL SAVINGS &amp; LOAN ASSOCIATION</td>
<td></td>
<td>PO BOX 6213</td>
<td>LEAWOOD, KS 66206</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>HP88000000 0025</td>
<td>871</td>
<td>0.02</td>
<td>NS NT</td>
<td>STATE LINE 79, LLC</td>
<td></td>
<td>4526 MADISON AVE APT. 303</td>
<td>KANSAS CITY, MO 64111</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>OP25000000 0007</td>
<td>8.276</td>
<td>0.19</td>
<td>2115 SOMERSET DR</td>
<td>WOOLRIDGE, ELLEN E.</td>
<td></td>
<td>2115 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>OP25000000 0013</td>
<td>5.963</td>
<td>0.13</td>
<td>2215 SOMERSET DR</td>
<td>JOHNSTON, JANELLE MARIE</td>
<td></td>
<td>2215 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>OP25000000 0028</td>
<td>8.276</td>
<td>0.19</td>
<td>2119 SOMERSET DR</td>
<td>MARTIN, THOMAS</td>
<td></td>
<td>2119 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>OP25000000 0021</td>
<td>416</td>
<td>0.01</td>
<td>NS NT</td>
<td>OHIO NATIONAL LIFE INSURANCE</td>
<td></td>
<td>8 TOWNER RD</td>
<td>PITTSBURG, KS 66722</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>HP88000000 0004</td>
<td>47.480</td>
<td>1.09</td>
<td>8010 STATE LINE RD</td>
<td>REAL ESTATE CORPORATION, INC.</td>
<td></td>
<td>8014 STATE LINE RD</td>
<td>LEAWOOD, KS 66208</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>HP88000000 0004</td>
<td>55.321</td>
<td>1.27</td>
<td>8010 STATE LINE RD</td>
<td>REAL ESTATE CORPORATION, INC</td>
<td></td>
<td>8014 STATE LINE RD</td>
<td>LEAWOOD, KS 66208</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>OP25000000 0005</td>
<td>7.941</td>
<td>0.18</td>
<td>2107 SOMERSET DR</td>
<td>MCEVIORE, STEPHANIE L.</td>
<td></td>
<td>2107 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>OP25000000 0011</td>
<td>7.465</td>
<td>0.17</td>
<td>2207 SOMERSET DR</td>
<td>COLLUM, MATT</td>
<td></td>
<td>8024 OUTLOOK LN</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>OP25000000 0009</td>
<td>8.276</td>
<td>0.19</td>
<td>2123 SOMERSET DR</td>
<td>RANDLE, WILLIAM DEAN</td>
<td></td>
<td>2123 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>OP25000000 0006</td>
<td>8.276</td>
<td>0.19</td>
<td>2111 SOMERSET DR</td>
<td>HOLM, HEATHER R.</td>
<td></td>
<td>2111 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>HP99000000 0014</td>
<td>17.680</td>
<td>0.41</td>
<td>7901 SAGAMORE RD</td>
<td>MCGLYNN, JANELLE</td>
<td></td>
<td>7901 SAGAMORE RD</td>
<td>LEAWOOD, KS 66206</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>HP99000000 0013</td>
<td>13.089</td>
<td>0.30</td>
<td>7905 SAGAMORE RD</td>
<td>LUGER, BRIAN W.</td>
<td></td>
<td>7905 SAGAMORE RD</td>
<td>LEAWOOD, KS 66206</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>HP88000000 0028</td>
<td>1.367</td>
<td>0.03</td>
<td>NS NT</td>
<td>CS DEWCO LLC</td>
<td></td>
<td>4109 W 123RD ST</td>
<td>LEAWOOD, KS 66209</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>OP25000000 0010</td>
<td>7.941</td>
<td>0.18</td>
<td>2201 SOMERSET DR</td>
<td>FIELDS, THOMAS H.</td>
<td></td>
<td>2201 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>OP25000000 0002</td>
<td>11.226</td>
<td>0.26</td>
<td>2015 SOMERSET DR</td>
<td>YOUNG, BARTHOLOMOW</td>
<td></td>
<td>2015 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>OP25000000 0012</td>
<td>5.663</td>
<td>0.13</td>
<td>2211 SOMERSET DR</td>
<td>FISHER, JAMES C.</td>
<td></td>
<td>2211 SOMERSET DR</td>
<td>PRAIRIE VILLAGE, KS 66205</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>OP25000000 0014A</td>
<td>59.677</td>
<td>1.37</td>
<td>7930 STATE LINE RD</td>
<td>STATE LINE 7930 LLC</td>
<td></td>
<td>605 W 47TH ST APT. 200</td>
<td>KANSAS CITY, MO 64112</td>
<td>BLOCK, DAVID M</td>
<td></td>
<td>605 W 47TH ST APT. 200</td>
</tr>
</tbody>
</table>

Total Area of Parcels: 11.26 acres (459,405 m²)
Selected Property

- distribution list

- certified by regular mail letters went out on 4/11/2019

https://maps.jocogov.org/ims/
Tidal Wave neighborhood meeting
6:30 P.M. - April 23 2019
Sign in sheet

Name   Address   Phone

1. Stephanie MceEntire  2107 Sunset  816-457-1236
2. Brian Luger  7905 Sagamore Rd.  913-915-3267
3. Nido Him Apauli  7909 Sagamore Rd.  832-264-7527
4. Paul Clausen  7953 State Line Rd  (913) 530-0625

5.
6.
7.
8.
9.
10.
THIS PAY CANOPY REPLACES THE PAY CANOPY SHOWN ON SHEET CA-2 OF ORIGINAL PERMIT DOCUMENTS.
Application: PC 2019-110
Request: Revised Site Plan
Action: A Site Plan 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: 4100 Homestead Court
Applicant: Homestead Country Club
Current Zoning and Land Use: R-1A Single-Family Residential – Country Club
Surrounding Zoning and Land Use: North: R-1A Single-Family Residential - Single-Family Dwellings
East: R-1A Single-Family Residential - Single-Family Dwellings and vacant lots planned for Single-Family Dwellings
South: R-1A Single-Family Residential - Single-Family Dwellings
West: R-1A Single-Family Residential - Single-Family Dwellings

Legal Description: Metes and Bounds - Lot 1 and Lot A Block II Indian Fields
Property Area: 9.1 acres (396,325.45 s.f.)
Related Case Files: PC 2018-124 Revised Site Plan
PC 2018-01(Revised) Amended Site Plan
PC 2018-01 Special Use Permit Amendment & Site Plan
PC 2016-06 Rezoning from R-1A to RP-1A (withdrawn)
PC 2014-123 Preliminary and Final Plat, Homestead Estates
PC 2016-123 Request for Monument Sign
PC 2014-09 – Special Use Permit Approval
PC 2013-118 Site Plan Approval for Two Platform Tennis Courts
PC 2011-107 Site Plan Approval for Two Platform Tennis Courts
PC 2002-10 Special Use Permit for Wireless Communication Towers
PC 2001-107 Site Plan Approval for New Swim and Tennis Facilities
PC 1996-107 Site Plan Approval for Air Supported Structure
PC 1992-102 Addition to Four Seasons Building
PC 1988-109 Site Plan Approval for Addition to Tennis Pro Shop
PC 1982-__ Special Use Permit
PC 95-07 Amended Special Use Permit
Attachments: Application, revised site plan
General Location Map

Aerial Map
Site

Bird's eye view of block
Bird’s eye view of site
BACKGROUND:

Homestead County Club was built in 1954, and has been operating under a special use permit since 1982. The special use permit has been renewed and amended several times to account for different operations and development activity. Most recently, the special use permit was amended in May of 2018 to allow for the remodeling and add an addition to the club, and to replace the seasonal tennis enclosure with a permanent structure. This application was then revised in August of 2018 to approve a site plan that reconfigured the platform tennis courts and replace one of them with four more pickle ball courts (in addition to the two approved in May).

A revised site plan was approved by the Planning Commission to permit the following additional changes:

a. Reconfiguration of the platform tennis court areas to extend closer to the clubhouse building.

b. Proposed covered structure over the six pickle ball courts.

c. Change in building elevations for the enclosed year-round tennis structure.

Most recently the applicant is proposing the following changes to the above:

1. To not reconfigure the platform tennis court area between the tennis courts and clubhouse. (approved change a above.)

2. To not construct the covered structure over the pickle ball courts and leave the 4 pickle ball courts instead of the proposed 6 (approved change b. above); and

3. Reconfigure the parking area to extend to the west connecting to and using 2 existing tennis courts, rather than extend south into the existing landscape grounds between the parking and the clubhouse.

The applicant held a neighborhood meeting on April 26th and has provided a summary of that meeting with the application.

ANALYSIS:

According to Section 19.32.030 of the Prairie Village Zoning Regulations, the Planning Commission shall give consideration to the following criteria in approving or disapproving a site plan.

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

The site plan has the appropriate layout and design per the previously approved plans. The latest revisions are primarily a lessor reconfiguration of the courts in the following ways:

1. No reconfiguration of the platform tennis courts and proposed pickle ball courts between the clubhouse and the full-sized tennis facilities.

2. Eliminating the covered pickle ball structure proposed in the previous approved plan over the 6 courts reconfigured at the center, between the clubhouse and the tennis courts.

3. Reconfiguration of the parking along the north boundary over a portion of the existing tennis courts (currently used as a temporary parking configuration), rather than the previous plan of extending the parking internal to the site and over the landscape grounds between the clubhouse and the parking.

Since these changes propose fewer courts that the previous application, it is likely to have a lessor impact on the site. The court configurations will not have a significant impact on the needed parking for the facility, and this plan is proposing a comparable amount of spaces as previously approved. (96 spaces, 4 accessible spaces this plan; 98 spaces; 4 accessible spaces in the previous plan).

However, there are two issues associated with this configuration:

- First, the use of the north tennis courts as a parking surface was only approved as a temporary and interim condition. Any further use of this area for parking shall be a permanent solution, meeting all construction specifications of the Public Works department with respect to grading, surfaces, and curb and drainage. Further details on the construction specifications may be necessary prior to construction of the proposed arrangement, and in particular the interface with the remaining tennis courts in that north bank.
Second, the previously approved landscape plan include landscape screen along north edge of the parking to screen and buffer this area from adjacent homes. With the extension of the parking area further west along that boundary, the landscape screen will need to extend along the entire parking area to the same degree to ensure that the screening from parking is maintained for all residences.

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

This is similar to all previously approved plans, and there have not been any reports of inadequate capacity for any utilities in the area. The proposed revision will have no impact on utilities.

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

This proposed plan may present a lessor impact on stormwater runoff than previously approved plans. Those plans were conditioned on meeting the overall drainage study for the site, and this requirement will remain in place through this proposed revision. Public works has reviewed a previous drainage study that includes resizing of the detention basin. Public works has found that this drainage study is acceptable and will need the contractor’s final design details on the detention basin submitted with permits prior to construction inspections. Additionally, construction specifications for the grading, surfacing and curbing of the parking areas shall also be reviewed for any proposed drainage issues or impacts on that study.

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

The application involves a different circulation pattern for the proposed parking area, however no issues are anticipated with the proposed layout. The south portion and entrance layout is the same as the current configuration for access to the parking.

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

The application is consistent with the previously approved plan. However changes to the landscape plan in association with the reconfigured parking will be necessary.

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

The application does not propose any changes to the previously approved building elevations, but does propose elimination of the previously approved covered structure over the pickle ball courts.

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

This application supports the development pattern, comprehensive plan and planning policies in the same manner as the previously approved Site Plan.

**RECOMMENDATION:**

Staff recommends approval of the revised site plan subject to the following conditions.

1. All conditions of the previously approved special use permit reviewed by the Planning Commission on May 1, 2018, and approved by the City Council on May 21, 2018 remain in effect.

2. All conditions of the previously approved site plan reviewed and approved by the Planning Commission on August 6, 2019 remain in effect with the exception of the following items specified in the amended site plan:
   a. The platform tennis remain as currently configured and the proposed covered structure over the newly located pickle ball courts is removed.
   b. The parking area be reconfigured as shown on the site plan, subject to the following:
      1. Construction specifications for the grading, surface, curbing and interface with the remaining tennis courts be approved by Public Works. These specifications shall...
demonstrate that the parking design is a permanent solution in terms of quality construction and finishes, and demonstrate that all drainage is adequately addressed.

(2) The landscape plan be revised and approved by staff, demonstrating the continuation of the dense landscape screen on the entire northern edge of the parking area to adequately screen existing residences, consistent with the previously approved landscape plan.

(2) The materials and character of the design in relation to the two other structures; and

(3) Any impacts on the lighting of the area.

