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<http://pvkansas.com/livestreaming>.

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, JUNE 4, 2024
7700 MISSION ROAD
COUNCIL CHAMBERS
7:00 P.M.**

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - May 7, 2024
- III. PUBLIC HEARINGS
- IV. NON-PUBLIC HEARINGS
 - PC2024-107 Proposed amendments to the PV Zoning Regulations in the R-2, R-3, R-4, C-0, C-1, C-2, and MXD districts, planning applications, and other associated changes
- V. OTHER BUSINESS
- VI. ADJOURNMENT

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

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

PLANNING COMMISSION MINUTES MAY 7, 2024

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, May 7 at 7:00 p.m. in the Council Chambers at 7700 Mission Road. Vice-Chair James Breneman called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Kersten, Melissa Brown, and Melissa Temple.

The following individuals were present in their advisory capacity to the Planning Commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Terry O'Toole, Council Liaison; Adam Geffert, City Clerk/ Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Birkel moved for the approval of the minutes of the April 2, 2024, regular Planning Commission meeting. Ms. Temple seconded the motion, which passed 5-0.

OLD BUSINESS

None.

PUBLIC HEARINGS

PC2024-107 Proposed amendments to the PV Zoning Regulations in the R-2, R-3, R-4, C-0, C-1, C-2, and MXD districts, planning applications, and other associated changes

Mr. Brewster stated that the proposed ordinance would make the following amendments and corrections to the City's zoning regulations:

1. Adjust multi-family standards to make existing properties compliant, but otherwise generally maintain current development standards in R-3 and R-4 districts. (Chapters 19.12 and 19.14)
2. Allow residential uses in commercial districts (C-) with no changes to current development standards. (Chapters 19.16, 19.18, and 19.20)
3. Improve mixed-use districts (MXD) by being more specific with preferred building types and scale, and by clarifying the plans necessary to support rezoning to MXD. (Chapter 19.23)

4. Revise the current planned development standards and process to clarify plans necessary to support rezoning to P- districts, and by coordinating specific building types most applicable to each zoning district. (Chapter 19.24)
5. Identify how the updated MXD or P- district rezoning can be applied to specific scenarios in the City.

Mr. Brewster said that the proposed changes had initially been considered in the City's comprehensive plan in 2021. The Planning Commission held work sessions in August 2023, October 2023, December 2023, February 2024, and March 2024 to discuss potential updates to the City's zoning regulations. The work sessions were a follow-up to the public forums held in June and July 2023.

The comprehensive plan spoke to neighborhood development principles, specifically diversifying housing options and maintaining the integrity of neighborhoods in the City. Additionally, the following policy plans for public space and land use were recommended:

- Reinforce existing neighborhood patterns
 - Suburban neighborhoods (primarily large lots)
 - Traditional neighborhoods (primarily narrow lots)
 - Village neighborhoods (broad range of housing types)
 - Activity centers (accessory office and residential)
- Strengthen neighborhood design
 - Prioritize well-designed streetscapes
 - Compatible range of small and moderate scaled building types
 - Relationships of housing to streetscape and surrounding property

Mr. Brewster noted that the Planning Commission had arrived at five strategies based on the work session discussions:

1. Hold the status quo in R-2, R-3, and R-4 districts
 - Make existing conditions compliant with standards
 - Clear up conflicts and interpretation issues
2. Allow residential uses in C- districts
 - Permit mixed-use residential (upper floors/behind ground-level commercial)
 - Allow subject to current commercial building development standards
3. Improve MXD districts (planned districts)
 - Promote smaller-scale plans more practical to Prairie Village contexts
 - Improve expectations and development parameters
4. Revise current planned development standards and procedures
 - Improve planning inputs to support flexibility in standards
 - Improve expectations and development parameters
5. Consider MXD for application in a variety of contexts
 - Mixed-use redevelopment of activity centers
 - Strategic infill of activity centers (mixed-use or residential)
 - Residential redevelopment in transition areas or multi-family districts

Mr. Brewster next provided information about recommended amendments in R-2, R-3, R-4, C-0, C-1, and C-2 districts:

1. Add intent sections that establish context and relationship to comprehensive plan for each zone district
2. Reformat development standards
 - a. Convert text to tables
 - b. Consistent approach to development standards in all districts (lot size, building coverage, impervious coverage, height, and setback)
3. Add section to establish parameters for application of planned zoning districts (i.e., RP-2, RP-3, CP-0, etc.)
4. Require planned applications to use the new MXD design standards

The specific recommended amendments to each zoning district are as follows:

- R-3 Apartment districts:
 - Add intent section and reformat text to tables
 - Reduce minimum lot area per until from 2,400 square feet to 1,750 square feet
 - Clarify conflict in building coverage (20% vs. 30%); use 30%
 - Add impervious coverage standard - 50%
 - Add section targeting planned rezoning applications (RP-3) to moderate or large-scale residential building types
- R-2 Two-family residential districts and R-4 Mixed-dwelling districts:
 - No substantive changes (added building coverage for consistency - 30% and 50%)
- C-0 Office building districts, C-1 Restricted business districts, and C-2 General business districts:
 - No substantive changes to development standards
 - Add “Residential - Mixed-Use” to the use table for C-0, C-1, and C-2
 - Add performance criteria in C-1 and C-2 for residential uses on upper story or behind first story commercial
- MXD Mixed-use districts:
 - Replace generic development standards (height and setback) with specific “building type standards” for default standards
 - Add mixed-density neighborhood and mixed-use design standards (community design and project design)
 - Remove procedures and defer to improved planned zoning procedures
- P- Planned zoning districts:
 - Simplify and improve intent statement
 - Improve procedures with two specific scales of plans:
 - Community design plan - streets and blocks, streetscape, open space, general land use intensity and transitions
 - Project plans - specific building types, frontages, building design, site/landscape design
 - Based on base district standards (i.e., R-2, R-3, C-1, etc.)

- Default to base district development standards
- Specific deviation criteria

Mr. Brewster next shared proposed design guidelines for mixed-density and mixed-use neighborhoods:

- Community design plan vs. project plan:
 - Community design plan (10-to-40-acre scale): streetscapes, circulation, blocks / parcels, open and civic spaces
 - Project plans (lots and block/parcel scale): frontages, site design/landscape, building scale, massing, and design
- Frontage design:
 - Building placement: consistent front building line for different contexts
 - Vehicle access: coordinate at the block scale and limit at the lot scale to maintain consistent streetscape and avoid interruptions in sidewalks
 - Pedestrian access: all buildings and sites from the streetscape
 - Parking and garage location: interior of block; limited and screened from streetscapes
- Building design:
 - Massing: relate buildings to adjacent buildings and sites with similar massing and proportions
 - Articulation: use windows, doors, materials, and architectural features to break up wall planes and have human scale details
 - Transparency: locate windows, doors, and entry features in relation to outside space and activate more important spaces (streets and open space)
- Site design:
 - Screen intense activities or equipment from streetscape, open spaces
 - Locate utilities or stormwater interior to block or otherwise minimize impact on streetscape
 - Buffers for sensitive edges or adjacencies

Mr. Brewster shared proposed parameters and criteria for planned districts:

- Base zone district standards apply
- Deviations based on broader planning benefits
 - Lot coverage
 - Stormwater strategies
 - Improved public or common open space or buffers
 - Lot area per unit
 - Diversity of housing types
 - Support adjacent non-residential uses
 - Building height or setbacks
 - Compatible style / design and transitions
 - Broader community benefits beyond the project
 - Parking standards
 - Data on target market / tenant mix
 - Assurances of no off-site impacts

- Planning criteria
 - Sounds planning and urban design reflecting comprehensive plan policies
 - Flexibility does not strictly benefit applicant or single project
 - Proposed deviations do not undermine other standards

Lastly, Mr. Brewster provided the following summaries:

- Elements that would change right now:
 - R-3 lot area would be reduced from 2,250 to 1,750 square feet per unit (matching existing projects in R-3 districts)
 - Add impervious coverage standards to R-2 (40%), R-3 (50%) and R-4 (50%)
 - Allow residential uses in mixed-use buildings in C-1 and C-2 (no development standard changes)
- Other elements that would change (all require future Planning Commission and City Council decision based on a specific proposal:
 - MXD and P- District procedures and criteria coordinated:
 - New specifications for plans (community plans and project plans)
 - Improved criteria - approval of plans and/or deviation from base or default standards
 - Mixed-use and mixed-density neighborhood design guidelines
 - Added “default” building type standards for MXD districts
 - Added recommended corresponding building types from MXD for application in small projects as P- district rezoning

Mr. Brewster said that if the Planning Commission recommended approval of the updates, the City Council would next review and potentially adopt them at an upcoming meeting.

Mr. Breneman opened the public hearing at 7:35 p.m.

The following residents spoke in opposition to the proposed amendments, citing concerns with maximum building heights, reduced setbacks, increased traffic and density, and other topics:

- Tom Clough, 8510 Delmar Lane
- Carrie Robson, 6 LeMans Court
- Jori Nelson, 69th Terrace
- Pam Justus, 7627 Chadwick Street
- Karen Gibbons, 2904 W. 71st Street
- Mary-Michael Sterchi, 8401 Linden Lane
- Tom Ward, 22 Coventry Court
- Leon Patton, Ward 5
- Tom Hall, 2402 W. 71st Terrace
- Dan Runion, 8417 Reinhardt Street
- Susan Wolfe, 8029 Granada Street
- Paige Price, 6730 Fonticello
- Tom Hamill, 47 Compton Court

- Gary Showalter, 3518 W. 73rd Terrace
- Brooke Morehead, 7921 Fontana Street

With no one else present to speak, Mr. Breneman closed the hearing at 8:25 p.m.