3. The applicant will be required to submit the contractor’s final design of the detention basin, per the revised drainage study, to Public Works for review and approval prior to permits.
CITY OF PRAIRIE VILLAGE
The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: 2019-110
Filing Fee: $0.00
Deposit: $0.00
Date Advertised:
Date Notices Sent:
Public Hearing Date:

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: Homestead Country Club  Phone Number: 913-262-4100
Address: 4100 Homestead Court, Prairie Village, KS 66208  E-Mail becky@homesteadcc.com
Owner: 73046 LLC  Phone Number: 913-274-1429
Address: 5201 Johnson Drive, 4th Floor, Prairie Village, KS  Zip: 66205

Location of Property: 4100 Homestead Court, Prairie Village, KS 66208

Legal Description: See attached

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

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 Homestead Country Club. 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]
General Manager  4-18-19

[Signature]
Owner's Signature/Date
The meeting kicked off at 5:07p as owner Dennis Hulsing welcomed everyone in attendance. He briefly introduced himself as well as other staff members in attendance including HCC GM, Jeff Smith; Director of Racquet Sports, Rod Zerni; and Communications Manager, Becky Ludovissie. Jeff Smith took a moment to let those in attendance know that he is fairly new to the position, but that he was here to assist with any concerns that may arise. Please don’t hesitate to contact him.

Dennis announced that we hope to have both the interior and exterior of the clubhouse completed within the next couple of weeks weather permitting. In addition, the new proposed plan that we are presenting this evening would allow for Homestead to retain the majority of its existing green space and mature trees. This remark was met with approval from all in attendance. Dennis then broke down the details of the proposed updated site plan including:

- Four pickleball courts would be placed on the first tennis court in front of the proshop (four pickleball courts fit on 1 tennis court). This change stems from the previously proposed smaller sized court creating possible future injuries/legal issues. The new court placement would allow for the full court version to be utilized.
- Leaving the tennis proshop in its current location to serve the purpose of additional storage, temporary tennis court restrooms as well as member/guest outdoor seating areas for the time being.
- The playground would still be moved to the southern portion of the property.
- The parking lot would stay about what it is now stretching across the first two courts of the north bank of courts. We would simply need to fill in the area between, skim coat, add any curbs needed and repaint. This should also help with water flow control in this area. Dennis would much rather lose two tennis courts than the green space/trees that currently would be removed.
- The last two courts would be cleaned up.
- The paddle courts would stay where they are.
- The backboard area would be converted to a tennis court so that we do not lose an additional court on that bank.
- This will allow us to keep all the green space near the proshop that is currently slated to become a part of the parking lot. It also gives us the flexibility to potentially add additional pickleball courts in the future should we find that four courts just aren’t enough for our members’ needs/demands.
- Drainage studies show that the current infrastructure can handle this amended site plan without having to make underground changes.
- We still intend to change the outdoor lighting to directional LED.

A poster board demonstrating the differences between the existing approved site plan and new proposed site plan were available for those in attendance to compare side-by-side.
Questions

Mary Anne Simons – Does the updated lighting still include the tennis courts?
  • Rod Zerni – Yes. We anticipate the new lights to have a zero-bleed by the time they hit the property line.

John Joyce – What is the foot candles and are they “minimum or maintained”?
  • Dennis Hulsing – I honestly don’t know that verbiage and what the answer would be, but we would be happy to let you look over the blueprints with lighting specs that were provided to us. (Rod Zerni provided paperwork for Mr. Joyce and any others in attendance to look over)

Mary Ann Simons – What is your timeline for completion of everything?
  • Dennis Hulsing – As soon as possible, weather permitting, with the exception of the new tennis building. We may be holding off on the erection of this building as we are now going into the busy season and would prefer not to have an active construction zone with children running around. Our thoughts are to complete plumbing and a number of aspects that would like highly impact the membership, and then come back this late summer/early fall to complete the building.
    o Frank Koranda – I would personally prefer that the tennis building go up as soon as possible as our family crosses that area a lot to get from our home to the property. Would it be possible to start the building earlier than that?
      • Dennis – We will certainly look into that, keeping safety as our number one concern.

Amanda Heretzenber – Would this new site plan reduce the number of parking spots available?
  • Dennis – No. It would still be the same amount set by the City.

Mary Ann Simons – Will large piping coming out of the back of the building be connected to the ground level?
  • Rod Zerni – Yes, absolutely.

Mary Ann Simons – Will the berm on south side of the property, requested in previous neighborhood meetings, be rebuilt with new landscaping?
  • Dennis – Yes.

At the conclusion of the meeting, all those in attendance were 100% in favor of the proposed changes. A number of the attendees were also shown around the updated clubhouse and additional questions answered on a one-on-one basis.
<table>
<thead>
<tr>
<th>First Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mojo Built LLC</td>
<td>10126 Wenonga Lane</td>
<td>Leawood</td>
<td>KS</td>
<td>66206</td>
<td></td>
</tr>
<tr>
<td>Amanda Heretzenber Rev Living Trust</td>
<td>10300 Eby St</td>
<td>Overland Park</td>
<td>KS</td>
<td>66212</td>
<td></td>
</tr>
<tr>
<td>J &amp; A Lending LLC</td>
<td>14600 Mission Road</td>
<td>Leawood</td>
<td>KS</td>
<td>66224</td>
<td></td>
</tr>
<tr>
<td>Greg and Michale Kincaid</td>
<td>32455 W. 135th Street</td>
<td>Olathe</td>
<td>KS</td>
<td>66061</td>
<td></td>
</tr>
<tr>
<td>Eric Mikkelsen</td>
<td>3601 W. 71st St</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>John and Jeree Robertson</td>
<td>3910 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Maria Paillaman-Bello</td>
<td>4001 Delmar Drive</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Michael Bell and Jennifer Elliott</td>
<td>4002 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Suellen Fried Trust</td>
<td>4003 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Lawrence Jones Trust</td>
<td>4005 Delmar Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Mark and Emily Zastrow</td>
<td>4005 Homestead Cir</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Clay and Heidi Quint</td>
<td>4006 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Robert L. and Jane McKim Jr.</td>
<td>4007 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>David and SueAnn Heim</td>
<td>4009 Delmar Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Ajay and Mandira Singh</td>
<td>4010 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Ron and Jeannine Shaffer</td>
<td>4011 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Lawrence &amp; Margaret Goldstein</td>
<td>4101 Delmar Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Michael and Dana Lisson</td>
<td>4102 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>First Name</td>
<td>Address</td>
<td>City</td>
<td>State</td>
<td>Zip Code</td>
<td>Signature</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>------------------</td>
<td>-----------------</td>
<td>-------</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>Chad &amp; Leah Taylor</td>
<td>4103 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Matt &amp; Keri Ness</td>
<td>4105 Delmar Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>John and Sarah Amrein</td>
<td>4106 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Mildred Lieman Rev Trust</td>
<td>4107 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Blaine &amp; Brooke Degnan</td>
<td>4109 Delmar Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66206</td>
<td></td>
</tr>
<tr>
<td>Kenneth and Mary Anne Simons</td>
<td>4110 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Mike and Sue Sweeney</td>
<td>4111 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Scott &amp; Margaret Kroening</td>
<td>4200 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Joyce Living Trust</td>
<td>4201 Delmar Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Terence and Kelli Fitzpatrick</td>
<td>4203 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Shaul and Michelle Jolles</td>
<td>4205 64th St</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Blake and Bailey Goodman</td>
<td>4206 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Cathy Larrabee</td>
<td>4207 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Casey and Erica Henley-Ganz</td>
<td>4209 64th St</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Kraig and Molly Kohring</td>
<td>4210 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Katherine Guignon Trust</td>
<td>4211 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Matthew and Frances Gibson</td>
<td>4301 64th St</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Scott and Tessie Wissel</td>
<td>4302 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>First Name</td>
<td>Address</td>
<td>City</td>
<td>State</td>
<td>Zip Code</td>
<td></td>
</tr>
<tr>
<td>------------------------------------</td>
<td>--------------------</td>
<td>--------------------</td>
<td>-------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>R. Cameron and Lora Garrison</td>
<td>4303 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Brock &amp; Meghan Allen</td>
<td>4303 Wigton Dr</td>
<td>Houston</td>
<td>TX</td>
<td>77096</td>
<td></td>
</tr>
<tr>
<td>Cynthia Hayes Worthy</td>
<td>4306 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Ryan and Libby Pfeiffer</td>
<td>4307 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Thomas and Nancy Peeke</td>
<td>4309 64th St</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Brian and Judith Moriarty</td>
<td>4310 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Frank and Alicia Koranda</td>
<td>4314 Homestead Cir</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Richard and Mary Poskin</td>
<td>4317 64th St</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Jason and Sara Dippel</td>
<td>4318 Homestead Cir</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>James and Nancy Bell</td>
<td>4322 Homestead Cir</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Michael &amp; Andrea Duckworth</td>
<td>4330 Homestead Dr</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Jori Nelson</td>
<td>4802 W. 69th Terrace</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Chad Herring</td>
<td>4812 W. 66th Terrace</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Marti Levy, Indian Fields HOA</td>
<td>6521 Granada</td>
<td>Prairie Village</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Cindy Parres, Indian Hills HOA</td>
<td>6716 Cherokee Ln</td>
<td>Mission Hills</td>
<td>KS</td>
<td>66208</td>
<td></td>
</tr>
<tr>
<td>Shawnee Mission High School</td>
<td>8200 W. 71st Street</td>
<td>Overland Park</td>
<td>KS</td>
<td>66204</td>
<td></td>
</tr>
<tr>
<td>Evan-Talan Development LLC</td>
<td>PO Box 480185</td>
<td>Kansas City</td>
<td>MO</td>
<td>64148</td>
<td></td>
</tr>
</tbody>
</table>
PLANT LIST

ORNAMENTAL TREES
1. Pinus flexilis 'Vanderwolf's Pyramid'
   5 gal.
   Single trunk 6' H.T.

ORNAMENTAL SHRUBS
2. Amelanchier laevis 'JRS-Arb'
   3 gal.
   Single trunk 6' H.T.

ORNAMENTAL GRASSES
3. Festuca glauca 'Elijah Blue'
   1 gal.
   18" - 24" spread

ORNAMENTAL TREES
4. Acer tataricum 'GarAnn'
   Single trunk 6' H.T.

ORNAMENTAL GRASSES
5. Miscanthus sinensis 'Morning Light'
   18" - 24" H.T.

ORNAMENTAL SHREBS
6. Spiraea bumalda 'Anthony Waterer'
   Single trunk 6' H.T.

ORNAMENTAL TREES
7. Taxus media 'Fairview'
  Single trunk 6' H.T.

ORNAMENTAL GRASSES
8. Panicum virgatum 'Heavy Metal'
   18" - 24" H.T.

ORNAMENTAL SHRUBS
9. Prunus besseyi 'Pawnee Buttes'
   Single trunk 6' H.T.

ORNAMENTAL TREES
10. Malus 'Royal Raindrops'
    Single trunk 1 1/2" cal.

ORNAMENTAL GRASSES
11. Acer truncatum x platanoides 'Warrenred'
    Single trunk 6' H.T.

ORNAMENTAL SHRUBS
12. A. truncatum x platanoides 'Warrenred'
    Single trunk 2" cal.

ORNAMENTAL TREES
13. Pinus pungens 'Baby Blue'
    Single trunk 6' H.T.

ORNAMENTAL GRASSES
14. Picea omorika
    Single trunk 6' H.T.

ORNAMENTAL SHREBS
15. Picea abies
    Single trunk 6' H.T.

ORNAMENTAL TREES
16. Picea pungens 'Baby Blue'
    Single trunk 6' H.T.

ORNAMENTAL GRASSES
17. Pinus flexilis 'Vanderwolf's Pyramid'
    Single trunk 6' H.T.

ORNAMENTAL SHREBS
18. Picea abies
    Single trunk 2" cal.

ORNAMENTAL TREES
19. Picea omorika
    Single trunk 2" cal.

ORNAMENTAL GRASSES
20. Pinus flexilis 'Vanderwolf's Pyramid'
    Single trunk 2" cal.

ORNAMENTAL SHREBS
21. Picea abies
    Single trunk 2" cal.
HOMESTEAD COUNTRY CLUB

LANDSCAPE NOTES

1. LANDSCAPING MATERIALS TO BE USED IN CONSTRUCTION WITH INGREDIENTS, MECHANICS, ELECTRICAL, AND ANY OTHER CONTRACT DOCUMENTS AND SPECIFICATIONS TO COMPLY WITH THE REQUIREMENTS SET FORTH IN THIS DOCUMENT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR COMPLIANCE WITH THE SPECIFICATIONS.

2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.

3. ALL MATERIALS AND WORKSHOPS SHALL BE IN PLACE FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.

4. LANDSCAPE CONTRACTOR SHALL ENSURE THE SITE CONDITIONING UNDER WHICH THE WORK TO BE PERFORMED MEETS THE REQUIREMENTS OF THE GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, SEWER, SEWER LINES, ETC.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SUBSTANTIALLY COMPLETE SUBMITTAL OF MATERIALS AND TECHNICAL SPECIFICATIONS REAsonable FOR APPROVAL, PRIOR TO PROCEEDING WITH THE WORK.

6. SEASONAL GROWTH SHADE TREES SHALL HAVE THE LOWER LIMBS REMOVED SO THAT THERE WILL BE 8’ OF CLEARANCE ABOVE ANY PAVED SURFACE. EACH TREE THAT IS LIMBED UP MUST HAVE LIMBS REMOVED ALL THE WAY AROUND THE TRUNK AND LEVEL WITH PAVED EDGE.

7. REMOVE EXCESS SUBGRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX (6) INCHES OF TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.

8. ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED INTO ALL PLANTING PITS AS IN THE SPECIFICATIONS.