After discussion, Ms. Temple made a motion to table the discussion to a future meeting. The motion was seconded by Mr. Birkel and passed 3-2, with Mr. Breneman and Ms. Brown in opposition.

Mr. Breneman stated that anyone with specific feedback on what should be changed or addressed in the proposed ordinance should send their thoughts to City staff over the next two weeks.

NON-PUBLIC HEARINGS

PC2024-101 Site plan review - accessory pickleball building and additional parking
Homestead Country Club
4100 Homestead Court
Zoning: R-1A
Applicant: Jeff Pflughoft, Hulsing Hotels

Mr. Brewster said that Homestead County Club was originally built in 1954 and had been operating under a special use permit since 1982. The permit had been renewed and amended several times to account for different operations and development activity. The current application proposed the following:

- Remove existing storage and outbuildings and replace them with three new enclosed pickleball courts. The building would be attached to a small portion of the existing restroom and storage, which would remain
- Add 18 new parking stalls, reconfigure the entrance to the larger parking area, and include underground stormwater retention

Mr. Brewster said that the proposed changes were within the parameters and conditions of the special use permit, but required site plan review by the Planning Commission according to the permit conditions. The special use permit established use- and site-specific conditions for the relationship to surrounding property, addressing the following primary topics:

- Stormwater issues associated with any expansion of the impervious surfaces, and how it relates to detention, landscape, runoff, grading, and berms. The 2018 special use permit was conditioned on a stormwater study approved by Public Works, which must be supplemented with all future site plans
- Parking, and the buffers of parking areas in relation to adjacent property. The 2018 special use permit established a baseline of 122 parking spaces, plus parking management conditions related to on-street parking

- Landscape design, primarily related to buffering residential property from sound, views of the facilities, and lights

The accessory structure and parking area meet the applicable special use permit conditions and allowances, and otherwise meets R-1A setback, height, and building coverage standards, subject to the specific review comments below regarding stormwater, parking, and landscape criteria.

Mr. Brewster noted that the plan proposed the addition of 18 parking spaces. Through prior special use permit and site plan approvals the following parameters were established to address parking issues on Homestead Court:

- The applicant would manage employee and member parking so that the parking lot is used for all parking, and on-street parking is only used during peak or overflow demands
- Public Works would monitor the on-street parking situation and consider limiting parking to one side of the street if necessary
- For any special events in which excess parking is expected (i.e. swim meets), the applicant would manage parking through off-site, shuttle or valet services

The proposed accessory building encloses three additional pickleball courts; the 18 additional spaces should be sufficient to accommodate any additional capacity at any one time and can help address some of the parking management obligations included in the 2018 special use permit and site plan reviews.

Mr. Brewster noted that the site was also subject to an overall drainage study submitted as part of the 2018 special use permit renewal and site plans. The applicant submitted a drainage report and plans for the proposed underground drainage associated with the new building and parking areas. He noted that Public Works had reviewed the drainage study, provided comments to the applicant, and would address any issues through the construction process and drainage permit issuance.

The plan proposes to replace existing storage buildings at a central portion of the site with three new pickleball courts enclosed within an accessory building. The building would be attached and an expansion of a small portion of the current restrooms which will remain. The new accessory includes the following:

- 60' x 80' enclosed pickle ball courts. (brings total building coverage to approximately 17%; R-1A allows up to 30%)
- 18' to 22.5' high; shed roof, higher on the west elevation interior to the site and abutting the existing outdoor courts
- Approximately 85' from the nearest property line (front edge of the nearest portion of the cul-de-sac)
- Prefabricated, corrugated metal structure; pearl gray walls with dark grey EIFS vertical accent bands, and a bronze roof and gutter system, which matches the colors and design of the of the enclosed tennis structure and other accessory building and is coordinated with the colors of the main clubhouse

- Wood pergolas associated with exterior space on the east and west sides of the building

Mr. Brewster said that additional design considerations arise out of the special use permit, and specifically the permit renewal and site plans approved in 2018. At that time, an overall plan for expansion of the club, including design of the clubhouse and design of the outbuildings was approved. Through a series of site plan reviews and amendments to the plan, the large tennis enclosure was approved with a more basic and utilitarian design and the aesthetics and compatibility with the site and surrounding areas was to be addressed by:

- a. Coordination of color schemes with the clubhouse design
- b. Buffer and screening of the larger, utilitarian buildings from surrounding property with landscape (either within the site or on the perimeter)
- c. This same direction was applied to the smaller enclosed pickleball courts approved by a site plan in 2022

Mr. Brewster noted that the proposed building was consistent with the design of the tennis enclosure and smaller pickleball building. It is located at an internal area of the site and does not have prominent visibility from surrounding property. The most sensitive visibility issues will be from the frontage area at the end of the cul-de-sac, and this issue is more specifically addressed with the parking and landscape design.

Additionally, this building is intended for enclosed pickleball courts. Therefore, prior to building permits the applicant should confirm insulation or other noise-mitigating strategies similar to the requirements for other enclosed court buildings. Further, operational standards that ensure that the building retains the full extent of noise mitigation should be required (i.e. proper ventilation, no open doors during play, etc.).

The plan includes an existing tree inventory, a tree replacement and removal plan, and a landscape detail for the specific construction area. The tree replacement and removal plan specifies replacement of several dead plants or other planting requirements as part of prior approvals. The detailed landscape plan for the construction area includes relocation of several trees, protection of some existing trees, and new plantings. Then new planning are a mix of shade trees, evergreen trees, shrubs, and grasses (with five relocated trees). This landscape plan is sufficient to meet requirements of past approvals and to meet requirements for the proposed new construction.

Mr. Brewster said that staff recommended approval of the site plan subject to the following conditions:

1. The site remains under all conditions of the 2023 special use permit, including conditions incorporated from prior permits and approvals. Any changes shall require site plan review by Planning Commission, and any significant changes may require amendment of the special use permit
2. The accessory building should demonstrate proper insulation or noise-mitigating strategies, similar to other indoor court buildings. Additionally, proper ventilation

should be required to ensure that all operations retain the full effect of noise mitigation during use. Open doors or other ventilation that amplifies activities in the building are prohibited

3. At the time of permits the tree protection plan shall be supplemented with plans showing the actual location of all required tree protection fences during construction, and the location and protection area shall meet all requirements of the city's tree protection ordinance

Mr. Birkel made a motion to approve the application as presented, with staff recommendations. The motion was seconded by Ms. Brown and passed 5-0.

PC2024-108 Site plan review - façade refinish, parking lot improvements and related site improvements
Corinth Quarter
3901 W. 83rd Street
Zoning: C-2
Applicant: Tyler Wysong, Kimley-Horn

Mr. Brewster stated that the application was for the approval of a façade refinish of existing buildings in the Corinth Quarter shopping center, for the building on the southwest corner of 83rd Street and Mission Road. He noted that the project was related to the new retail buildings on the remaining portions of Corinth Quarter that received a site plan approval in 2019, and were remodeled and/or reconstructed in 2020-21.

Proposed changes include:

- Refinish of the facades and storefronts
- Removal of the front canopy
- New hardscape and storefront landscape
- Reconfiguration of parking stalls and islands, and related improvements to the perimeter

Mr. Brewster said that expansions of buildings larger than 10% in C-2 districts, or changes in architectural style or exterior materials which vary substantially from existing context, require site plan review by the Planning Commission.

There are no significant changes in the building configurations for this application. All existing buildings meet the current setbacks, and the changes are primarily cosmetic. The structural changes involve removal of the front canopy over the parking area, and tenant improvements to reconfigure existing spaces for multiple tenants, other than parking and landscape standards noted more specifically in the below criteria, all proposed changes meet the applicable zoning standards for C-2. The plan proposes reinvestment in an existing business and building, which reflects policies of the comprehensive plan to strengthen existing activity centers.

Mr. Brewster stated that there would be no changes to access for the site, and no traffic patterns on surrounding streets would be altered. All of the parking changes are minor alterations to the interior circulation and parking. The site has 172 existing parking spaces, and with the modifications will have 189 spaces. The site is currently subject to the blended parking ratio for shopping centers and mixed-use areas that shares peak time and overflow parking. However, gaining 17 parking spaces without increasing building square footage results in no additional parking requirements for this proposed plan.

The site is an infill site that is already served by adequate utilities and the changes result in no increases in service levels or impacts on utility capacity. The applicant has indicated that there are no changes to drainage on the site, and Public Works concurs with this assessment, noting that the changes to the parking result in no net increases in impervious area. Public Works will still require standard drainage permits as part of the construction process.

The proposed refacing of the existing northeast corner building includes the following:

- Repair of the existing brick facades and repainting them white
- Repainting existing wood columns to match new wood accents
- New stucco vertical box entry features to replace the existing gable, canopy entry features, and drive-through canopy (white) at four locations
- New stucco vertical box corner element and cornice (black)
- Black storefronts
- New wood accents (manufactured wood slats), prefabricated wood cornice on the vertical entry features, wood backing on some sign panels and a new wood trellis related to an outside patio / entrance feature

Mr. Brewster said that the vertical box cornice and entry features were a departure from scale and formats of the existing building and from other buildings in the area, including the Corinth shopping center across 83rd Street. However, they are consistent with the prior approved designs of Corinth Quarter, in which the wood accents on architectural features and exterior space elements were considered unifying features with other buildings and sites in the area.

The building elevations also include sign concepts and locations. These concepts are generally acceptable, however there are no specific sign plans or dimensioned sign areas. Provided future signs for specific tenants meet the general ordinance requirements signs within these concepts can be approved by staff through the sign permit process.