9. SPECIFIED MULCH SHALL BE APPLIED ON THE PERIMETER OF ALL PLANTING AREAS TO A MAXIMUM DEPTH OF SIX (6) INCHES AND FULLY COMPLIES WITH THE SPECIFICATIONS.

10. ALL PLANT MATERIALS SHALL BE APPLIED IN SPECIFIED BEDS IN SUCH A MAN MANNER AND LOCATION AS TO BE IN ACCORDANCE WITH THE PLANT MATERIALS SPECIFICATIONS.

11. ALL TREE PLACEMENTS ARE TO BE ESTABLISHED ON THE SITE FOR APPROVAL BY LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.

12. ALL CONVENTIONAL PLANTED BEDS AND SOD AREAS TO BE TREATED WITH SPECIFIED MULCH, AS SHOWN ON THE PLANS. SPECIFIED FERTILIZING, AS SHOWN ON THE PLANS, SHALL BE PERFORMED ON PLANTING PIT PERIMETER AND PERMANENTLY. TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.

13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SUBSTANTIALLY COMPLETE SUBMITTAL OF MATERIALS AND TECHNICAL SPECIFICATIONS REAsonable FOR APPROVAL, PRIOR TO PROCEEDING WITH THE WORK.

14. ALL CONVENTIONAL PLANTED BEDS AND SOD AREAS TO BE TREATED WITH SPECIFIED MULCH, AS SHOWN ON THE PLANS. SPECIFIED FERTILIZING, AS SHOWN ON THE PLANS, SHALL BE PERFORMED ON PLANTING PIT PERIMETER AND PERMANENTLY. TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.

15. ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.

16. SPECIFIED MULCH SHALL BE APPLIED ON THE PERIMETER OF ALL PLANTING AREAS TO A MAXIMUM DEPTH OF SIX (6) INCHES AND FULLY COMPLIES WITH THE SPECIFICATIONS.

17. REMOVE EXCESS SUBGRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX (6) INCHES OF TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.

18. ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED INTO ALL PLANTING PITS AS IN THE SPECIFICATIONS.

19. SPECIFIED MULCH SHALL BE APPLIED ON THE PERIMETER OF ALL PLANTING AREAS TO A MAXIMUM DEPTH OF SIX (6) INCHES AND FULLY COMPLIES WITH THE SPECIFICATIONS.

20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SUBSTANTIALLY COMPLETE SUBMITTAL OF MATERIALS AND TECHNICAL SPECIFICATIONS REAsonable FOR APPROVAL, PRIOR TO PROCEEDING WITH THE WORK.

21. ALL CONVENTIONAL PLANTED BEDS AND SOD AREAS TO BE TREATED WITH SPECIFIED MULCH, AS SHOWN ON THE PLANS. SPECIFIED FERTILIZING, AS SHOWN ON THE PLANS, SHALL BE PERFORMED ON PLANTING PIT PERIMETER AND PERMANENTLY. TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: May 7, 2019, Planning Commission Meeting

Application: Draft Zoning Updates

Request: Update Solar Energy Standards;
New Landscape Standards;
Updated Sign Standards;
Updated Site Plan Criteria;
Revised Uses, Districts and CUP/SUP provisions

Action: Discussion Item

Attachments:
Draft Alternative Energy Systems revisions—4/12/19 version
Draft Landscape Standards (New)—4/11/19 version
Draft Sign Standards revisions)—1/29/19
Draft Site Plan Approval Standards revisions—4/11/19 version
Working Draft Use Table and notes (New)—4/11/19 version

Background:
The need for updates to the zoning regulations are items tracked by staff and typically include recurring issues with regard to: user-friendliness/organization of the standards; ease of interpretation; effective administration and outcomes; or issues of substantive changes to address policy. Several zoning updates are on the City Council priority list, which have been presented to Planning Commission and City Council in preliminary discussions.

The list includes the following issues:
- Update to solar energy standards to be consistent with industry practices and a recent Planning Commission interpretation.
  [Discussed and Planning Commission interpretation issued at the April 4, 2017 meeting; preliminary draft revisions discussed March 5, 2019; comprehensive revisions Working Draft discussed April 2, 2019.]
- Update sign standards to simplify, improve administration and clarify applicable standards.
  [Working draft reviewed and discussed by Planning Commission at the October 2, 2018 meeting and revisions March 5, 2019]
- New landscape standards for commercial property (currently no standards, and landscape plans are approved as part of all site plan review process.)
  [Working draft reviewed and discussed by Planning Commission at the June 5, 2018 meeting and revisions March 5, 2019]
- Revised Site Plan criteria
Discussed in association with several recent applications, and then specifically in association with the Planning Commissioner training April 2, 2019]

- Revised Use, Districts and SUP/CUP approach (reorganization on coordination).

[Generally discussed at several previous meetings; first working draft included with this packet.]

The latest drafts for the above topics are presented for further discussion and direction from the Planning Commission. Details on each of these draft standards are included with their prior introductions to the Planning Commission at the past meeting dates noted above. Below are highlights of the general status and key changes based on discussion. Items of first introduction – Site Plan Criteria, and Revised Uses, District and SUP/CUP approach – include more detailed explanations.

**Alternative Energy Systems:**

The 4/12/19 final draft of Chapter 19.50 Alternative Energy Systems, includes the following substantive changes to the 3/12/19 working draft discussed by Planning Commission at the May meeting:

- Added option of “vertical wall” solar panels to potentially be integrated with building design. This was based on a citizen comment to staff showing photographs of examples of this application of solar panels.
- Added an additional compatibility performance criteria for potential glare or head issues associated with panels (particularly ground mounted), based on Planning Commission discussion.
- Discussion Items. Based on previous Planning Commission discussion, staff needs additional direction on wind energy systems, and which should require administrative approval (if any), which should require site plan approval, and which should require a special use permit.
- Emphasized City’s ability to remove or require removal of any abandoned facility that could be a public safety risk.

**Landscape Standards:**

The 4/11/19 final draft of Chapter 19.47 Landscape Standards, includes the following substantive changes to the 3/6/19 working draft discussed by Planning Commission at the March meeting

- Added criteria for administrative and PC exceptions through the site plan review process.

**Sign Standards:**

The 4/11/19 final draft of Chapter 19.48 Sign Standards includes the following substantive changes to the 3/12/19 working draft discussed by Planning Commission at the May meeting:

- Added requirement that Sign Plan and Permits for multi-tenant buildings first be approved by Planning Commission (similar to current “site plan” for monument signs); added general criteria for multi-tenant buildings; coordinated these updates with updates to Design Guidelines. 19.48.070.D. and 19.48.080.D.
- Adjusted DGs on materials / quality to better match typical scenarios on acrylic signs. 19.48.080.A.
- Upgrade alternative sign plan options to truly large-scale projects (in coordination with smaller-scale multi-tenant signs being simple site plan review….) 19.48.090.

**Site Plan Criteria:**

This issue was initially discussed during the Planning Commission training presentation at the April meeting, and issues with regard to recent applications were brought up as examples. Specifically the Commission discussed difficulties with criteria E. and F. regarding site design and building design issues, and how to view criteria for quality and compatibility in absence of any specific architectural standards. Direction was given to try to improve these criteria based on the things the Commission is most
concerned with when reviewing site plans. A working draft of proposed changes to the 19.32.030. Standard of Approval (for site plans) is included. The changes frame the above issues based on the following:

- Planning and site engineering issues that focus on how sites should be arranged, and the types of issues that establish compatible arrangements with other sites (building scale and orientation – particularly near boundaries, grading, and design of open space and landscape)
- Building design issues that are architecturally style-neutral, but which focus on compatibility with surrounding areas (primarily materials that are durable and appropriately applied for longevity of quality appearances, consistency of the project with the selected architectural style, and any prevailing patterns of materials or buildings are present in a particular area that could potentially be incorporated into the proposed plan and design.)

**Districts, Uses and SUP/CUP Approach:**

Conditional Uses and Special Use Permits are generic planning terms for uses that need some sort of elevated review. Any distinction between these terms, or legal issues associated with them are purely a function of the local zoning ordinance. Sometimes these terms are used interchangeably depending on the City (indicating the same or similar process and elevated review depending on the City, but called one term in one city’s zoning ordinance but another in another city’s.)

The Prairie Village Zoning Ordinance uses both of these tools (Conditional Use Permits 19.30 and Special Use Permits 19.32), but appears to draw a distinction between these two terms based on the level of planning or design issues. Although the ordinance does not clearly state this, it is apparent that Special Use Permits are intended for things that are more significant, where the analysis required in association with each application is more in depth, and where the City reserves more discretion in the review process. In contrast, Conditional Use Permits are intended for things that are more routine, smaller scale, or with some pre-approved conditions or performance criteria for each conditional use are listed in the ordinance.

These lists are not very closely integrated with the list of allowed uses in the various zoning districts. Further, each zoning district includes a list of uses that sometimes overlap with other districts, or use terms for similar uses that are not entirely consistent between districts. This lack of coordination – between the allowed uses of one district vs. other districts, between the district allowed uses and SUS and CUPs, and between the CUP and SUP lists, causes staff interpretation and administration issues. The attached table / working draft is a discussion item to potentially reconcile some of these past interpretation issues, as well as an opportunity to address some anticipated issues. There are not necessarily any policy changes or significant substantive changes to what is proposed, and the majority of the working draft is "clean up" or fixing current interpretation issues. The table indicates what is in the ordinance now, as well as some proposed new ways to address those issues in a table format. The table also includes a column of notes to indicate what the proposed revision would address.

In general, the proposal is that conditional uses would continue to have a lessor level of scrutiny and would in effect be most similar to a site plan review, except that the use would always require a site plan review and may have some additional use-specific criteria associated with it. Thus, it has an abbreviated approval process through Planning Commission. However, special use permits reserve a level of discretion to determine whether the use is appropriate in a specific context, based on criteria most similar to a rezoning. It has a comprehensive public hearing, review and recommendation process, with the City Council making a final decision.
19.50 Alternative Energy Systems

19.50.005 Intent & Applicability.

A. Intent. The intent of this Chapter is to:

1. To allow residents to use renewable energy resources, specifically wind, solar and geothermal, as an alternative to the prevailing sources of natural gas and electricity.
2. To promote small-scale, site-specific energy strategies that can reduce consumption and reliance on fossil fuels or other non-renewable energy source, and allow more efficient heating, cooling and lighting of sites and buildings.
3. To establish standards for the use of renewable energy equipment that ensure effective site design, minimize potential impacts on adjacent property, and promote the character of neighborhoods and districts in the City.

B. Applicability. Site-specific renewable energy systems that meet the standards of this Chapter are considered an accessory use to the principal use of property, and shall be approved by the issuance of a Building Permit, subject to all applicable building codes. Applications for hybrid energy systems that use combinations of two or more of the types of systems in this Chapter may be joined as a single application, subject to the most detailed approval procedure for any component of the system. Any renewable energy systems not meeting the standards of this Chapter, or any alternative or special approval provisions or authorized exceptions or alternative approval procedures specified in this Chapter, may only be authorized permitted by a variance subject to the procedures and criteria in Chapter 19.54 of this ordinance.

19.50.010. Solar Energy. The following regulations shall apply to accessory solar energy systems:

A. Related Ordinances. All equipment shall comply with any other applicable provisions of the municipal code or this ordinance, including building setbacks, yard requirements and height restrictions.

B. Solar Easements. In order to preserve and protect the solar access accords adjacent property, a solar easement may be arranged between adjacent property owners. However, the solar easement may not be used to negate any other development or design standard required by this ordinance or other applicable law. It is the responsibility of the parties to the easement to report and file the easement with the Building Official at the time of any building permit application that may be impacted by the easement.

C. Compatibility. The design of any solar energy system shall generally be compatible with the character of the neighborhood or district, the architectural design of the buildings, and situated on a site in a manner that minimizes potential negative impacts on adjacent property or public streetscapes. Compatibility shall be evaluated as follows:

1. Systems mounted on pitched roof structures or vertical walls shall not project more than 5 inches off the surface of the roof or wall and be generally parallel to the roof pitch or vertical wall.
2. Systems mounted on flat roofs shall be setback from the roof edge a distance equal to the amount they project off the roof deck, or be concealed from street level or ground level of adjacent property by a parapet. Any panels or accessory equipment that projects more than 2 feet off the roof deck shall be screened in the same manner as other rooftop accessory building equipment.
3. Framing, mounting racks, piping, conduits or other associated equipment shall be designed, located or use colors to minimize the visibility from streetscapes or adjacent property and blend with the overall design of the building.

Commented [CB1]: Added from citizen comment submitted to staff, with photo examples.
Prairie Village Zoning Ordinance Updates
Renewable Energy – Final Draft 4/11/19

4. Ground mounted solar panels shall be located behind the front building line, and be
   setback from adjacent property by at least ten feet. No ground-mounted equipment shall
   exceed eight feet high. All ground-mounted equipment shall be screened from adjacent
   property and the street by fences, landscape or a combination of both. This provision
   shall not apply to solar energy facilities attached to utility poles, light fixtures or other
   similar accessory structures provided they be designed in a manner that integrates the
   energy collecting components into the design of the structure in a manner that does not
   significantly alter the appearance of the structure, when compared to other similarly
   functioning accessory structures.

5. No solar panel shall be mounted in a location where it could create additional glare on
   adjacent sites or otherwise damage plants or structures on adjacent property from
   reflectiveness or heat sources. Panels in locations with the potential to contribute to this
   situation may satisfy this requirement with manufacturer’s specifications that demonstrate
   minimal glare, reflectiveness and heat gain.

D. Exceptions and Alternatives. Any solar energy system that does not meet the standards of this
   section may only be permitted with a site plan, approved by the Planning Commission according
   to the procedures and criteria of Chapter 19.32. In addition, the Planning Commission shall
   consider the following criteria:
   1. The intent of this Chapter, and whether the proposal is contrary to the intent of any other
      sections of this ordinance.
   2. The context of the application, and in particular the relationship of the proposed facilities
      to surrounding property.
   3. Whether the proposed design and requested exceptions are necessary to ensure that the
      function and efficiency of the solar energy system is maintained, and whether the
      exception could negatively impact other design or sustainability principles.

19.50.015. Wind Energy. The following regulations shall apply to accessory wind energy systems:

A. Site Plan Approval. The following wind energy systems may be permitted with a site plan,
   approved by the Planning Commission according to the procedures and criteria of Chapter 19.32.
   1. Wind turbines installed on any structure which is otherwise permitted to be three stories
      or greater, and at least 35 feet tall, provided that the wind turbines shall add no more than
      twenty additional feet to the structure.
   2. Wind turbines on structures less than three stories or under 35 feet tall, provided the
      turbine adds no more than one-half the actual height of the structure.
   3. Wind turbines installed on light or utility poles up to 25 feet tall, provided the wind turbine
      adds no more than twenty percent to the actual height of the pole.
   4. The Planning Commission shall consider the following criteria in addition to the general
      site plan criteria:
      a. Whether the location and design of the turbine is architecturally compatible with
         the building.
      b. Whether the location on the site is likely to generate noise, physical, optical (light-
         or shadow-flicker), or aesthetic impacts on adjacent property.
      c. Any other potential physical impacts or conflicts from the location of the system,
         the type and typical function of the system, or other issues associated with the
         siting or operation of the wind turbine.

B. Special Use Permit. Any wind turbine in a non-residential zoning district, which does not meet
   the criteria or eligibility for site plan approval, may be permitted with a special use permit,
   approved by the City Council according to the procedures and criteria of Chapter 19.28. The
   special use permit shall meet the following additional criteria:
   1. No turbine more than 150 feet tall may be approved in any circumstance.
   2. Any ground mounted turbine shall be on a lot of at least one acre.
3. All ground-mounted wind turbines shall be setback from the property line a distance equal to its height, measured at the highest rotation of the blades. When two or more turbines are on the same lot, they shall be separated from each other by this same distance.

5. Wind turbines shall be painted a non-reflective, non-obtrusive color that blends with the context, surroundings or buildings in the vicinity.

6. All tower structures shall be self-supporting monopoles, unless attached to a structurally reinforced roof where not support structure is warranted. Lattice structures shall not be permitted.

7. Blade sizes for rotary turbines shall be limited to 1/3 the support structure height. Blade clearance for a ground-mounted horizontal-axis, propeller-style wind turbine shall not be less than 30 feet at the lowest point.

8. Turbines shall not be lit unless such lighting is required by the Federal Aviation Administration (FAA) or other applicable authority.

9. Signs shall be limited to the appropriate warning signs (e.g., electrical hazard or high voltage) placed on the wind turbine tower(s), electrical equipment, and the wind turbine.

10. Reasonable efforts shall be made to locate utility connections from the wind turbine(s) underground, depending on the appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Electrical transformers for the utility interconnections may be above ground if required by the utility provider. For electrical transformers with a footprint greater than 2 square feet in area, landscaping shall be provided where necessary to substantially screen the structure from public view and/or view of adjacent lots.

11. All electrical wires associated with the wind turbine shall be located underground or inside the monopole except for those necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the ground wiring.

12. Each wind turbine shall be equipped with both manual and automatic overspeed controls to limit the rotational speed of the blade within the design limits of the rotor. Manual electrical and/or overspeed shutdown disconnect switches shall be provided and clearly labeled on the turbine structure. No wind turbine shall be permitted that lacks an automatic braking, turling, or feathering system to prevent uncontrolled rotation, overspeeding and excessive pressure on the tower structure, rotor blades and turbine components.

13. The noise emitted from any wind turbine shall not exceed 55dbA as measured at the nearest property line, except during short-term events such as utility outages and sever winds.

14. No building permit for a wind turbine shall be issued until a copy of the utility company’s approval for interconnection of a customer-owned generator has been provided. Off-grid systems are exempt from this notice.

15. Any wind turbine that is not operated for energy production for a continuous period of 12 months shall be considered abandoned, and the owner of the turbine shall remove it within 90 days of receipt of a notice from the City. If the turbine is not removed within 90 days, the city may remove the turbine at the owner’s expense. Any wind turbine, functional or abandoned/inoperable, which is determined to be a public safety risk may be ordered to be removed by the owner. In the event that the owner does not remove the turbine in a timely manner, the City may have the turbine removed, with costs billed to the property owner as a lien against the property.


A. Site Plan Approval. Geothermal energy installations are permitted with a site plan, approved by Staff, including all buildings, property lines, and location of pipes and other elements of the system. The site plan shall include a description of the system, the type, model, and brand of the system, and the contractor installing the system. A building permit will also be required, but may be incorporated into the permit of any other building being constructed associated with the
system. Staff may require additional information if it is necessary to fully evaluate the site plan or building permit.

19.50.030. Definitions

[consolidate and streamline existing definitions when above sections are finalized...]

4
19.47 Landscape Standards

19.47.010. Intent & Applicability

A. **Intent.** The intent of the landscape standards is to:
   1. Create an attractive aesthetic environment in the city, and preserve the value of properties as new investment occurs.
   2. Improve the relationship of buildings and sites to the streetscape, and coordinate the designs of multiple sites and buildings along a block through consistent frontage designs.
   3. Encourage creative and efficient site design where the layout of sites and buildings can allow open spaces and landscape to serve multiple aesthetic, screening, environmental, and social or recreational functions.
   4. Enhance the environmental and ecological function of un-built portions of sites.
   5. Reduce the exposure and adverse impacts of intense land uses, activities and site conditions on streets and adjacent areas, and mitigate the effects through landscape designs.

B. **Applicability.** A landscape plan shall be required for any application that requires a site plan approval per section 19.32. Landscape standards shall specifically apply to:
   1. All development in the R-3, R-4, C-O, C-1, C-2, and MXD districts.
   2. Any permitted non-residential uses in the R-1A, R-1B, or R-2 districts, including any conditional uses, special uses, or accessory uses that have a landscape requirement as part of their conditions.
   3. Any single-family development project that requires streetscape or landscape improvements per the Neighborhood Design Standards shall meet the standards in Sections 19.06.025 and 19.08.025.

19.47.020. Required Landscape

A. **Site Elements and Planting.** The required landscape shall be based on different elements of the site, according to Table 19.47 A: Plant Specifications.

<table>
<thead>
<tr>
<th>Site Element</th>
<th>Trees</th>
<th>Evergreen</th>
<th>Shrubs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Streetscape and Frontage:</strong> The area between the front building line and the street, including any plantings required in the ROW, used to create a relationship between the site and the public realm.</td>
<td>1 large tree per 40’ of lot frontage; 2 large trees per 40’ if buildings setback more than 30’.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Corner lots shall meet this requirement on side lot lines at a rate of 50% of the streetscape and frontage rate.</td>
<td>5 shrubs for 25’ of perimeter.</td>
<td>Any parking near the right of way or adjacent to lots may require buffers per section 19.47.040.</td>
<td></td>
</tr>
<tr>
<td><strong>Foundation.</strong> Areas along the building frontage (within the first 10’ – 20 from the building) used to provide accents and soften larger expanses of buildings.</td>
<td>1 ornamental tree per 25’ of building frontage.</td>
<td>Evergreens may be substituted for ornamental trees at a rate of 1 for 1 for up to 50% of the requirement.</td>
<td>5 shrubs for 25’ of perimeter.</td>
</tr>
<tr>
<td>Side elevations on corner lots shall provide this standard on at least 50% of the building.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Parking.</strong> Areas on the perimeter, or interior of parking where landscape is used to soften the appearance, mitigate heat gain and infiltrate stormwater.</td>
<td>1 large tree per 40’ of parking perimeter; and 1 large tree per 40 parking spaces in internal islands or added to the perimeter. Ornamental trees may be substituted for large trees at a rate of 2 for 1 for up to 50% of the perimeter requirement that does not face a front lot line.</td>
<td>Evergreens may be substituted for perimeter trees at a rate of 2 for 1, for up to 50% of the perimeter requirement.</td>
<td>5 shrubs for 25’ of perimeter.</td>
</tr>
</tbody>
</table>
Table 19.47 A: Plant Specifications

<table>
<thead>
<tr>
<th>Site Element</th>
<th>Trees</th>
<th>Evergreen</th>
<th>Shrubs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buffers. Areas of a site that require additional landscape to mitigate potential impacts on streetscape or adjacent property.</td>
<td>the internal islands requirements.</td>
<td>See Section 19.47.040.</td>
<td></td>
</tr>
</tbody>
</table>

B. **Credits for Existing Vegetation.** Preservation of existing landscape material that is healthy and of a desirable species may count towards these requirements provided measures are taken to ensure the survival of the vegetation through construction and all other location and design standards are met. Credits shall be on a 1 for 1 basis provided existing trees shall be at least 4" caliper to count. Landscape material that is of exceptional quality due to size, maturity and health may be credited on a 2 for 1 basis. Trees or other existing landscape that contributes to the standard shall be protected by a construction fence installed at the greater of the drip line or 15 feet from the trunk of a tree, for the entirety of construction.

C. **Design.** The required landscape material shall be arranged and designed on a particular site in a way that best achieves the intent expressed in 19.47.010, with regard to the specific context, street frontage, property adjacencies and other elements proposed on the site. Specifically designs shall:
1. Create an attractive site.
2. Improve the relationships of buildings and sites to the streetscape and block.
3. Promote efficient layouts of the site and landscape areas.
4. Enhance environmental and ecological functions of the site.
5. Screen and buffer any potential adverse impacts of site elements.

19.47.030. Landscape Specifications

A. **Location.** Required plantings shall be planted in the following specific locations and open spaces on the lot.

1. **Street Trees & Frontage Trees.** Street trees and frontage trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted at the following locations, where applicable and in order of priority. [insert graphic]
   a. On center between the sidewalk and curb where at least 6 feet of landscape area exists;
   b. 4 feet from the back of curb where no sidewalk exists; or
   c. Within the first 5 feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.
   d. Where the depth of the frontage between the building and streetscape require additional trees per Table 19.47 A, they shall be located between the front building line and the street.
   e. Ornamental trees may be substituted for street trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.

2. **Foundation Trees & Shrubs.** Foundation plantings shall generally be located in open spaces within 20 feet of the building, or within planting beds at least 8 feet deep and along at least 35% of the building. [insert graphic] Groupings of required trees and shrubs are permitted to provide the best balance of the following goals:
   a. Relate sites and building to the lot frontage and streetscape;
   b. Accent or emphasize points of significance along the building frontage;
   c. Soften larger expanses of building wall planes along the frontage; and
Prairie Village Zoning Ordinance Updates
Landscape Standards – Final Draft 04/11/19

3. **Parking Perimeter & Island Planting.** Parking lot perimeters shall be permeable vegetated ground cover meeting the following size and dimension requirements.
   a. Parking lot perimeters shall be at least 8 feet wide except for locations where walkways are necessary to provide access to the building or to a public sidewalk in the streetscape, in which case the width of the walk way shall be added to the minimum 8 feet requirement.
   b. Parking lot islands shall be at least 120 square feet and at least 8 feet wide in all directions. Parking lots under 80 spaces shall not require islands; parking lots 80 spaces or more shall require at least 1 island per 40 spaces. Islands may stand alone within the parking lot or may project into the parking area from the perimeter buffer, but should generally be spaced equally throughout the parking lot. In general no space shall be further than 100 feet from a island or perimeter buffer, “end cap,” or “peninsula” island. [insert diagram]

B. **Specifications.** Required planting shall meet the following specifications at planting.

<table>
<thead>
<tr>
<th>Type</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Tree</td>
<td>2” caliper</td>
</tr>
<tr>
<td>Ornamental Tree</td>
<td>1.5” caliper</td>
</tr>
<tr>
<td>Evergreen</td>
<td>5’ minimum height</td>
</tr>
<tr>
<td>Shrub</td>
<td>18” minimum height</td>
</tr>
<tr>
<td>Ground Cover</td>
<td>50% coverage at planting; Full coverage within 2 growing seasons</td>
</tr>
<tr>
<td>Turf</td>
<td>All proposed or required turf areas shall be sodded.</td>
</tr>
</tbody>
</table>

All landscape materials shall meet the American Standards for Nursery Stock, published by the American Nurserymen’s Association, and be selected for its native characteristics or survival in the climate for the Kansas City region, and be planted and maintained according to ANSI-accredited specifications for this region. [reference Great Trees for KC region here and/or coordinate with the Tree Board as to what list or resources they prefer; Johnson County Extension was also listed: PV Tree Board recommend ROW tree list;—confirm with Whitman...]