The application proposes the following new landscape items for the 83rd Street frontage and parking areas:

- 12 frontage trees
- 10 ornamental trees
- 50 shrubs
- 4 parking lot trees

- 35 parking perimeter shrubs
- Landscape associated with building frontages and outside gathering space

Mr. Brewster noted that the proposal met the standards applicable to the site for the 83rd Street frontage, except the need to add one additional street tree on the western edge of the frontage to replace a recently lost street tree. However, no landscape is proposed for the streetscape, frontage, and parking area on the Mission Road frontage. Although no construction activity is occurring within the existing parking area, the entire site is subject to the landscape standards, and the parking area and streetscape already include area for landscape (the area once had landscaping that has been removed.) Therefore, the landscape plan should be revised to include landscape on this portion of the site which meets the ordinance requirements. In general, this should include:

- Add one shade tree to the western edge of the 83rd Street frontage to replace recently lost tree
- Eight large shade trees along Mission Road to meet the streetscape/frontage and parking lot perimeter requirement
- 35 to 50 shrubs along Mission Road to meet the frontage/parking perimeter / head in parking near right-of-way buffer requirement
- Six large shade trees in the parking lot islands to meet the parking perimeter and internal parking lot requirement

Mr. Brewster said staff recommended approval of the site plan subject to the following conditions:

1. The landscape plan be amended to include the following:
 - a. One shade tree on the western edge of the 83rd Street frontage to replace the recently lost tree
 - b. Eight shade trees and 35 to 50 shrubs on the Mission Road frontage to meet the streetscape / frontage landscape requirement and the parking lot perimeter landscape requirement
 - c. Six shade trees be included in the landscape islands on the east side of the site to meet the internal parking landscape requirement and replace trees that were previously there
 - d. The plan be amended to document existing plants in all areas which are referenced "existing landscape to remain" - this is to enable ongoing enforcement of landscape requirements against any approved site and landscape plan
 - e. The resubmitted plan shall be approved by the staff landscape architect prior to permits and may include revisions of proposed species to other substitute species recommended ensure proper maintenance, durability, and longevity of landscape investments
2. Signs plans are approved in concept only. Future signs shall be reviewed through sign permits and will be required to meet the general ordinance requirements for signs in the C-2 zone district

Andrea Hildago with First Washington Realty, and Tyler Wysong with Kimley Horn, 805 Pennsylvania Street, Kansas City, MO, were present to discuss the project. Ms. Hildago stated that she agreed to the conditions for approval.

Mr. Kersten and Mr. Birkel shared concern that the white EIFS panels would become dirty quickly and would require additional maintenance since they would be touching the ground.

Ms. Brown stated that she felt the proposed design did not meet or reinforce the character of the area, and added that selecting a different color for the EIFS panels would be an improvement.

Mr. Birkel made a motion to approve the application as presented, with staff recommendations. The motion was seconded by Ms. Temple and passed 4-1, with Ms. Brown in opposition.

PC2024-109	Site plan review - expansion of existing building for animal care use Tomahawk Animal Hospital 6301 W. 75 th Street Zoning: C-2 Applicant: Brian Michener, Lo Design

Mr. Brewster stated that the application was for the approval of a site plan to expand an existing building for an existing use. The business is a permitted animal care facility in the C-2 zoning district, and is expanding to take over a portion of the premises previously used as a nursery. The application is associated with a related request for a variance to the west side setback. The proposal would remove two outbuildings and allow a smaller expansion of the principal building and reconfiguration of the parking areas and a rear outside yard.

Expansions of buildings larger than 10% in C-2 districts requires site plan review by the Planning Commission. This application proposes expansion of a building for animal care use, which is allowed in the C-2 zoning district. The proposed building expansion is associated with a variance request to continue an existing non-conforming side setback on the west side of the lot. Other than this request, and except where noted specifically below with regard to other site plan criteria for specific standards, the proposal would meet all C-2 standards. The plan proposes reinvestment in an existing business and building, which reflects policies of the comprehensive plan to strengthen existing activity centers and corridors and promote neighborhood-serving businesses.

Mr. Brewster said that the plan proposed using the two existing access points off Lamar Avenue, with changes to the configuration of access. The removal of one of the outbuildings would permit the two access points to be linked, and for the parking areas to be connected and reconfigured, which would allow easier internal maneuvering of parking and should not negatively impact pedestrian or vehicle traffic in the public right-of-way.

The plan also proposes 19 parking spaces. Based on the square footage of the proposed building, the ordinance requires 13 spaces.

Since the site is an existing site and is utilizing the reconfigured parking lots, there is very little grading associated with this plan. The removal of the outbuildings and inclusion of a rear yard will result in no increase in impervious surfaces.

The plan proposes a rear addition to an existing building, so it does not significantly impact the relation to the streetscape. This is a corner lot where access and parking are primarily from the side street, and the building does have a partial corner orientation. None of the building elements that impact the relationship to the streetscape (windows, entrances, architectural details) are changing, with the only changes being an extension of the east elevation further to the rear and a change in the roof structures and gables. The relationship to adjacent property is primarily addressed in the associated variance application; however, beyond those specific issues, as a single-story building it does not have significant impacts on adjacent property.

The design proposes a continuation of the current building style and materiality - a residential single-story building with a low pitch roof and wood siding. The most significant changes occur in the roof structure, but this only shifts location of gables and orientation of roof planes and is consistent with the current structure. Although there are a variety of building types in the vicinity, this scale and massing is similar to other residential structures in the area.

The application does not include a landscape plan. The landscape standards were adopted in 2021, and no applications or development has occurred on the site in that time. Since this is an application for reuse of an existing building, the application should make up for any current deficiencies on the site with respect to current landscape standards.

The landscape standards apply based on four components of sites - streetscapes and frontages, foundations, parking, and buffers. Existing plants can contribute to the standards, and landscape plans can permit plants to contribute to requirements in more than one of the above categories. This site would require the following:

- Streetscape and frontages - six large trees (one per 40' on frontage and one per 80' on street side streets)
- Foundation - two ornamental trees and eight shrubs; but recommend site plan exception. (one per 25' of building frontage; and five per 25' of building frontage). This is an existing building frontage and there is no area for foundation landscape. No work is being proposed associated with the building frontage, and foundation landscape intent is better addressed by the right-of-way parking buffer
- Parking - six large trees and 50 shrubs; but recommend site plan exceptions (one per 40' of parking perimeter; and five per 25' of parking perimeter). This is an existing site and there is limited parking landscape areas on the site. The street tree and parking perimeter trees can count to both requirements, and the shrub requirement should be concentrated on the right-of-way parking buffer see below

- Buffers - the only buffer landscape requirement triggered is the screen parking areas adjacent to the right-of-way. A 2.5' to 4' hedge, ornamental fence screen, or combination is required. This can be accounted for by approximately 50 shrubs along the parking perimeter, located and spaced to screen the parking - particularly the head and back-end parking

These requirements, when accounting for the recommended site plan exceptions justified by the nature of this infill site, can be met with five to six large shade trees on the streetscape frontage and approximately 50 shrubs on the parking perimeter. A landscape plan should be submitted and approved by the staff landscape architect prior to building permits.

Mr. Brewster said staff recommended approval of the site plan subject to the following condition:

1. A landscape plan with approximately five to six large shade trees (species from the Prairie Village right-of-way tree list) and approximately 50 shrubs be submitted and approved by the staff landscape architect prior to building permits

Brian Michener with Lo Design, 7327 Summit Street, was present to discuss the application.

Ms. Temple made a motion to approve the application as presented, with the staff recommendation. The motion was seconded by Ms. Brown and passed 5-0.

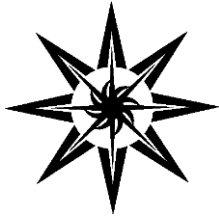
OTHER BUSINESS

None.

ADJOURNMENT

With no further business to come before the Commission, Mr. Breneman adjourned the meeting at 9:39 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary



PLANNING COMMISSION

Planning Commission Meeting Date: June 4, 2024

Consider Approval of PC2024-107: Recommending Approval of Ordinance 2494 to the Governing Body by amending the zoning regulations related to residential use, building and development standards, design standards in the R-2, R-3, R-4, C-O, C-1, C-2, and MXD districts, planning zoning applications, and other associated changes.

RECOMMENDED MOTION:

Make a motion to recommend approval of PC2024-107 to the Governing Body.

BACKGROUND:

Attached is Ordinance 2494, which makes the following amendments in the zoning regulations:

1. Adjust multi-family standards to make existing properties compliant, but otherwise generally maintain the current development standards. (R-3 and R-4). (Chapters 19.12 and 19.14)
2. Allow residential uses in Commercial districts (C-) with no changes to current development standards. (Chapters 19.16, 19.18, and 19.20)
3. Improve the Mixed-Use district (MXD) by getting more specific with preferred building types and scale, and by clarifying the plans necessary to support rezoning to MXD. (Chapter 19.23)
4. Revise the current planned development standards and process to clarify plans necessary to support rezoning to P- districts, and by coordinating specific building types most applicable to each zoning district. (Chapter 19.24)
5. Identify how the updated MXD or P- district rezoning can be applied to specific scenarios in the city.

Changes to the zoning regulations require a public hearing, a recommendation from the Planning Commission, and final approval of the Governing Body. The proposed effective date, if approved by the Planning Commission and Governing Body, is upon passage, approval and publication. The ordinance has been reviewed and approved by the City Attorney.