C. **Tree Diversity.** The required trees planted shall promote diversity with the following species selection criteria.

<table>
<thead>
<tr>
<th>Required Trees</th>
<th>Diversity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 4</td>
<td>No specific requirement, but trees should be diversified from those existing trees in the vicinity.</td>
</tr>
<tr>
<td>5 - 10</td>
<td>At least 2 genus; No more than 50% of any one species</td>
</tr>
<tr>
<td>11 - 20</td>
<td>At least 3 genus; AND; At least 5 species; No more than 33% of any one species</td>
</tr>
</tbody>
</table>
Table 19.47 C: Tree Diversity

<table>
<thead>
<tr>
<th>Tree Diversity</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>At least 3 genus</td>
<td>AND</td>
</tr>
<tr>
<td>At least 5 species</td>
<td>No more than 20% of any one species</td>
</tr>
</tbody>
</table>

D. **Maintenance.** All landscape plans shall include installation specifications, a statement on the of maintenance methods. All plantings shall be properly maintained. All elements of an approved landscape plan, including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details. Plant materials which fail to grow within a 2-year period, or which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated. The City may order that any plant that dies or is in danger of dying be removed and replaced by the property owner.

19.47.040. **Buffers and Screening**

Intense land uses or unattractive site elements shall be buffered and screened from streetscapes and adjacent property using the following strategies and techniques, which may require additional landscape materials beyond the requirements in Table 19.47 A.

A. Areas of parking or circulation near streets or property lines may require 2.5 to 4 feet hedge/wall screen.

B. Accessory structures, mechanical equipment, trash enclosures, loading or service areas, and other similar functional or utility elements of the site shall be buffered and screened from streetscapes or adjacent property with a combination of landscape, fencing, walls or other structure components compatible with the building design.

C. Commercial uses or parking service areas of other allowed uses abutting residential property may require a screen and buffer combination, using a combination of dense vegetation, or fences and walls compatible with the buildings or other elements of the site.

D. Areas that transition to different uses or building scale, whether across streetscapes or between lots along the same street, may require enhanced landscape areas to soften transitions or E.

E. Areas designed as gathering places, for social function or as civic amenities to support the site or area may require enhanced landscape to create human scale, comfort, and appropriate transitions.

19.47.050. **Exceptions**

A. **Administrative Adjustment.** Staff may grant an administrative adjustment of up to 10% of any location or dimension requirement (i.e. 9’ or 11’ instead of 10’) and 25% of any plant requirement (i.e. 3 plants instead of 4 plants), or types of plant and species where the following criteria are met:

1. The proposed landscape plan taken as a whole equally or better meets the intent of this section, and any design objective of the specific standards.

2. The proposed plan incorporates any existing vegetation in a manner that is not better served by new plants.

3. The proposed plan uses sound landscape architecture design principles and industry standards considering the context, species, and planting specifications that ensure the long-term maintenance and survival of plants.

4. The request for the adjustment is justified by some specific conditions on the site that would make compliance with the standard less effective than the proposed plan or unreasonably difficult when compared to the proposed plan.

B. **Site Plan Exceptions.** The Planning Commission may grant exceptions to these standards beyond what is permitted by Administrative Adjustments through the Site Plan review process. The Planning Commission shall use the same criteria stated for administrative adjustments. In
addition, the Planning Commission may consider balancing the need for adaptive reuse of existing sites with a landscape budget proportionate to the amount of work being done on the site.
19.48 Sign Standards

19.48.010. Intent & Applicability

A. **Intent.** The intent of the sign standards is to:
   1. Create an attractive aesthetic environment in the City.
   2. Enhance the quality and civic design of the community through the visual priority of buildings, open spaces, streetscapes, landscape, and other investments in the public realm.
   3. Preserve the unique character of distinct areas by ensuring signs contribute to an appropriate sense of place.
   4. Ensure safety of pedestrians, motorists or other users of the public rights-of-way with proper location, construction, design, operation and maintenance of signs.
   5. Promote economic viability by assuring that the City is a visually pleasant place to visit, conduct business, and live.
   6. Provide effective and efficient identification and communication for businesses, institutions, and other community destinations without excessive competition for visual attention.
   7. Protect property values and investments by minimizing adverse effects of signs on adjacent property, such as light trespass, obstructing views and access, or visual clutter and blight.
   8. Ensure that the constitutionally guaranteed right of free speech is protected through reasonable standards for signs as a way of public communication.

B. **Applicability.**
   1. All new signs and replacement of existing signs that are visible from the right-of-way, from adjacent property, or from internal publicly accessible common or private spaces intended to serve as an extension of public-streets and open spaces shall require a sign permit demonstrating compliance with these sign standards, unless exempt from a permit by Section 19.48.020. Ordinary maintenance, care or repair of existing signs without altering the essential construction elements of an existing sign shall not require a permit for zoning and design standards, but any associated electrical or construction work may require permitting per applicable building codes.
   2. Applications for a sign permit shall be signed by the owner or the owner’s legal tenant, and include plans and specifications demonstrating compliance with all applicable standards of this Chapter, and any other building and construction codes of the City. The Building Official is authorized to establish forms and submittal requirements, and may request any additional information on a particular site, building or sign necessary to evaluate compliance with these standards.
   3. Any owner of a site or building subject to property-specific sign standards approved by the City prior to the effective date of this ordinance, may apply for a sign permit under these generally applicable standards and procedures. The owner may opt out of the previous property-specific standards by way of the application, and the owner shall issue a signed statement of that fact with the application. Upon approval of any sign applied for in this manner, the property-specific sign standards shall no longer be in effect, and any further property-specific standards shall only be enforced by the City subject to the standards and procedures in Section 19.48.100.

19.48.020 Exempt Signs

The following signs are exempt from the permit process provided they meet all other applicable requirements of this Chapter. Unless specifically noted, they are additional signs that do not count towards the sign allowance specified for the zoning districts. Any sign that exceeds the limits of the
exemption may only be permitted within the allowances and standards of a specifically permitted sign type.

A. **Property Identification Signs.** Signs clearly indicating the property address or building identification are encouraged to enhance the ability of public safety, emergency services personnel, and the general public to locate the property. Property identification signs are subject to the following limitations:

1. **Address Signs.** Two per address up to 2 square feet each, only one of which may be ground mounted. Address signs on buildings shall be between 4 feet and 9 feet high. Ground-mounted address signs shall be no more than 36 inches high.

2. **Building Name Plate.** Each building may have one name plate sign up to 3 square feet, except that a name plate sign such as engraved stone, bronze, brass or similar ornamental detail integrated with the architecture and associated with the permanence of the building, rather than a particular tenant, may be up to 24 square feet when approved by the Planning Commission as part of the construction or substantial modification of the building.

B. **Public Safety, Traffic Control or Public Information.** Signs designed and located to control traffic movement and safety of vehicles and pedestrians according to uniform traffic control device standards, signs required by the City’s Building or Fire Code, or signs otherwise required to support any official action or legal obligation of a federal, state or local government, may be designed and located to meet the public purpose or requirements of other codes.

C. **Flags.** Up to three non-commercial flags may be permitted per lot. Flags shall be mounted to the building and below the building height or mounted on a permanent pole subject to the height restrictions of the zoning district and setback from the property line a distance equal to the height. Total flag area per property shall not exceed 80 square feet and no more than 40 square feet per flag for residentially property zoned residential, and shall not exceed 200 square feet or 96 square feet per flag for property zoned non-residential.

D. **Window Signs.** Signs mounted to the interior of any first floor windows in non-residential districts, provided signs not exceed more than 33 percent of all first floor window area measured between 2 feet and 10 feet above the first floor elevation, and at least 50 percent of the entire window area remains clear of any visual obstructions including the sign area.

E. **Temporary Signs.** Temporary signs are exempt from the sign permit process, provided they are within the allowances specified for the zoning district in Tables 19.48-2 and 19.48-3, and Section 19.48.070C.

F. **Accessory Signs.** Accessory signs for non-residential uses or multi-family complexes, intended to convey messages guests, patrons, or other users of the site, such as parking instructions, internal directions, building names or unit numbers, security warnings, or other similar minor signs that are accessory if limited to:

1. No more than 20 square feet total sign allowance per site, or 30 square feet per acre, whichever is greater.
2. No more than 4 total signs per site, or 10 per acre, whichever is greater.
3. No single sign may be more than 10 square feet;
4. Signs shall be no more than 6 feet high, whether ground mounted or building mounted;
5. Signs shall be setback at least 20 feet from all property lines; and
6. Grouping or arranging minor signs to have the effect of a larger permitted sign or to convey messages and increase visibility to the general public (as opposed to guests, patrons or other users of the site) makes all signs ineligible for this exemption.

G. **Construction Signs.** Signs associated with a temporary non-residential or multi-family construction project and erected to promote public information or public relations regarding the project if limited to:
   1. Up to 80 square feet total sign allowance per public street frontage;
   2. No more than 3 signs per street frontage.
   3. Signs shall be mounted on a trailer, building or fence, or if mounted on the ground it shall limited to no more than 10 feet high; and
   4. The signs shall only be posted for the duration of a valid permit associated with the project.

Construction signs for single-family and two-family structures in the residential zoning districts are required to meet the applicable temporary sign standards for those districts.

H. **Sale or Lease Signs.** One sign shall be permitted for any lot or building being offered for sale if limited to:
   1. No more than 12 square feet for residential lots 1 acre or less.
   2. No more than 20 square feet for non-residential property, or any residential property on larger than 1 acre.
   3. No sign shall be more than 5 feet high if mounted on the ground, and no higher than 20’ high or the top of the building, whichever is less, if mounted on a building.
   4. Only the period where the property is actively on the market or pending the finalization of a contract for sale or lease.

I. **Interior Signs.** Any sign that is not visible from the right-of-way, from any point along the perimeter of the property or from adjacent property, or from publicly accessible common or private spaces intended to serve as an extension of public-streets and open spaces are exempt from permits and these standards, other than those applicable by building codes or construction standards.

19.48.030. **Sign Types**

The following general sign types are distinguished for the purposes of the sign allowances requirements in this Chapter. [combine labels with a graphic......]

<table>
<thead>
<tr>
<th>Table 19.48-A Sign Types</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type</strong></td>
</tr>
<tr>
<td><strong>A Wall Sign</strong></td>
</tr>
<tr>
<td><strong>B Monument Sign</strong></td>
</tr>
</tbody>
</table>
Table 19.48-A: Sign Types

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>C Pedestrian Signs</td>
<td>A sign with a design and scale to be legible to pedestrians in front of or immediately adjacent to the building, or to be legible to individuals internal to a site containing multiple buildings. Pedestrian signs may be attached to a building or detach, provided they are located in a permanent manner such as hanging below a canopy or awning, projecting from a wall, mounted on a wall, door or window, or free-standing.</td>
</tr>
<tr>
<td>D Temporary Sign</td>
<td>A portable sign which is not permanently embedded in the ground or permanently affixed to a building or structure, and designed or intended to be used for a brief period of time.</td>
</tr>
</tbody>
</table>

19.48.040. Residential Sign Allowance

The following signs are permitted in the residential zoning districts (R-1A, R-1B, R-2, R-3 or R-4), for any planned version of these districts, and for any residential building or use permitted in a non-residential district.

Table 19.48-B: Residential District Sign Allowances

| Wall Signs | Permitted principal non-residential or multi-family uses:  
|            | • 2 per building, but no more than 1 per wall  
|            | • Maximum 5% of façade, but, no more than 50 s.f. per sign.  
|            | [See additional wall sign standards in Section 19.48.070.B.] |
| Monument Signs | Permitted principal non-residential or multi-family uses:  
| | • 1 per lot  
| | • 20 square feet maximum  
| | • 5’ high maximum  
| | • Setback at least 3’ from all property lines and at least 12’ from a street, whichever is greater  
| | • Requires Planning Commission Site Plan approval.  
| | Monument signs for a neighborhood or groups of housing with 10 or more lots or at least 5 acres may be approved by the Planning Commission, provided:  
| | • No sign is larger than the above limits  
| | • The design, quality and location is compatible with the character and context of the neighborhood; and  
| | • There is a Homeowner’s Association to ensure on-going maintenance of the sign and landscape.  
| | [See additional monument sign standards in Section 19.48.070.A.] |
| Temporary Signs | 32 s.f. total sign allowance  
| | 16 s.f. per sign max;  
| | 5’ high maximum, or no higher than 20’ or top of the roof, whichever is less if mounted on a building.  
| | 90 day limit per sign; 120 day limit for period where more than one sign displayed.  
| | [See additional temporary sign standards in Section 19.48.070.C.] |
| Pedestrian Sign | Permitted principal non-residential or multi-family uses:  
| | • 1 per each public building entrance  
| | • 12 s.f. maximum  
| | • Mounted on a wall within 10’ of the entrance, or mounted on the ground within 20’ of the entrance feature an no taller than 5 feet. |
19.48.050. Non-residential Sign Allowance

The following signs are permitted in the commercial zoning districts (C-O, C-1, C-2, and C-3), and for any planned version of these districts.

Table 19-48-C: Commercial District Sign Allowances

<table>
<thead>
<tr>
<th>Permitted principal uses:</th>
<th>Wall Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 per principle facade, up to 4 per building, except that any building with multiple office or store exterior entrances may have a sign, and the total area apportioned to its exterior wall space of each office or store.</td>
<td></td>
</tr>
<tr>
<td>Maximum 5% of façade, but no more 50 s.f. per sign.</td>
<td></td>
</tr>
<tr>
<td>[See additional wall sign standards in Section 19.48.070.B.]</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted principal uses:</th>
<th>Monument Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per street frontage</td>
<td></td>
</tr>
<tr>
<td>20 square feet maximum</td>
<td></td>
</tr>
<tr>
<td>5’ high maximum</td>
<td></td>
</tr>
<tr>
<td>Setback at least 3’ from all property lines and at least 12’ from a street, whichever is greater</td>
<td></td>
</tr>
<tr>
<td>Gas stations may have 1 monument sign up to 85 square feet, provided it is at least 50’ from any residential property.</td>
<td></td>
</tr>
<tr>
<td>Requires Planning Commission Site Plan approval.</td>
<td></td>
</tr>
<tr>
<td>[See additional monument sign standards in Section 19.48.070.A.]</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted principal uses:</th>
<th>Temporary Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>48 s.f. total sign allowance</td>
<td></td>
</tr>
<tr>
<td>16 s.f. per sign max;</td>
<td></td>
</tr>
<tr>
<td>5’ high maximum, or no higher than 20’ or top of the roof, whichever is less if mounted on a building.</td>
<td></td>
</tr>
<tr>
<td>90 day limit per sign; 120 day limit for period where more than 1 sign displayed.</td>
<td></td>
</tr>
<tr>
<td>[See additional temporary sign standards in Section 19.48.070.C.]</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted principal uses:</th>
<th>Pedestrian Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per 50 feet of building frontage, or 1 per storefront tenant, whichever is greater. Gas station canopies may have 1 per canopy face.</td>
<td></td>
</tr>
<tr>
<td>6 s.f. maximum</td>
<td></td>
</tr>
<tr>
<td>At least 7’6” clear from the sidewalk below the sign.</td>
<td></td>
</tr>
<tr>
<td>Entrance Signs</td>
<td></td>
</tr>
<tr>
<td>1 per primary business entrance, and shall be within 10’ of the entrance</td>
<td></td>
</tr>
<tr>
<td>8 s.f. maximum</td>
<td></td>
</tr>
<tr>
<td>Mounted flush to the wall, or if projecting must be at least 7’6” clear form the sidewalk below the sign.</td>
<td></td>
</tr>
</tbody>
</table>

19.48.060. General Standards Applicable to All Signs

A.  **Public Health, Safety and Maintenance.**
   1. All signs shall be designed, constructed, located and maintained in a manner that is compliant with all other building codes, and in no way presents any potential risk to public safety in the judgment of the Building Official.
   2. No sign shall imitate or resemble government signs for traffic direction or any other public safety symbol.
3. No sign shall be placed in any sight triangle applicable to public streets, internal access streets, or driveway access points using the sight distance provisions of Article 13-2A of the City Code.

4. Any sign projecting over a walkway or other active area in front of a building or other area where people may walk shall maintain at least 7’ 6” vertical clearance.

5. All signs and any surrounding grounds or landscape, shall be maintained in good condition, free of any debris, weeds, disrepair or other unsightly conditions.

B. **Specific Designs Prohibited.**

1. No sign shall be placed on any vehicle or trailer, when such vehicle or trailer is placed or parked visible from the right-of-way, and the primary purpose of the sign is to deviate from the standards or criteria of this Chapter.

2. No sign shall be attached to any public utility pole or shall be installed within the right-of-way of a public road or street, except as permitted by the public authority or where specifically exempt from the right-of-way prohibition by this Chapter.

3. No sign shall include balloons, streamers, pennants or other air activated elements and animated elements, whether animated by mechanical, electrical, or environmental means, except as authorized through any temporary use or special event permit.

4. No sign shall have any electronic message, video display or other digital display, except the Planning Commission may approve the following through the site plan review:
   a. Time and temperature displays, provided it is in place of an allowed wall sign and is a static display.
   b. Digital display of prices for gas station monument signs provided no other information than price is displayed.
   c. In each case, the Planning Commission shall consider the intent of these standards, and the potential impacts of the lighting or digital display on adjacent property.

5. Obscene signs are prohibited. “Obscene” is considered to be any material that:
   a. the average person, when applying contemporary community standards would find that the work, taken as a whole, appeals to the prurient interest; or
   b. the work depicts or describes, in a patently offensive way, sexual conduct specifically defined by the applicable state law; and
   c. the work, taken as a whole, lacks serious literary, artistic, political, or scientific value.

6. Any sign with a business message shall be located on the site of the business activity.

C. **Illumination.**

1. Any illumination shall be designed to eliminate negative impacts on surrounding rights-of-way and properties. In general, any direct source of light shall not be visible from the public street or adjacent residential property.

2. The light from an illuminated sign shall not flash or oscillate, or create any negative impact on adjacent property in direct line-of-sight to the sign.

3. External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.

4. Exposed incandescent, neon or other tube lighting shall be limited to window signs mounted to the inside of the building, or as an accent of typically less than 10% of the sign area other signs.

5. High pressure sodium, low-pressure sodium, and fluorescent lighting are prohibited.

19.48.070. **Standards for Specific Sign Types**

A. **Monument Signs**
1. All monument signs shall require Sign Plan and Permit approved by the Planning Commission according to these standards and criteria.

2. Monument signs shall be located within a landscape area at least 3 feet in all directions from the base of the sign, or be located in a large landscaped yard.

3. Monument signs shall have a base at least 75% of the width of the widest part of the sign. The base shall not count as part of the sign area provided it contains no messages or other component of the sign, and is otherwise integrated into the site as a landscape feature.

4. All monument signs and bases shall be constructed with durable, quality materials that complement the building and other site elements in terms of material, colors, and ornamentation.

5. All monument signs shall be accompanied by a landscape plan that integrates the sign area into the overall site, softens the view and appearance of the structural elements, and otherwise improves the view of the sign and property from the streetscape.

6. The Planning Commission shall consider the intent of this Chapter and the objectives of the Design Guidelines in Section 19.48.080 in approving a Sign Plan and Permit. Deviations from the specific design guidelines may be approved for any sign plan that equally or better meets the intent or design objectives of this Chapter.

B. **Wall Signs.** Wall signs are subject to the following additional limitations:

1. Signs attached to a building shall not extend vertically above the highest portion of the wall plane of the facade it is mounted on or the roofline, whichever is less. No portion of a building wall may be built above the roofline, that serves no other structural or architectural purpose, other than to mount a sign or expand the sign area allowance.

2. Signs attached to a building shall not project more than 12 inches off the surface it is mounted on unless specifically exempt from this limit by this chapter.

C. **Temporary Signs.** Temporary signs are subject to the following additional limitations:

1. Any temporary sign shall be placed with the permission of the property owner, and it is the responsibility of the person placing the sign and the property owner to ensure the sign meets all standards and is removed when the applicable display time limit has expired.

2. Temporary signs shall not be illuminated or painted with a light-reflecting paint.

3. Temporary signs shall be constructed of rigid material, designed to resist quick deterioration from the elements, and securely anchored so as not to pose a distraction or hazard to drivers. Non-rigid materials (such as banners) shall be secured by a support or frame to avoid distraction of flapping and set back at least 20 feet from the pavement edge of the fronting roadway, or may be attached securely to a building.

4. No temporary sign shall be displayed for more than 90 consecutive days, without 30 days intervening, and any temporary sign related to a particular event shall be removed within 7 days from the end of that event.

5. The period of time when a property has more than one temporary sign displayed shall not be more than 120 days in a calendar year.

6. Relocation of a temporary sign, removal of the sign for a short period, or removal and replacement with a substantially similar sign to expand the time periods is prohibited.

7. The Building Official shall be authorized to require the removal of any temporary sign that pertains to an expired event.

D. **Multi-tenant Buildings and Sites**

1. All signs for multi-tenant buildings or sites shall require Sign Plan and Permit approved by the Planning Commission according to these standards and criteria.

2. The sign plan shall demonstrate coordination of all signs on the building, allow sufficient flexibility for the replacement of signs or new tenants without the need for a new sign plan, unless a completely new sign design concept is proposed for the entire building or site.
3. The wall sign allowance may be apportioned to any tenant with a separate exterior entrance. In the case where all tenants share a common entrance the wall sign allowance may be apportioned to no more than two signs per facade.

4. The monument sign allowance for the building(s) and site shall meet the standards of 19.48.070.A, however the copy within the allowed sign may be apportioned to multiple tenants.

5. The Planning Commission shall consider the intent of this Chapter and the objectives of the Design Guidelines in Section 19.48.080 in approving a Sign Plan and Permit. Deviations from the specific design guidelines may be approved for any sign plan that equally or better meets the intent or design objectives of this Chapter.

19.48.080. Design Guidelines

All signs shall be designed to convey durability and a quality appearance. Signs should meet the following design guidelines, and where the Building Official determines that a sign presents a substantial deviation from these guidelines that could conflict with the intent of this Chapter, the Building Official may require that the sign permit application be reviewed by the Planning Commission, according to the procedures and criteria in Chapter 19.32.

A. Materials, particularly for the frames, casings or bases of signs, should be chosen to compliment the architecture of the building, and coordinate with other accent materials or architectural details of the building. In general, natural construction materials such as wood, metals, ceramic, and stone should be used for frames of all wall signs and bases of monument signs. Synthetic materials should only be used if they are designed to resemble the recommended natural materials. Plastic or acrylic is discouraged as the primary component of signs, except when used for sign panels that are accompanied by frames or individual letter casings that add architectural details to compliment the building.

B. Simple 2- and 3-color contrasting colors schemes should be used between the color of the background, letters, and accents to ensure legibility and quality appearances. Symbols and logos may incorporate other colors. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Fluorescent colors should be limited to accents and typically less than 10% of the sign area.

C. The location of all permanent signs should be incorporated into the architectural design of the building. Placement of signs should be considered part of the overall facade design. Sign locations should be carefully considered, and align with major architectural features such as marquees, building name plates, storefront sign bands, cornices and parapets, entrance features, windows, canopies and other similar architectural features.

D. Buildings that have multiple wall or ground signs should coordinate all signs for the building or site. Coordination may be established by combinations of two or more of the following:
   1. The same fonts, in terms of color, scale, and style. However, a primary and secondary font may be incorporated into signs.
   2. The same sign background in terms of material and color or coordinated colors.
   3. The same casing or framing in terms of materials and style, provided it is prominent enough to be a visible coordinating element across multiple signs.
   4. A consistent scale, orientation, shape or placement of signs. For example, all oval signs, or all signs located within a sign band across storefronts.
   5. Other elements specific to a proposed sign package.
Prairie Village Zoning Ordinance Updates
Sign Standards – Final Draft 04/11/19

6. Limited deviations in the consistency are allowed for:
   a. Any one sign may reserve up to 33% of the sign area for logos or icons that are unique to the tenant and deviate from the consistency elements.
   b. Any building with three or more significant tenant spaces, or other similar large building or sites, may have one gateway sign per facade that deviates from the consistency elements provided it is associated with a prominent point of entry or similar point of architectural emphasis.
   c. Pedestrian signs may deviate according to section 19.48.080.E. below.

E. Pedestrian signs should help create architectural variety and unique business identities from establishment to establishment. In multi-tenant buildings, pedestrian signs should be used to create interest and variety of the tenants, while overall building and site signs should create consistency and identity of the place and building.

19.48.090 Alternative Sign Plans

Shopping centers, office parks or other multi-tenant projects with 3 or more buildings or 4 or more acres may propose a property specific sign plan. The sign package shall be based on the intent, types of signs, and standards of this Chapter, but the Planning Commission may approve deviations to these standards where they find that the plan:
A. Promotes a unique character for the area, and improves the image and identity of the project as it relates to the surrounding community.
B. Presents uniform designs to coordinate multiple components of the project, and where there are distinctions in the type and design of the signs, they are well-coordinated in light of the overall plan.
C. The plan has clear and explicit standards for the size, location, design and quality of the signs, and it anticipates future tenants or changes in tenants without requiring amendments to the plan.
D. The property owner or landlord has authorized the plan, and any changes to the plan will require the property or landlord to submit a new application to be approved by the Planning Commission.

19.48.100. Interpretation

A. Measurements. The following shall be used in interpreting dimensional standards for signs:

1. Sign Area. Signs mounted on or displayed as a standard geometrical shape shall be measured by the standard mathematical formula for that shape. Signs mounted on or displayed as an irregular shape shall be measured by the smallest area of up to two standard geometrical shapes that can encompass the entire sign mounting.

2. Detached Signs. The area of the sign shall be computed by the entire area of the face of the structure, cabinet or module enclosed by the border of the frame.

3. Wall, window or other building-mounted signs. Any building mounted sign mounted on a background shall be measured by the area of the background. If mounted directly on the wall, the area shall be computed by means of the smallest single and continuous perimeter of up to two standard geometric shapes that enclose the outer limits of the writing, emblem or other display.