The required Public Hearing for this item was completed on May 7, 2024. Upon hearing public comment, the Planning Commission placed the item on hold until the next meeting to gather more public input. Since that date, City staff have collected additional public feedback via email which has been provided to the Planning Commissioners. Details are outlined on the attached memo. Staff is prepared to discuss each item or any alternatives to what has been originally proposed.

ATTACHMENTS:

- Ordinance 2494
- Redlined changes to 19.02, 19.04, 19.10, 19.12, 19.14, 19.16, 19.18, 19.20, 19.22, 19.23, 19.24, 19.27 and 19.36
- Background Discussion Memo (March 2024)
- Public Feedback Memo (June 4, 2024)
- Public Feedback Emails

PREPARED BY:

Nickie Lee

Deputy City Administrator

Date: May 30, 2024

ORDINANCE NO. 2494

AN ORDINANCE AMENDING THE CITY OF PRAIRIE VILLAGE, KANSAS ZONING REGULATIONS APPLICABLE TO RESIDENTIAL USE, BUILDING AND DEVELOPMENT STANDARDS, AND DESIGN STANDARDS IN THE R-2, R-3, R-4, C-O, C-1, C-2 AND MXD DISTRICTS, PLANNED ZONING APPLICATIONS, AND OTHER ASSOCIATED CHANGES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS:

Section I.

Chapter 19.02 of the Prairie Village Municipal Code, entitled "Definitions" is hereby amended by removing Section 19.02.040 "Apartment Building, Garden", Section 19.02.045 "Apartment House", Section 19.02.130 "Common Wall Dwelling", Section 19.02.135 "Comdoninumum Dwelling House", Section 19.02.200 "Dwelling", Section 19.02.035 "Apartment", Section 19.02.205 "Dwelling, Multiple, Section 19.02.215 "Dwelling, Senior Adult", Section 19.02.210 "Dwelling, Single-Family", Section 19.02.490 "Townhouse", Section 19.02.220 "Dwelling, Two Family" and adding new Section 19.02.200 "Dwelling", Section 19.02.205 "Dwelling, Apartment", Section 19.02.208 "Dwelling, Attached House", Section 19.02.210 "Dwelling, Multiple", Section 19.02.212 "Dwelling, Residential Mixed-Use", Section 19.02.214 "Dwelling, Senior Adult", Section 19.02.215 "Dwelling, Single-Family", Section 19.02.218 "Dwelling, Townhouse", Section 19.02.220 "Dwelling, Two Family" to read as follows:

19.02.200. DWELLING

Dwelling means a building or portion thereof, designed exclusively for residential occupancy, including one family, two family and multiple dwellings, mixed-use dwellings, and boarding and lodging houses, but not motels, hotels, mobile homes or manufactured homes.

19.02.205 DWELLING, APARTMENT

Apartment means a residential building type designed for multiple dwelling units. Variations of this building type are based on the standards for scale and format, including lot size, building footprint, height, and/or number of dwelling units resulting in small, medium, or large apartment buildings.

19.02.208 DWELLING, ATTACHED HOUSE

Attached house means a small-scale residential building type that includes 2 to 4 dwellings that may be joined in a variety of configurations, including combinations of side-by-side, front-back, or up-down configurations. It is distinguished from a townhouse or a small apartment as it maintains the appearance and scale of a single detached house, despite having multiple units, and is distinguished from a duplex as it may have more than 2 units.

19.02.210. DWELLING, MULTIPLE

Multiple dwelling means a building or portion thereof, arranged, intended or designed for residential occupancy by three or more families, including attached houses, townhouses, and apartments.

19.02.212. DWELLING, RESIDENTIAL MIXED-USE

Residential, Mixed-use means a building used for non-residential and residential purposes where the non-residential uses occupy the ground level or street-front portions, and residential uses are located on upper levels above the non-residential, or on lower levels behind the non-residential uses. The buildings have a similar scale and format as attached houses or apartment buildings, other than the portions design for non-residential uses (see *Live-Work or Mixed-use Building Types*).

19.02.214. DWELLING, SENIOR ADULT

Dwelling, senior adult means a building containing one or more living units which building and units are designed for exclusive occupancy by persons 55 years of age or older who are in generally good health. This type of residence does not contemplate continuous health care services but may include a resident nurse. Units may be in the form of complete apartments and/or may provide common dining and recreational facilities and activities.

19.02.215. DWELLING, SINGLE-FAMILY

Single-family dwelling means a building arranged, intended or designed for residential occupancy by one family; also referred to as a detached house.

19.02.218. DWELLING, TOWNHOUSE

Townhouse means a residential building containing more than one dwelling unit with such dwelling units being separated by foundation to roof common walls as opposed to one unit being over another, and each maintaining a private entrance on the building front. This configuration may allow platting and individual ownership of the building and underlying lot.

19.02.220. DWELLING, TWO FAMILY

Two family dwelling means a building arranged, intended or designed for residential occupancy by two families; also referred to as a duplex.

Section II.

Chapter 19.04 of the Prairie Village Municipal Code, entitled "Districts and District Maps" is hereby amended by amending Section 19.04.005 "Districts Designated" to read as follows:

19.04.005. DISTRICTS DESIGNATED

In order to designate districts for the purposes of this title, the city is divided into the following zoning districts:

- District R-1a, single-family residential district;
- District R-1b, single-family residential district;
- District R-2, two family residential district;
- District R-3, apartment district;
- District R-4, mixed dwelling district;
- District RP-1a and RP-1b, planned single family residential district;
- District RP-2, planned two family residential district;
- District RP-3, planned apartment district;
- District RP-4, planned mixed dwelling district;
- District C-0, office building district;
- District C-1, restricted business district;
- District C-2, general business district;
- District C-3, special use business district;
- District CP-0, planned office building district;
- District CP-1, planned restricted business district;
- District CP-2, planned general business district.
- District MXD, planned mixed use district

Section III.

Chapter 19.10 of the Prairie Village Municipal Code, entitled “District R-2 Two Family Residential District” is hereby amended by amending Section 19.10.005 “Use Regulations”, Section 19.10.010 “Height and Area Regulations Generally”, Section 19.10.015 “Height”, Section 19.10.020 “Front Yard”, Section 19.10.025 “Side Yard”, Section 19.10.030 “Rear Yard”, Section 19.10.035 “Lot Width”, Section 19.10.040 “Lot Area Per Family”, Section 19.10.045 “Minimum Dwelling Size”, Section 19.10.046 “Lot Coverage” and replacing with Section 19.10.005 “Intent”, Section 19.10.010 “Use Regulations”, Section 19.10.015 “Development Standards”, Section 19.10.020 “Parking Regulations”, Section 19.10.025 “Site Plan Approval”, and Section 19.10.030 “Planned Zoning Application” to read as follows:

19.10.005. INTENT.

The R-2 Two-family Residential District provides residential living in low-scale detached and attached dwelling units. It should be used in areas at transitions between

neighborhoods and corridors, activity centers, parks and civic spaces. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

19.10.010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.10.015. DEVELOPMENT STANDARDS.

Table 19.10.A. Development Standards	
R-2	
<i>Lot:</i>	
Area	9,600 square feet (4,800 square feet per unit)
Width	80'
Building Coverage	30% of lot, maximum
Impervious Coverage	40% of lot, maximum
<i>Building Setbacks:</i>	
Front	30' minimum
Side	7' minimum each side 18' minimum total both sides
Street Side	15' minimum
Rear	25' minimum
<i>Height:</i>	
Height	35' maximum, measured from the top of foundation to the highest point of the roof structure.
Story Limit	2.5 stories

One family dwellings constructed in this district shall comply with the height, front, side and rear yard requirements and minimum lot size requirements of the District R-1a. Two family dwellings shall comply with the minimum requirements in Table 19.10.A.

19.10.020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. (For additional parking regulations see chapter 19.46.)

19.10.025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.10.030. PLANNED ZONING APPLICATIONS.

Application of the R-2 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Detached House – Standard Lot
- (b) Detached House – Small Lot
- (c) Attached House

Section IV.

Chapter 19.12 of the Prairie Village Municipal Code, entitled “District R-3 Garden Apartment District” is hereby titled “R-3 Apartment District” and amended by amending Section 19.12.005 “Use Regulations”, Section 19.12.010 “Height and Area Regulations Generally”, Section 19.12.015 “Height”, Section 19.12.020 “Front Yard”, Section 19.12.025 “Side Yard”, Section 19.12.030 “Rear Yard”, Section 19.12.035 “Lot Area Per Family”, Section 19.12.036 “Lot Coverage”, Section 19.12.040 “Parking Regulations”, Section 19.12.045 “Site Plan Approval” and replacing with Section 19.12.005 “Intent”, Section 19.12.010 “Use Regulations”, Section 19.12.015 “Development Standards”, Section 19.12.020 “Parking Regulations”, Section 19.12.025 “Site Plan Approval”, and Section 19.12.030 “Planned Zoning Applications” to read as follows:

19.12.005. INTENT.

The R-3 Apartment District provides residential living in moderate- to large-scale multi-unit buildings contributing to a mix of housing opportunities at strategic locations.

It should be used in areas with a high level of accessibility, public and common amenities, and support services in the vicinity, and transition to lower-scale neighborhoods. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

19.12.010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.12.015. DEVELOPMENT STANDARDS.

Table 19.12.A. Development Standards	
R-3	
<i>Lot:</i>	
Area	1,750 s.f. per unit
Building Coverage	30% of lot, maximum
Impervious Surface Coverage	50% of lot, maximum
<i>Building Setbacks:</i>	
Front	30' minimum
Side	10' minimum for 2-story 15' minimum for 2.5 story
Street Side	15' minimum
Rear	25' minimum
<i>Height:</i>	
Height	35' maximum, measured from the top of foundation to the highest point of the roof structure.
Story Limit	2.5 stories

19.12.020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. Parking shall not be permitted in the required side yard or within 15 feet of a street right-of-way. (For other parking requirements see chapter 19.46.)