4. Wall Area. The area of a wall for determining that wall sign allowance shall be the continuous plane of the facade that a sign is mounted on, or when apportioned to multiple tenants the exterior wall area associated with each tenants gross leasable floor area.
Structures built solely to expand the wall plane for the purpose of increasing the sign area or mounting a sign shall not count towards the wall area.

5. *Window Area.* The area of a window for determining the window sign allowance shall be the actual surface of the clear glass inside the window casing. Larger windows or glass panels shall only count this area between 2 feet and 10 feet above the finished floor elevation.

6. *Double-faced Signs.* Where the sign faces of a double-faced sign are no more than three feet apart at any location, only one face will be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign will be the area of the larger face. In all other cases, the areas of all faces of a multi-faced sign or the surface area of objects will be added together to compute the area of the sign.

B. *Defined Terms.* [merge and purge current definitions for sign ordinance and overall zoning ordinance here, amend and supplement as necessary based on new organization]
19.32.030 Standard of Approval.

In making a determination that the Site Plan meets the standards of the zoning ordinance and that the standards are appropriately applied to the specific site, The Planning Commission shall give consideration to the following criteria in approving or disapproving a Site Plan:

A. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space and landscape;
B. Utilities are available with adequate capacity to serve the proposed development;
C. The plan provides for adequate management of stormwater runoff;
D. The plan provides for safe and easy ingress, egress and internal traffic circulation, and appropriately balances vehicle and pedestrian circulation for the site, the block and other surrounding connections;
E. The plan is consistent with good land planning and site engineering design principles, with particular consideration of the relationship to adjacent sites. In making this determination, the Planning Commission shall consider:
   1. The location and orientation of buildings, and the scale, massing and design of portions of buildings nearest to the property boundaries;
   2. Prevailing grades and transitions to adjacent areas;
   3. The arrangement, design and location of open spaces and landscape areas;
F. An appropriate degree of compatibility will prevail between the architectural quality and the quality and appearance of the proposed building(s), and in particular the impact on the character of the surrounding neighborhood. In making this determination, the Planning Commission shall consider:
   1. The application of materials, and the likelihood for proper maintenance and appearances over time,
   2. The consistency of the design with the principles of the chosen architectural style for the building;
   3. Whether any specific materials, patterns, or arrangements are prevalent among buildings and sites throughout the area, and which are capable of being integrated into the proposed plan;
G. The plan represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted planning policies;
H. The plan is consistent with the intent or design objectives of any other applicable standards stated in these regulations, and does not present any other apparent risks to the public health, safety and welfare of the community.
Building Line Modification HOA notice is by ordinance, NOT the citizen participation policy, but includes the same provisions.

HOA mailing requirements is not by ordinance, but by citizen participation policy. It is only first class (not certified).

Procedures Table

**Prairie Village Zoning Ordinance U**

<table>
<thead>
<tr>
<th>Procedures</th>
<th><em>Churches and synagogues</em></th>
<th><em>Public parks and rec areas</em></th>
<th><em>Civic Uses</em></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Districts &amp; Uses</strong></td>
<td><strong>Permitted</strong></td>
<td><strong>Required</strong></td>
<td><strong>Reconsider</strong></td>
</tr>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Districts &amp; Uses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permitted</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Required</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Reconsider</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Non-Residential Uses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Districts &amp; Uses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permitted</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Required</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Reconsider</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Use Table** – Recommendations to clarify and improve conflicts and recurring interpretation issues.

**Prairie Village**

**Districts & Uses** – Working Draft / Framework
## Prairie Village Zoning Ordinance Updates
### Districts & Uses – Working Draft / Framework 04/11/19

### Uses

#### Assembly Halls

- **Districts:** A1A, A1B, A2, A3, A4, C0, C1, C2, C3, M1D

#### Shops and stores for retail (food, beverage, goods)

- **Districts:**
  - Retail – Micro (under 1.5K)
  - Retail – Small (1.5 – 5K)
  - Retail – General (5K – 20K)
  - Retail – Large (20K – 80K)
  - Retail – Warehouse (80+K)

#### Outdoor Sales and Services – Accessory

- **Districts:**
  - Outdoor Sales and Services – Limited

#### Outdoor Sales and Services – General

- **Districts:**
  - Office – Small (under 1K)
  - Office – General (1K – 10K)
  - Office – Large (over 10K)

#### Services

- **Districts:**
  - Wellness Center

### Note:

- No change – may reconsider after comp plan, and all treatments of civic uses in residential districts. (same want to think about if we should change this). (Try)

---

#### Internal Staff Drafting Notes (delete / refine these for PC review)

- Limiting SUP to only certain districts (could be interpreted as any district now), smaller scale medical services are treated under general “personal services” in commercial uses and permitted in certain districts.

- Proposed fix based on scale analysis of existing uses and districts; change eliminates long lists of sometimes over-lapping and sometimes conflicting specific uses and puts the emphasis on the scale of uses with respect to which district they are appropriate for. A bump up in scale could occur through SUP review, based on new specific criteria added below.

- New specific use to deal with current interpretation issues on limited patio seating; vs. seasonal outside activities (parking area or large scale patio service vs. business conducted out side). This will also allow deletion of an SUP for “short term permits” that causes confusion and interpretation issues.

- Current districts have lots of meaningless and conflicting distinctions on types of specific offices. Proposed fix based on scale analysis of existing uses and districts

- Current to be replaced with below: Note: current interpretation issues on what types of services can go in C-D proposed to be cleared up by a simple “scale” approach rather than the type of specific service. Proposed fix based on scale analysis of existing uses and districts

- Current to be replaced by below: Note: veterinary offices and pet daycare have been permitted in other districts via SUP even though the ordinance does not technically specify this, and a veterinary office could be interpreted similar to other services or offices that are generally allowed in other districts.

- Proposed fix based on previous cases and past interpretations, and pet daycare as an emerging use. Boarding would only be allowed in C-2 or by SUP in C-1; otherwise it is only limited to accessory boarding with a vet or animal hospital for medical observation.

- A recent interpretation question has come up on this use. It is currently only allowed in C-D by the zoning ordinance, however “air B&Bs” may exist through past interpretations and business licenses. Should each be treated the same under the zoning ordinance, and should they be allowed in residential districts in some capacity?

- Added to C-1 and C-2 to be more consistent with other general services and/or clear up interpretation conflict. Another interpretation issue is whether day care centers associated with an otherwise allowed institutional use (church or school) should be required to get an SUP in residential districts, or should it be treated as an “accessory use”?

---

### Prairie Village

- **A** = Permitted by right
- **O** = Permitted by Conditional Use Permit (Note: administrative - PC review only; converting to non-public use / specific criteria)
- **O** = Permitted by Special Use Permit (Note: discretionary – PC recommendation / CC review based on discretionary criteria w/ public hearing)
- **A** = Permitted as Accessory Use

---

### References

- [Districts & Uses](#)
- [Prairie Village Zoning Ordinance U](#)
<table>
<thead>
<tr>
<th>Uses</th>
<th>A1A</th>
<th>A1B</th>
<th>A2</th>
<th>A3</th>
<th>A4</th>
<th>C-0</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>MAU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility storage buildings (non-residential use)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Drive through or drive-in service - fast food</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Uses listed below will not be included in the table as they are listed in the specific CUP section. However, they may coordinate with what is being considered in the Permitted and Special Uses, as well as consideration with our recommended changes to the CUP process (simplified site plan review, but not “public hearing.”) Internal Staff Drafting Notes (delete / refine these for PC review)

- Temporary use of land for commercial or industrial purposes
- Off-street parking lots and parking structures
- Drive up / Drive through / Drive in
- Drive through - retail food and beverage
- Satellite dish antennas over 1 meter and non-commercial transmitting
- Property maintenance facilities

Below will not be included in table: added to-comparison to CUP and SUP, and identify any necessary reorganization to Chapter 19.34

- Home Occupation
- Day Care – Family Home
- Temporary real estate offices
- Storage limitations beyond 24 hours
- Tennis courts
- Garages sales

<table>
<thead>
<tr>
<th>Uses</th>
<th>A1A</th>
<th>A1B</th>
<th>A2</th>
<th>A3</th>
<th>A4</th>
<th>C-0</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>MAU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility boxes larger than 12 s.f., or 2.5 time used / 32 s.f. (paid / or 56&quot;)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Food trucks vs. “temporary use”, also consider the broadening to all outside uses in light of C-0 and C-1 blanket prohibition of outside activity...also note odd that no limitation to only C-0 – C-2 in enabling. Probably want to eliminate from residential as other types have done.

- Lumpers / Trash bins
- Outdoor swimming pools and spas...
- Small utility boxes.
- Tenant recreation and swimming pools
- Odd generic (laundry list for commercial)
- 24 hour or less car wash... (w/ service station)
- Auto supplies sales (w/service station)
- Convenience store (w/service stations)
- Short term permit

<table>
<thead>
<tr>
<th>Uses</th>
<th>A1A</th>
<th>A1B</th>
<th>A2</th>
<th>A3</th>
<th>A4</th>
<th>C-0</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>MAU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive through or drive-in service - fast food</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Adds listed below will not be included in the specific CUP section. However, they may coordinate with what is being considered in the Permitted and Special Uses, as well as consideration with our recommended changes to the CUP process (simplified site plan review, but not “public hearing.”) Internal Staff Drafting Notes (delete / refine these for PC review)

- Need better distinction, but must assume principle use / accessory use distinction... may not be relevant to PV??? Alternatively, this may try to say accessory parking structures get CUP, but then inconsistent because it includes surface lots which should not.

- New distinction added to the types of past CUPs that have warranted greater scrutiny (and potential council involvement). The basic distinction would be fast food through that have higher traffic, longer hours and potentially greater impacts, compared to a bank or pharmacy service window.

- A bit broad of category, and more typical to be “accessory”; also may need more specific standards to distinguish from SUP-type review/approval

- Vague category; difficult to see any specific applicability or rational, worthwhile conditions and review processes. Further, how is this different from Utility storage building by SUP in commercial areas above...

<table>
<thead>
<tr>
<th>Uses</th>
<th>A1A</th>
<th>A1B</th>
<th>A2</th>
<th>A3</th>
<th>A4</th>
<th>C-0</th>
<th>C-1</th>
<th>C-2</th>
<th>C-3</th>
<th>MAU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive through or drive-in service - fast food</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Day Care – Family Home
- Temporary real estate offices
- Storage limitations beyond 24 hours
- Tennis courts
- Garages sales

Below will not be included in table: added to-comparison to CUP and SUP, and identify any necessary reorganization to Chapter 19.34

- This is the counter of those in accessory uses. Note: no standards go with this and generic standards go with accessory ones. Monitor in association with Wireless and ROW ordinance amendments being prepared by David Waters.

Use Procedures and Review Criteria Changes –

The CUP and SUP approval criteria are exactly the same except for 19.28.030.I on “architectural style” is on SUPs but not on CUPs. This does not match up well with the types of things that are listed as CUPs (more site conditions that actual “uses”); and it does not reflect the different level of scrutiny and discretion for each –
Change 19.30.030 (CUP criteria) to the following to emphasize the differ between CUP and SUP

In making its decision, consideration shall be given to any of the following factors that are relevant to the request:

A. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations;
B. The proposed conditional use meets any specific standards or limitations for the particular use listed in this ordinance.
C. The proposed conditional use meets all of the site plan review criteria in 19.32.030.
D. The proposed conditional use at the specified location is adequately planned, designed, located and limited to not cause any impacts on the character of the area, the public streetscape or adjacent property, different from any other permitted use.
E. In meeting these criteria, the Planning Commission may place additional conditions that it deems appropriate to ensure that the criteria are met based on the particular context, site or plan.

Change 19.30.010; 015; and 020 to not require a public hearing with public testimony for the CUP

Use Sections (19.06.010, 19.08.005, 19.10.005, 19.12.005, 19.16.005, 19.18.005, 19.20.005, 19.22.010, 19.23.010)

Replace all use list in districts with a statement deferring to the table.

Clean up all definitions – remove all of the definitions for uses not used in the ordinance (many existing and some more due to revised approach); develop concise descriptions of each of the uses in the table.

SUP Uses (19.28) – Add the following to the list of specifically listed special use permits (19.28.070)

H. [Change “Assembly Hall” to “Assembly” (to match use table) and add: Where assembly uses are listed as a Special use in certain districts, the application should be reviewed particularly in regard to]
   1. The intensity of the use in terms of activity and noise;
   2. The scale of the building and associated site elements compared to patterns in the area;
   3. Potential impacts of the use on adjacent property from anticipated operations and activities; and
   4. The benefits of the use to other permitted uses in the district compared with the potential detriment of the use character of the area.

R. Utility or Storage Buildings [consider deleting per above note in table]

U. (add retail) Retail, Office or Service: Where retail, office or service uses are listed as a Special Use in certain districts, the application should be reviewed particularly in regard to:
   1. The intensity of the use in terms of activity and noise;
   2. The scale of the building and associated site elements compared to patterns in the area;
   3. Potential impacts of the use on adjacent property from anticipated operations and activities; and
   4. The benefits of the use to other permitted uses in the district compared with the potential detriment of the use character of the area.