19.12.025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.12.030. PLANNED ZONING APPLICATIONS.

Application of the R-3 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following moderate- or large-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Townhouse
- (b) Apartment – Small
- (c) Apartment – Medium
- (d) Apartment – Large

Section V.

Chapter 19.14 of the Prairie Village Municipal Code, entitled “District R-4 Condominium or Common Wall Dwelling District” is hereby titled “R-4 Mixed Dwelling District” and amended by amending Section 19.14.005 “Use Regulations”, Section 19.14.010 “Height and Area Regulations”, Section 19.14.015 “Height”, Section 19.14.020 “Front Yard”, Section 19.14.025 “Side Yard”, Section 19.14.030 “Rear Yard”, Section 19.14.035 “Lot Area Per Family”, Section 19.14.040 “Lot Size”, Section 19.14.041 “Lot Coverage”, Section 19.14.045 “Parking Regulations”, Section 19.14.050 “Site Plan Approval” and replacing with Section 19.14.005 “Intent”, Section 19.14.010 “Use Regulations”, Section 19.14.015 “Development Standards”, Section 19.14.020 “Parking Regulations”, Section 19.14.025 “Site Plan Approval”, and Section 19.14.030 “Planned Zoning Application” to read as follows:

19.14.005. INTENT.

The R-4 Mixed Dwelling District provides residential living in low- to moderate-scale multi-unit buildings contributing to neighborhoods with a mix of detached, attached, and low-scale multi-unit buildings. It should be used in areas with a high level of accessibility, public and common amenities, and support services in the vicinity, and transition to lower-scale neighborhoods. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

19.14.010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.14.015. DEVELOPMENT STANDARDS.

Table 19.14.A. Development Standards	
R-4	
<i>Lot:</i>	
Area	3,500 s.f. per unit
Width	150' minimum
Building Coverage	30% of lot, maximum
Impervious Surface Coverage	50% of lot, maximum
<i>Building Setbacks:</i>	
Front	30' minimum
Side	10' minimum for 2-story 15' minimum for 2.5 story
Street Side	15' minimum
Rear	35' minimum
<i>Height:</i>	
Height	35' maximum, measured from the top of foundation to the highest point of the roof structure.
Story Limit	2.5 stories

19.14.020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. Parking shall not be permitted in the required exterior side yards or within 15 feet of a street right-of-way. (See chapter 19.46 for additional parking requirements.)

19.14.025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single-family dwellings, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family dwellings, group homes and residential design manufactured homes.

19.14.030. PLANNED ZONING APPLICATIONS.

Application of the R-4 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small- and moderate-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Detached House – Small Lot
- (b) Attached House
- (c) Townhouse
- (d) Apartment – Small

Section VI.

Chapter 19.16 of the Prairie Village Municipal Code, entitled “District C-O Office Building District” is hereby amended by amending Section 19.16.005 “Use Regulations”, Section 19.16.010 “Height and Area Regulations Generally”, Section 19.16.015 “Height”, Section 19.16.020 “Front Yard”, Section 19.16.025 “Side Yard”, Section 19.16.030 “Rear Yard”, Section 19.16.035 “Residential Buildings”, Section 19.16.040 “Site Plan Approval”, Section 19.16.045 “Parking Regulations”, and replacing with Section 19.16.005 “Intent”, Section 19.16.010 “Use Regulations”, Section 19.16.015 “Development Standards”, Section 19.16.020 “Residential Buildings”, Section 19.16.025 “Parking Regulations in District C-O” Section 19.16.030 “Site Plan Approval”, and Section 19.16.035 “Planned Zoning Application” to read as follows:

19.16.005. INTENT.

The C-O Commercial Office District is a low intensity non-residential district providing a range of small-scale, commercial or employment uses. It also may include limited retail or services to support adjacent neighborhoods and low- and moderate-scale residential uses that contribute to a mixed-use context. This zone serves as a transition between neighborhoods and village centers or establishes neighborhood hubs in the comprehensive plan.

19.16.010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.16.015. DEVELOPMENT STANDARDS.

Table 19.16.A. Development Standards	
C-O	
<i>Building Setbacks:</i>	
Front	30' minimum
Side	10' minimum for 1-story 15' minimum for 2-story 20' minimum for 2.5-story +
Street Side	15' minimum
Rear	35' minimum
<i>Height:</i>	
Height	35' except a greater height may be permitted subject to a conditional use permit in Chapter 19.30

19.16.020. RESIDENTIAL BUILDINGS.

Any residential building constructed or located in this district shall comply with the height, yard and area regulations of the district corresponding to that dwelling type. Single family dwellings and group homes shall comply with District R-1; two family dwellings shall comply with District R-2; garden apartment buildings shall comply with District R-3. Residential uses may also be permitted in mixed-use buildings or for reuse of existing commercial buildings, subject to the non-residential building standards in the C-O district.

19.16.025. PARKING REGULATIONS IN DISTRICT C-0.

See chapter 19.46 off street parking and loading regulations.

19.16.030. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.16.035. PLANNED ZONING APPLICATIONS.

Application of the C-O district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small- and moderate-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Attached House
- (b) Townhouse
- (c) Live-Work
- (d) Apartment / Mixed-Use – Small

Section VII.

Chapter 19.18 of the Prairie Village Municipal Code, entitled "District C-1 Restricted Business District" is hereby amended by amending Section 19.18.010 "Performance Standards" to read as follows:

19.18.010. - PERFORMANCE STANDARDS

The following standards shall apply in District C-1:

- (a) No wholesale sales shall be conducted;

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- (b) No merchandise or equipment shall be stored or displayed outside a building and no sales shall be conducted from a truck or other temporary vehicle or structure except as may be permitted in chapter 19.34;
 - (c) All products shall be sold and all services rendered inside a building except that banks and savings and loan establishments may have a walk-up service and, if approved as a conditional use in accordance with chapter 19.30, a drive up service;
 - (d) No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced;
 - (e) Restaurants wherein alcoholic, wine and cereal malt beverages are sold for consumption on the premises provided that more than 50 percent of the total income of the restaurant is derived from the sale of food consumed on the premises. At the time of application for an annual liquor or cereal malt beverage permit, the applicant will submit a sworn statement that more than 50 percent of the income has and will in the future be derived from the sale of food. The business operation will not produce noise and commotion that may adversely affect the neighboring property and the premises will be maintained and managed to a level equal to that, which prevails in the neighborhood.
 - (f) Residential uses shall be limited to dwelling units on upper stories above ground level commercial uses, or less than 50% of the ground floor and located behind ground-level commercial uses.

Section VIII.

Chapter 19.20 of the Prairie Village Municipal Code, entitled "District C-2 General Business District" is hereby amended by amending Section 19.20.010 "Performance Standards" to read as follows:

19.20.010. - PERFORMANCE STANDARDS.

The following performance standards shall apply in District C-2:

- (a) No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced;
- (b) Other merchandise which may appropriately be displayed or stored outside a building shall be kept off the public sidewalk or streets, shall not

reduce the capacity of a parking lot below that required by this title, and shall not occupy an area greater than 20 percent of the ground floor area of the building, and no sale shall be conducted from a truck or other temporary vehicle or structure except as may be permitted in chapter 19.34;

- (c) Restaurants wherein alcoholic, wine and cereal malt beverages are sold for consumption on the premises provided that: more than 50 percent of the total income of the restaurant is derived from the sale of food consumed on the premises; at the time of application for an annual liquor or cereal malt beverage permit the applicant will submit a sworn statement that more than 50 percent of the income has and will in the future be derived from the sale of food; the business operation will not produce noise and commotion that may adversely affect the neighboring property and the premises will be maintained and managed to a level equal to that which prevails in the neighborhood.
- (d) Residential uses shall be limited to dwelling units on upper stories above ground level commercial uses, or less than 50% of the ground floor and located behind ground-level commercial uses.

Section IX.

Chapter 19.22 of the Prairie Village Municipal Code, entitled "C-3 Special Use Business District (SUB)" is hereby amended by amending Section 19.22.040 "Residential Buildings" to read as follows:

19.22.040. RESIDENTIAL BUILDINGS

Any residential building constructed or located in District C-3 shall comply with height, yard and area regulations of the district corresponding to that dwelling type: Single family dwellings and group homes shall comply with District R-1; two family dwellings shall comply with District R-2; multiple dwelling buildings shall comply with District R-3.

Section X.

Chapter 19.23 of the Prairie Village Municipal Code, entitled "'MXD' Planned Mixed Use District" is hereby titled "MXD Planned Mixed Use District" and amended by amending Section 19.23.005 "Purpose and Intent", Section 19.23.010 "Use Regulations", Section 19.23.015 "Building Height", Section 19.23.020 "Front Yard", Section 19.23.025 "Side Yard", Section 19.23.030 "Rear Yard", Section 19.23.035 "Preliminary Development Plan Submittal", Section 19.23.040 "Public Improvements", Section 19.23.045 "Planning Commission Action", Section 19.23.050 "City Council Action", Section 19.23.055 "Final Development Plan Generally", Section 19.23.060 "Final Development Submittal", Section 19.23.065 "Recording of Approved Plan," Section 19.23.070 "Publishing of Ordinance Changing the Zoning", and replacing with Section 19.23.005 "Intent", Section 19.23.010 "Use Regulations", Section 19.23.015

“Development Standards”, and Section 19.23.020 “Mixed-Use and Mixed Density Design Standards” to read as follows:

19.23.005. INTENT.

The zoning of property to the MXD, Planned Mixed Use District, is intended to encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts, to promote sustainable development with projects that achieve a high level of environmental sensitivity and energy efficiency, to encourage design and construction using Leadership in Energy and Environmental Design "LEED" principles and practices; and to encourage building configurations that create a distinctive and memorable sense of place. Developments in this district are allowed and expected to have a mixture of residential, office and retail uses in a single structure or multiple structures along with public spaces, entertainment uses, and other specialty facilities that are compatible in both character and function and incorporate a coordinated consistent theme throughout the development. Developments are also expected to utilize shared parking facilities linked to multiple buildings and uses by an attractive and logical pedestrian network that places more emphasis on the quality of the pedestrian experience than is generally found in typical suburban development. Buildings are intended to be primarily multi-story structures with differing uses organized vertically rather than the horizontal separation of uses that commonly results from conventional zoning districts.

19.23.010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.23.015. DEVELOPMENT STANDARDS.

Development standards in the MXD district shall be based on specific plans approved according to the Planned Zoning District process and standards in Chapter 19.24. Development plans shall be based on the following building types in Table 19.23.A and propose the proper arrangement and location of applicable building types based on a community design plan required by Chapter 19.24. Deviations from the standards in Table 19.23.A may be justified as indicated in the Planned Zoning District standards in Chapter 19.24.

Table 19.23.A: MXD Building Type Standards

Building Types	# of Units	Lot Standards [1]				Building Standards			
		Area (s.f.)	Width	Building Coverage (max)	Green Space (min.)	Height (max)	Setbacks (min.)		
							Front	Side	Rear
Detached House – Large Lot	1	10K +	80' +	30%	60%	35' 2.5 story	30'	7	25'
Detached House – Standard Lot	1	6K – 10K	60' +	30%	60%	27' 2 story	30'	6'	25'
Detached House – Small Lot	1	3K – 6K	30' – 50'	50%	30%	22' 1.5 story	15' – 30'	5'	25'
Attached House	2 - 4	6K – 15K 3K / unit	60' -125'	40%	40%	35' 2.5 story	15' – 30'	7'	25'
Townhouse	3-8	1.2K / unit 15K total max	14' / unit min.; 125' total max	65%	20%	40' 3 story	15' – 30'	10' [2]	15'
Live - Work	1-6	2K / unit 15K total max	20' / unit min. 125' total mx	65%	20%	40' 3 story	15' – 30' [3]	6' [2]	15'
Apartment / Mixed-use – Small	3-12	6K – 0.5 ac.	60' – 125'	65%	20%	40' 3 story	15' – 30' [3]	10'	15'
Apartment / Mixed-use - Medium	< 40	0.5 – 1.5 ac.	125' – 250'	65%	20%	50' 4 story	15' – 30' [3]	15' [1]	15'
Apartment / Mixed-use - Large	40 +	1.5 – 3 ac.	250' +	65%	20%	50' 4 story	15' – 30' [3]	20' [1]	15'

* Where standards are expressed as a range (i.e. 10' to 30') it shall be interpreted as a minimum and a maximum, and the requirement shall fall within that range.

[1] Projects with multiple buildings in a single-ownership complex may consider each building and development site as a "lot" for interpreting the development standards, provided the building and development sites are organized around a system of internal streets, lanes, and common spaces and buildings are oriented to these spaces as they would public street frontages.

[2] Townhouses and live/work buildings may have a 0' interior side setback when built subject to party wall specifications according to the building code.

[3] Buildings with ground level commercial uses may be located 0' to 15' from the front lot line when they front on pedestrian-oriented streets where specified in the Community Design Plan.

19.23.020. MIXED-USE & MIXED-DENSITY DESIGN STANDARDS.

- (a) *Design Objectives.* The design objectives of the mixed-use and mixed-density design guidelines are to:
- (1) Establish or reinforce the unique character of Prairie Village in mixed-use activity centers or mixed-density neighborhoods.
 - (2) Promote building and site design that enhances neighborhood streetscapes, mixed-use pedestrian streets, and active community spaces.
 - (3) Maintain the existing scale and patterns of neighborhoods and ensure compatible transitions between neighborhoods, corridors, and activity centers.
 - (4) Manage the relationship of adjacent buildings and promote compatible transitions within development projects or between development projects and established adjacent areas
 - (5) Enhance the quality, aesthetic character, and visual interest within neighborhoods and activity centers by breaking down larger masses and incorporating human scale details and ornamentation.
 - (6) Organized mixed use development and mixed-density residential projects around a system of internal streets and open spaces that extend the quality and character of public streetscapes and open spaces into development projects.
- (b) *Applicability.* These mixed-use and mixed-density design guidelines shall be applicable to the following situations:
- (1) Any rezoning to the MXD district, or any development or redevelopment within MXD districts.
 - (2) Rezoning to any planned zoning district using the MXD standards as a basis (i.e. RP-2, RP-3, RP-4, CP-0, CP-1, or CP-0).
- (c) *Community Design Plan and Guidelines.* A community design plan is required for all planned developments according to Section 19.24.020, whether establishing the context and patterns for larger scale projects, or analyzing existing conditions and transitions to surroundings for smaller scale projects. Community Design Plans should meet the following guidelines.
- (1) *Public & Common Space.* Approximately 30% to 40% of the total plan area should be public or common spaces, including streets, open space, or other common areas that serve as organizing elements for surrounding development.
 - (2) *Blocks & Parcels.* Public and community spaces should be arranged to organize development into blocks and parcels. Blocks and parcels should be between 2 to 5 acres for mixed-use or non-

residential development and between 5 to 8 acres for residential development.

- (3) *Streetscapes.* Public streets and internal private streets should incorporate the following elements:
 - a. Slow-speed travel lanes that balance vehicular movement with pedestrian and bicycle accommodations.
 - b. On-street parking which minimizes the need for redundant on-site parking and buffers people from moving traffic, particularly in mixed-use or non-residential areas.
 - c. Landscape amenity zones that create comfortable spaces including street trees, landscape beds, and street furniture or other civic features in mixed-use or non-residential areas.
 - d. Sidewalks between 5 to 8 feet in residential areas, and between 8 and 12 feet in mixed use or commercial areas (in addition to space in the amenity zone).
 - e. Bicycle facilities or trail connections where applicable based on city-wide plans or other opportunities to connect to important routes in the vicinity.
- (4) *Open & Civic Spaces.* Open spaces should be distributed throughout the plan so that all sites are within walking distance (approximately $\frac{1}{4}$ mile) of at least one type of open space. Open spaces should include a mix of formal, recreation, and natural landscape areas incorporating the following types:
 - a. Formal spaces, such as patios, plazas, or courtyards designed for gathering and located at key focal points in mixed-use or non-residential areas.
 - b. Green spaces such as parks, trails, or greens that serve aesthetic and recreation needs of residential areas.
 - c. Natural areas or dense vegetation that capitalize on existing features of the area or are located strategically to create effective transitions between different scales or intensities of development.
- (d) *Project Plans & Guidelines.* A project plan is required for each development site, parcel, or block in the community design plan, except where the community design plan includes existing and established areas. Project plans shall specify the form, arrangement, and design of development in relation to the community design plan. Each project plan should meet the following guidelines.
 - (1) *Frontage Design.* Frontage design determines the relationship between private development and the public or common areas a project fronts upon. Frontage design should incorporate the following elements.

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- a. *Building Placement.* Consistent front building lines should be established along all block faces. Buildings should be placed between 0 and 15 feet of the front lot line on pedestrian oriented streets, and between 15 and 30 feet of the front lot line on neighborhood streets.
 - b. *Vehicle Access.* Driveways should be coordinated on each block face to minimize interruptions in the streetscape. Alleys, common lanes with cross access easement, shared drives, or narrow drives to the interior of the block should be used, particularly on smaller and narrow lots.
 - c. *Pedestrian Access.* All lots and buildings shall have direct access to the sidewalks within the streetscape, or to any other common spaces that the building or lot fronts upon.
 - d. *Parking and Garage Location.* Parking, garages, or other vehicle access and service areas should be located to the interior of blocks and screened by buildings or landscape areas. Parking lots or structures serving multiple lots or blocks may be located at more central locations if designed to minimize impacts on streetscapes or other important open spaces based on the community design plan.
 - e. *Landscape.* Frontages should have enhanced landscape design to coordinate streetscape design and transition from public and common areas to private spaces.
- (2) *Building Design.* Building design refines the form and scale of buildings beyond the basic setback, height and lot coverage standards, and can be used to create interest and diversity within a common range of compatible buildings. Building design should incorporate the following elements.
- a. *Massing.* Relate buildings to adjacent development by mimicking similar massing and proportions through step-backs and secondary masses that break larger building volumes into smaller components.
 - b. *Articulation.* Use windows, doors, material changes, and architectural features to create variation, depth, texture, and human-scale details for building facades, particularly on larger wall planes and fronting streetscapes or common areas.