V. (add Animal Care) Animal Care: Where animal care uses are listed as a Special Use in certain districts, the application should be reviewed particularly in regard to:
   1. The scale of the building and number of animals to be cared for at one time, and whether that number is compatible with other activities in the area and uses on adjacent lots and buildings.
   2. The amount of outdoor space for animal activities, the frequency of outdoor use, and the location and design of these spaces proximate to other uses.
   3. The likelihood of noise generated from animals, and the hours of operation, and in particular the location of this activity in relation to residential uses and lots.

W. (add Drive Through – Retail food and beverage) Drive-through Retail Food and Beverage: Where drive-through retail food and beverage uses are listed as a Special Use in certain districts, the application should be reviewed particularly in regard to:
1. The proximity of the service area and circulation areas to residentially zoned property, and whether specific location, siting or screening strategies are needed.
2. The level or traffic and the anticipated hours of peak operation, particularly with regard to potential noise impacts on adjacent property compared to ambient noises and typical noise levels from other uses in the district.
3. The circulation patterns for traffic considering both the access from abutting streets and the internally circulation, with particular regard to vehicle stacking and pedestrian access to and within the site.
4. The impact of any facilities, including drive-through lanes, service windows and ordering stations on public streetscapes and adjacent property, and whether the facilities are located in the most remote location of the site thereby placing a greater emphasis and visual priority on non-vehicular elements of the site and building.
5. Whether the facilities are compatible with other uses in the vicinity considering the type, scale and format of the uses, sites and buildings, and particularly limiting any negative impacts on streetscapes or development patterns that have a pedestrian-oriented or multi-modal character.

CUP Uses (19.30)

Change the CUP list in C to the following:

C. Drive-up services for non-food businesses, may be approved in C-O, C-1, or C-2 by a conditional use permit provided the following criteria are met:

1. The service area and any circulation or stacking areas is designed and located in a way that minimizes impacts on any adjacent residential uses. This may include locating the service area at a remote part of the site, using enhanced screening and buffering of service areas, limiting the hours of operation and anticipated peak times of the operations, or demonstrating other operational or technical controls that will clearly meet the City’s noise ordinance standards.
2. The access and circulation does not present any disruption to surrounding traffic patterns in the street, any pedestrian access points to the site or along the streetscape beyond ordinary vehicular access.
3. No food or beverage services is permitted. Drive-through retail food and beverage services require a special use permit according to the procedures and criteria in Section 19.28.
BACKGROUND:
It was recently discovered that there are two signs at the shops at 90th and Roe that were installed without a sign permit. One is the Front Door Fitness sign on the west side of the building and one is the Invisalign sign on the north side of the building. Staff issued a notice of violation to the tenants at these properties, informing them that their signs were not in compliance with the sign standards for the building and that they needed to apply for a sign permit and come into compliance, or submit revised sign standards to the Planning Commission for consideration.

The current sign standards for the building were approved by the Planning Commission in 1998 and are attached for the Planning Commission’s review. The submitted sign standards do not specifically require a dark background and white lettering; however, the minutes from the meeting indicate that there were several conditions the Planning Commission attached to the sign standards. These conditions were as follows:

1) The signage be contained within the reveal lines as shown on the plan, that each sign on the north side not exceed 28.8 square feet and that each sign on the west side not exceed 30.6 square feet
2) That the letters be white with the cabinets being a dark bronze, black, charcoal gray, dark green, or a similar color that contrasts with but compliments the color of the building as approved by City staff;
3) That, if a tenant has a logo that does not fit within the cabinets, the applicant will submit the proposed signage to the Planning Commission for approval.

At the time of approval, the owner of the building was provided a confirmation letter from former City Clerk Joyce Hagen Mundy that outlined these requirements. It also reminded the owner that any change in signs would require a permit from the City and that the new signage must conform to these new sign standards. This letter is attached for the Planning Commission’s review.

The current signs that are not in compliance have white backgrounds – one has black lettering and a logo and the other has orange lettering and a logo. It is staff’s opinion that these signs do not comply with the sign standards that the Planning Commission approved in 1998. All other signs on the building have black backgrounds with white lettering and are consistent across the building.

Andy Cope, the owner of the building, has informed us that he believes the minutes from the meeting are incorrect and that white lettering was not required. Due to this misunderstanding, we told him that we would bring these documents to the Planning Commission for review and to determine if the current signs meet the sign standards or if the owner needs to bring back revised sign standards to the Planning Commission for review at a future meeting date. Mr. Cope is planning to be present at the meeting to address the Planning Commission and answer questions.
ACTION NEEDED:
Provide direction to staff as to whether the Front Door Fitness and Invisalign signs are in compliance with the current sign standards at 90th and Roe and can proceed with applying for sign permits; or if the owner needs to submit revised sign standards to be considered by the Planning Commission at a future meeting date.

PREPARED BY:
Jamie Robichaud
Deputy City Administrator
May 3, 2019
THE CITY OF PRAIRIE VILLAGE  Star of Kansas

May 8, 1998

Mr. Andy Cope
9001 Roe Avenue
Prairie Village, KS 66207

Dear Mr. Cope:

RE: PC Application 98-102

This letter will confirm the actions of the Prairie Village Planning Commission on Tuesday, May 5, 1993. The Commission approved your proposed sign standards for the shops located at 90th & Roe with the following stipulations: 1) That the signage be contained within the reveal lines as shown on the plan, that each sign on the north side not exceed 28.8 square feet and that each sign on the west side not exceed 30.6 square feet; 2) That the letters be white with the cabinets being a dark bronze, black, charcoal gray, dark green or a similar color that contrasts with but compliments the color of the building as approved by City staff; and 3) That, if a tenant has a logo that does not fit within the cabinets, the applicant will submit the proposed signage to the Planning Commission for approval.

Your approved sign standards will be forwarded to the Building Department. Prior to any change in signs and permit will need to be obtained from the City and the new signage must conform with the revised sign standards.

If you have any questions, please contact me at 385-4616.

Sincerely,

Joyce Hagen Mundy
Planning Commission Secretary

cc: Rich Sternadori
OLD BUSINESS

PC98-102 Sign Standard Approval
90th & Roe
Applicant: Andy Cope

Andy Cope, 9001 Roe Avenue, the owner of the property stated the problems that exist with the current signage for this shopping area. The existing signage is aesthetically designed, but blends with the building to the degree that it is not very readable from the street. The current signage of individual lettering does not allow for the signs to be changed when there is a change in tenants.

The proposed signage is a totally different concept and is in proportion with the building with the signage being centered directly over the three prominent arches of the building. The signs will be placed in standardized sign cabinets of a contrasting color to the building. The cabinet size is 2’ 6” x 13’. The current sign letters are bronze and the color of the proposed cabinets will be dark bronze, charcoal gray, black, dark green or a similar color that contrasts but compliments the color of the building. The letter heights would be 5” and 10”. The signs would be internally illuminated single faced wall signs. The copy, letterstyle and color to be approved by the owner.

The north facade of the building is 1,151 square feet in area and staying within the allowed 5% would permit 57.6 square feet of signage. The west facade of the building is 1,834 square feet in area and 5% would permit 91.7 square feet of signage.

Ken Vaughn confirmed that there would only be one sign per tenant. Judy Stanton confirmed that there would be no additional signage between the large wall mounted signs over the arches as there is currently.

Ron Williamson explained that the current individual letters are 8” deep and their depth causes them to blend into the building both during the day and in the evening. The proposed signage has all the lettering contained within the cabinet that is enclosed on all sides and mounted flush to the building. Mr. Williamson noted that the overall cabinets will be slightly smaller than that shown on the plans in order to stay within the City’s regulations. The sign standards include the option of a monument sign; however, none is proposed at this time. If proposed later, it would come before the Commission for approval.

Charles Clark asked if it would be possible to see color samples of the lettering noting that the proposal is vague as to what color will be used. Mr. Cope responded that the lettering will be of a dark contrasting color probably a bronze similar to what currently exists; however, it has not been finalized yet. He requested that the application be approved subject to the approval of the color of the lettering by staff.

Ken Vaughn moved the Planning Commission approve application PC98-102, the sign standards for the shopping center at 90th & Roe subject to the following conditions:
1) That the signage be contained within the reveal lines as shown on the plan, that each sign on the north side not exceed 28.8 square feet and that each sign on the west side not exceed 30.6 square feet; 2) That the letters be white with the cabinets being a dark bronze, black, charcoal gray, dark green or a similar color that contrasts with but compliments the color of the building as approved by City staff; and 3) That, if a tenant has a logo that does not fit within the cabinets, the applicant will submit the proposed signage to the Planning Commission for approval. The motion was seconded by Mark Muller and passed unanimously.

**Update on “Temporary For Sale/For Lease” signs**

Mr. Williamson reported that he had not been able to meet with representatives of Kessinger Hunter regarding possible changes to the ordinance. He will have a draft of a new ordinance for consideration by the Commission at the next meeting. In drafting the ordinance he will get input from the City Prosecutor.

The Commission reviewed pictures of different “for sale/for lease” signs currently displayed within the City. After review of the ordinance, the Commission will authorize a public hearing on the proposed ordinance for the July meeting. It was recommended that Real Estate representative and leasing agents, etc. be invited to attend that hearing.
SIGN STANDARDS
Building at Southeast Corner of
90th & Roe
Prairie Village

Tenant signage to consist of internally illuminated single faced wall signs, approximately 2'6" x 13' (Not to exceed 5% of the building facade). The cabinets will be a dark contrasting color to the building and uniform in color (charcoal gray, black or dark bronze) Copy, letterstyle and color to be approved by owner. Installed on building as per drawing.

Address numerals, name of business, hours of operation, etc., to be vinyl graphics on windows or door entrance to place of business.

Owner reserved the right for a monument sign in the future. Sign to be illuminated or non illuminated, single or double faced identifying building and or address only, not individual tenants. Sign is not to exceed twenty square feet in area and five feet in height.

Owner also reserves the right for One single face wall sign, illuminated or non-illuminated, will be allowed on the south elevation. Sign not to exceed fifty square feet in area, colors and copy to be approved by owner.
NOTIFICATION OF CODE VIOLATION

CITY OF PRAIRIE VILLAGE

7700 Mission Road
Prairie Village, KS 66208

04/01/2019

LEGACY, LLC
9001 ROE Ave
PRAIRIE VILLAGE KS, 66207

RE: 9001 ROE Ave, Prairie Village, KS 66207

Case #: CE19-51

Dear LEGACY, LLC,

The City of Prairie Village is committed to providing a safe & visually attractive community. In order to meet this goal, your cooperation is required. The property owned, leased, or occupied by you is in violation of the following property maintenance code(s):

<table>
<thead>
<tr>
<th>Municipal Code</th>
<th>Description</th>
<th>Corrective Action</th>
</tr>
</thead>
</table>
| PVMC 4-106 IBC 105-1 | Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing, fire alarm, fire detection, automatic fire extinguishing, or where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used, the installation of which is regulated by this Code, or to cause such work to be done, shall first make application to the Building Official and obtain the required permit. | Obtain permit.

Front Door Fitness sign that was put up on the outside requires plans to be submitted before going up. Plans were never submitted and need to be submitted for approval.

Correct by 4/30/19

You have until 04/30/2019 to correct the item(s) listed above. If not corrected citation will be issued with mandatory court appearance.

Please contact the Code Enforcement office at the phone number below upon receipt of this notice if you are unable to comply by the correction date.

Failure to abate the condition(s) within the time allowed may result in prosecution in Municipal Court. Additionally, the City of Prairie Village is not required to issue subsequent notices for subsequent violations of the same code during the following 12 months before beginning prosecution procedures.

Sincerely,

Derek Wright
Code Enforcement Officer
(913)385-4679
dwright@pvkansas.com

cc: Owner__ /Occupant__
NOTIFICATION OF CODE VIOLATION

CITY OF PRAIRIE VILLAGE

7700 Mission Road
Prairie Village, KS 66208

04/05/2019

Tenant
9003 Roe Ave
Prairie Village KS, 66208

RE: 9001 ROE Ave, Prairie Village, KS 66207

Case #: CE19-281

Dear Tenant,

The City of Prairie Village is committed to providing a safe & visually attractive community. In order to meet this goal, your cooperation is required. The property owned, leased, or occupied by you is in violation of the following property maintenance code(s):

<table>
<thead>
<tr>
<th>Municipal Code</th>
<th>Description</th>
<th>Corrective Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>PVMC 4-106 IBC 105-1</td>
<td>Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing, fire alarm, fire detection, automatic fire extinguishing, or where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used, the installation of which is regulated by this Code, or to cause such work to be done, shall first make application to the Building Official and obtain the required permit.</td>
<td>Obtain permit. No permit was pulled for the Dentistry Sign and Invisalign sign. Application and permit needs to be pulled. Invisalign sign is not in compliance with the sign standards for the area. Correct by 5/2/19</td>
</tr>
</tbody>
</table>

You have until 05/02/2019 to correct the item(s) listed above.

Please contact the Code Enforcement office at the phone number below upon receipt of this notice if you are unable to comply by the correction date. Failure to abate the condition(s) within the time allowed may result in prosecution in Municipal Court. Additionally, the City of Prairie Village is not required to issue subsequent notices for subsequent violations of the same code during the following 12 months before beginning prosecution procedures.

Sincerely,

Derek Wright
Code Enforcement Officer
(913)385-4679
dwright@pvkansas.com

cc: Owner__/Occupant__