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- c. *Transparency.* Use the placement of windows and doors to create connections to important outside spaces, including streetscapes, frontages, and common areas. More frequent entrances and larger window expanses should be used on the ground level of mixed-use or non-residential buildings, particularly on pedestrian-oriented streets or active outdoor spaces.
- (3) *Site Design.* The placement and design of buildings, open space, and frontages should emphasize active building and open space elements and minimize the visibility or impact of other site components. Site design should meet the following guidelines.
- a. Design the required lot and building open space to relate building and lot frontages to the streetscape, and to create active outdoor social spaces in relation to the building.
 - b. Screen and/or use remote locations for high-intensity and/or utilitarian components of site or building, such as utilities, trash enclosures, or mechanical equipment
 - c. Stormwater facilities, storage areas, and parking or loading areas should be limited, located internal to the block, or otherwise located and designed to minimize impact on the streetscape design.
 - d. Use screens and buffers where it is not possible to better relate site utility elements or high impact areas to adjacent sites, buildings, and uses.
- (e) *Exceptions.* The Planning Commission may grant exceptions to the mixed-use and mixed-density guidelines in this section 19.23.020 through the planned development or site plan review process, based upon the following criteria:
- (1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations.
 - (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
 - (3) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
 - (4) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the guidelines - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of

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- the internal functions of the building to the site, streetscape, and adjacent property.
- (5) The exception will equally or better serve the design objectives stated in section 19.23.020(a), and the intent stated for the specific guideline being altered, or is based on specific concepts and plans approved in the planned development review.

Section XI.

Chapter 19.24 of the Prairie Village Municipal Code, entitled “Planned Zoning District” is hereby amended by amending Section 19.24.005 “Designation of Equivalent Districts”, Section 19.24.010 “Statement of Objectives”, Section 19.24.015 “Standards of Development”, Section 19.24.020 “Procedures”, Section 19.24.025 “Conformance to Comprehensive Plan”, Section 19.24.030 “Rezoning Property to a Planned Zoning District”, Section 19.24.035 “Planning Commission Action”, Section 19.24.040 “City Council Action”, Section 19.24.045 “Recording of Approval”, and replacing with Section 19.24.005 “Designation of Equivalent Districts”, Section 19.24.010 “Intent”, Section 19.24.015 “Standards of Development”, Section 19.24.020 “Procedures”, Section 19.24.025 “Criteria”, Section 19.24.030 “Effect of Decision”, and Section 19.24.035 “Recording of Approval” to read as follows:

19.24.005. DESIGNATION OF EQUIVALENT DISTRICTS.

Planned zoning districts and their equivalent districts are as follows:

Planned District	Equivalent District
RP-1A Planned Single Family Residential	R-1A
RP-1B Planned Single Family Residential	R-1A
RP-2 Planned Two Family Residential	R-2
RP-3 Planned Apartment	R-3
RP-4 Planned Mixed Dwelling	R-4
CP-0 Planned Office Building	C-0
CP-1 Planned Restricted Business	C-1
CP-2 Planned General Business	C-2
MXD Planned Mixed-use District	n/a – planned district only

Except in the case of standard single-family subdivision, which may be zoned R-1 and areas requested for C-3, all rezoning of land within the City of Prairie Village shall hereafter follow planned zoning procedures as set out in this chapter.

19.24.010. INTENT.

The planned zoning process is for development concepts that require a higher degree of specific planning due to the scale, complexity, and design of proposed projects. It is a type of rezoning based on a specific and integrated plan. The process affords flexibility in the development standards to improve the relationship of the project to the context, to better meet the purpose and intent statements of base districts, and to encourage innovative projects not anticipated by these standards, and to promote well-designed development equal to or exceeding results of generally applicable standards.

19.24.015. STANDARDS OF DEVELOPMENT.

- (a) **Base District Standards.** The standards of the base zoning district are generally applicable to planned zoning districts, however deviations shall be permitted based on:
 - (1) The extent that the proposed plan furthers the intent of the base district and planned zoning districts; and
 - (2) The caliber of the plan and extent of quality design and amenities.
- (b) **Specific Deviations.** Deviations from specific standards of the base zone district shall be based on the development plan providing one or more of the following benefits related to the standard.
 - (1) *Lot Coverage and Open Space Deviations:*
 - a. Address stormwater at a larger scale using stormwater best management practices considering impacts beyond the site.
 - b. Integrate common or public open space into the project within walking distance of all properties and coordinate these spaces with other existing or proposed civic and open spaces through the plan.
 - c. Enhance landscape buffers and transitions at any sensitive edges or where the increased coverage could otherwise cause adverse impacts on adjacent property.
 - (2) *Lot Area Per Unit Deviations:* Deviations from the lot area per unit:
 - a. Provide diversity of dwelling unit types not currently met by existing units in the vicinity.
 - b. Include a mix of housing and building types within the project that is complimentary to and supports adjacent non-residential uses.
 - (3) *Building Height or Setback Deviations.* Deviations from the height or setback are based on:

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- a. Compatibility of building design with the character of the area considering style, materials, and design details.
 - b. Transitions to other areas considering proximity to adjacent development and scale and massing of nearby buildings.
 - c. Management of other secondary impacts from greater building intensity including mix of uses, operation and activity, and parking.
 - d. Support for other broader planning policies or community benefits beyond the project.
- (4) *Required Parking Deviations.* Deviations from required parking promote other goals or are justified by broader planning policies, including.
- a. Strategies for reduced parking demand based on target market of residents, tenant mix of nonresidential uses, likelihood of different peak demand times of different uses, and access to or promotion of other modes of transportation.
 - b. Improving the environmental performance of projects and site design.
 - c. Assurances of no impacts of parking overflow on adjacent areas.

19.24.020. PROCEDURES.

The procedure for zoning land to a planned district is the same as required for rezoning of property in Section 19.52, except each planned district shall be supported by the following planning documents.

- (a) **Community Design Plan.** A community design plan integrates a project or multiple projects into the broader context. This plan is generally on the scale of between 10 and 40 acres, but at least the scale to address adjacencies and relationship of proposed development to the surroundings. For large-scale master planned or redevelopment projects, the community design plan will establish the context through development. For smaller scale planned districts under 10 acres or project plans for infill development, the community design plan will involve analysis of existing conditions outside of the planned district and at least 500 feet beyond any proposed project plan. The community design plan shall address the following, whether existing or newly proposed with the project:
- (1) Street and block layout.
 - (2) Streetscape design, and distinctions in different street types
 - (3) Access and circulation within any blocks and development parcels, including vehicle and pedestrian access.
 - (4) Open spaces, and distinctions in different open space types based on size, scale, and design and landscape characteristics.

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- (5) General land uses and intensity of development, and transitions between land uses considering categories and types of uses, and the scale of lots and buildings attributed to each use
 - (6) Infrastructure capacity and improvements, including stormwater management. Studies or reports on the impact of public facilities associated with the community design plan or any specific project plan shall be provided and coordinated with the city's capital improvement plans.
- (b) **Project Plan(s).** Project plans provide specific designs for projects, sites, and buildings within the community design plan. These plans are generally on a scale of less than 4 acres or may be as simple as a site plan for smaller applications of planned districts. Larger planned districts or phased projects may have multiple project plan(s), however preliminary project plans shall be submitted for any area to be zoned "-P." Project plans shall address the following:
- (1) Specific building types permitted for the designated area, including scale and format, and identifying any deviations from the base zoning district standards.
 - (2) Frontage designs demonstrating the orientation and relationship of all buildings to the public streets, internal circulation areas, or other public or common open spaces.
 - (3) Building design plans demonstrating the scale, massing, and design character of all proposed buildings. While final design and elevations are not required at this stage, general parameters on the character, style, design themes, and types of materials and architectural features shall be provided.
 - (4) Land and building uses permitted for each designated area to the extent they differ from any of the uses permitted in the base district in terms of scale, format, or operational characteristics.
 - (5) Access, circulation, and parking addressing how the project(s) will fit within the development patterns and access and circulation of the larger scale community plan.
 - (6) Landscape and streetscape designs for all development sites and common areas that meet or exceed the Site Plan criteria in Chapter 19.32 Site Plans, and Chapter 19.47, Landscape Standards.
- (c) **Project Narrative.** The project narrative shall justify why the project is eligible for planned zoning designations. It shall include statements or analysis on the following:
- (1) How the proposed planned zoning meets the intent and criteria in Section 19.24.025, and the rezoning factors in 19.52.030.
 - (2) How the project plans integrate with the community design plan, and other public benefits supported by the project plans or community design plans.

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- (3) Identify all specific deviations from the base zoning district standards and include why those deviations are justified based on the plans and criteria of this chapter.

19.24.025. CRITERIA.

In the consideration of a change to a planned zoning district the planning commission and city council shall determine whether the proposal conforms to master plans, special studies and policies normally utilized in making zoning decisions in Prairie Village. In addition, the factors to be considered for rezoning in Section 19.52.030, planned zoning decisions shall be subject to the following additional criteria:

- (a) The plan reflects generally accepted and sound planning and urban design principles with respect to meeting the goals of the comprehensive plan and the purposes and intent of the zoning ordinance in Section 19.01.010.
- (b) The flexibility offered by planned zoning is not strictly to benefit the applicant or a single project, but provides other benefits to the community or supports plans and policies in an equal or better manner than the base district standards
- (c) The proposed deviations to the standards do not undermine the intent of any other standards relative to the proposed projects or relative to adjacent property.

19.24.030 EFFECT OF DECISION.

Approval of a planned zoning district by the City Council shall rezone the property as provided in Chapter 19.52. Property subject to the planned zoning ("P") designation is required to receive a site plan approval according to Chapter 19.32 prior to issuance of any permits.

- (1) Project plans that meet all submittal requirements and criteria for site plan approval in Chapter 19.32 may be considered a site plan if designated as a site plan prior to the application and processed as a simultaneous site plan by the city.
- (2) Subsequent site plans shall be reviewed for consistency with the community design plan and project plans. Minor deviations from these plans may be approved by the Planning Commission through the site plan process provided they are determined to be due to refinement and greater design specification of concepts approved in the prior plans, and they otherwise permitted subject to base zoning district standards. The staff or Planning Commission may determine that any change is a significant change and require an amendment to the Planned Zoning District according to the same procedures of the initial designation. The following changes are not minor deviations and shall require processing as an amendment to the Planned Zoning District:
 - (a) An increase in the number of residential units by more than 5 percent

- (b) An increase in the non-residential floor area by more than 10 percent
- (c) An increase in building height by more than 10 percent
- (d) An increase in the lot coverage or reduction in the open space by more than 10 percent
- (e) Any change in the character, style, design themes of proposed buildings that result in a significantly different appearance or coordination with surrounding characteristics from what was approved in the project plans.
- (f) Other changes that do not meet the base district standards or other applicable zoning standards, and which were not expressed as a deviation.

19.24.035. RECORDING OF APPROVAL.

After rezoning to a planned district has been approved there shall be filed with the register of deeds a statement that a plan for the area has been approved. The statement shall specify the nature of the plan, the proposed density or intensity of land uses and other pertinent information sufficient to notify any prospective purchasers or users of land of the existence of such plan and any constraints thereon. The landowner shall submit this statement to the city clerk with the appropriate recording fee and the city shall be responsible for recording the statement.

Section XII.

Chapter 19.27 of the Prairie Village Municipal Code, entitled “Zoning Districts and Uses” is hereby amended by amending the Residential Uses section of the “Allowed Uses” table to read as follows:

Table 19.27 Allowed Uses										
■ = use is generally permitted, subject to general zoning district development and design standards. ○ = use requires Special Use Permit and discretionary review by Planning Commission and City Council per Section 19.32										
Uses	R-1A	R-1B	R-2	R-3	R-4	C-0	C-1	C-2	C-3	MXD
Residential Uses										
Single family dwellings	■	■	■	■		■			No specific uses permitted. C-3 is a planned commercial	No specific uses permitted. MXD s a
Two-family dwellings			■	■		■				
Attached house				■	■	■				
Townhouse				■	■	■				
Apartment				■	■	■				
Nursing and convalescent home	○	○	○	○	○	○	○	○		
Group home	■	■	■	■		■				
Residential – Mixed Use						■	■	■		

Section XIII.

Chapter 19.36 of the Prairie Village Municipal Code, entitled "Restricted Uses" is hereby amended by amending Section 19.36.005 "Restricted Uses" to read as follows:

19.36.005. - RESTRICTED USES.

- (a) No temporary or uncompleted building, garage, or appurtenances incident to a family dwelling shall be erected, maintained or used for residence purposes. However, it is provided that when the exterior and more than 50 percent of the interior of a permanent residence has been completed at the time of adoption of this title, this regulation shall not apply.
- (b) No temporary or outwardly incomplete building or structure, no open excavation for a basement or foundation, and no building or structure so damaged as to become unfit for use or habitation shall be permitted, maintained or remain in such condition for more than six months.
- (c) No building material, construction equipment, machinery or refuse shall be stored, maintained or kept in the open upon any lot, tract or parcel other than in such districts as permitted in this title, except during actual construction operations upon said premises or related premises; provided that the Board may waive said requirement in unusual cases for a limited time.
- (d) No building, structure or premises shall be used for, or occupied by any of the following uses:
 - (1) Junkyard, junk storage, salvage yard, auto wrecking;
 - (2) Auto courts, trailer camp, tourist cabins, mobile homes;
 - (3) Slaughterhouse, commercial poultry dressing or processing establishment where such use is primary and not incidental to a permitted use;
 - (4) Refuse dumps, dumps;
 - (5) Boardinghouse or lodging houses, exclusive of group homes.
- (e) The raising, storage, or handling of farm crops, the raising, feeding or keeping of farm animals, livestock or poultry, other than customary household pets or chickens as provided in chapter II, article I of the City Code, and the keeping or display of farm or other heavy equipment or machinery is prohibited in all districts.

Section XIV. Repeal of Prior Ordinances.

All ordinances and parts thereof that are inconsistent with any provision of this Ordinance are hereby repealed.

Section XV. Effective Date

This ordinance shall take effect and be in force upon and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED THIS __ day of _____, 2024.

Eric Mikkelson, Mayor

ATTEST:

APPROVED AS TO FORM:

Adam Geffert
City Clerk

Alex Aggen
City Attorney

Chapter 19.10 DISTRICT R-2 TWO FAMILY RESIDENTIAL DISTRICT

19.10.005. INTENT

The R-2 Two-family Residential District provides residential living in low-scale detached and attached dwelling units. It should be used in areas at transitions between neighborhoods and corridors, activity centers, parks and civic spaces. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

Commented [CB1]: Added to guide application of district according to comprehensive plan and physical context, and to be consistent with overall format (all districts should have non-regulatory intent statement)

19.10.005010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.10.010015. HEIGHT AND AREA REGULATIONS GENERALLY, DEVELOPMENT STANDARDS

Table 19.10.A. Development Standards	
R-2	
<u>Lot:</u>	
Area	9,600 square feet (4,800 square feet per unit)
Width	80'
Building Coverage	30% of lot, maximum
Impervious Coverage	40% of lot, maximum
<u>Building Setbacks:</u>	
Front	30' minimum
Side	7' minimum each side 18' minimum total both sides
Street Side	15' minimum
Rear	25' minimum
<u>Height:</u>	
Height	35' maximum, measured from the top of foundation to the highest point of the roof structure.
Story Limit	2.5 stories

Commented [CB2]: Convert existing R-2 standards to table to simplify and for consistent format with other districts. No substantive changes EXCEPT:

- Added impervious surface coverage to be consistent with R-1A and R-1B

Table replaces sections 010, 015, 020, 025, 030, 035, 040, 045, and 046

One family dwellings constructed in this district shall comply with the height, front, side and rear yard requirements and minimum lot size requirements of the District R-1a.

Two family dwellings shall comply with the minimum requirements ~~set forth in sections 19.10.015 – 19.10.045~~ Table 19.10.A.

~~19.10.015. HEIGHT.~~

~~No building or structure shall exceed 35 feet in height, measured as set out in section 19.02.100; nor shall it contain more than two and one half stories as set out in section 19.02.435.~~

~~19.10.020. FRONT YARD.~~

~~The front yard requirements shall be 30 feet.~~

~~19.10.025. SIDE YARD.~~

~~There shall be a side yard on each side of the dwelling, the total of which side yards shall be not less than 18 feet and neither side yard shall be less than seven feet. Not less than 15 feet shall be provided on the street side of a corner lot.~~

~~19.10.030. REAR YARD.~~

~~The depth of the rear yard shall be not less than 25 feet.~~

~~19.10.035. LOT WIDTH.~~

~~The width of the lot shall be not less than 80 feet.~~

~~19.10.040. LOT AREA PER FAMILY.~~

~~Not less than 9,600 square feet of lot area shall be provided for each two family dwelling.~~

~~19.10.045. MINIMUM DWELLING SIZE.~~

~~The minimum dwelling size shall be 1,100 square feet per family unit for living space, exclusive of garage, basement, storage space, open or screened porches, vestibules, patios and utility rooms.~~

~~19.10.046. LOT COVERAGE.~~

~~Buildings and structures shall not cover more than 30 percent of the net lot area. (Ord. 2019, Sec. II, 2001; Ord. 2060, Sec. I, 2003)~~

19.10.050020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. (For additional parking regulations see chapter 19.46.)

19.10.055025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall

prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.10.030. PLANNED ZONING APPLICATIONS.

Application of the R-2 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Detached House – Standard Lot
- (b) Detached House – Small Lot
- (c) Attached House

Commented [CB3]: Added to give more guidance on application of P- districts than is in the current code for potential R-2P applications.

Chapter 19.12 ~~DISTRICT R-3~~ GARDEN APARTMENT DISTRICT

19.12.005. INTENT

The R-3 Apartment District provides residential living in moderate- to large-scale multi-unit buildings contributing to a mix of housing opportunities at strategic locations. It should be used in areas with a high level of accessibility, public and common amenities, and support services in the vicinity, and transition to lower-scale neighborhoods. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

Commented [CB4]: Added to guide application of district according to comprehensive plan and physical context, and to be consistent with overall format (all districts should have non-regulatory intent statement)

19.12.005010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.12.010015. HEIGHT AND AREA REGULATIONS GENERALLY. DEVELOPMENT STANDARDS

Table 19.12.A. Development Standards	
R-3	
<u>Lot:</u>	
Area	1,750 s.f. per unit
Building Coverage	30% of lot, maximum
Impervious Surface Coverage	50% of lot, maximum
<u>Building Setbacks:</u>	
Front	30' minimum
Side	10' minimum for 2-story 15' minimum for 2.5 story
Street Side	15' minimum
Rear	25' minimum
<u>Height:</u>	
Height	35' maximum, measured from the top of foundation to the highest point of the roof structure.
Story Limit	2.5 stories

Commented [CB5]: Convert existing R-3 standards to table to simplify and for consistent format with other districts. No substantive changes EXCEPT:

- Reduced the lot area from 2,500 per unit to 1,750 per unit to match existing current projects.
- Reconciled the conflict between 20% and 30% building coverage maximum in favor of 30% (matches most projects)
- Added impervious surface coverage, and emphasizing it is distinct from building coverage consistent with other districts.

Table replaces sections 015, 020, 025, 030, 035, and 036

In District R-3, the height of buildings, the minimum dimensions of lots and yard, the minimum lot area per family permitted on any lot shall be as follows in sections 19.12.015–19.12.035 (for exceptions see chapter 19.44, height and area exceptions).

19.12.015. HEIGHT.

No building or structure shall exceed 35 feet in height, measured as set out in section 19.02.100; nor shall it contain more than two and one half stories as set out in section 19.02.435.

19.12.020. FRONT YARD.

The front yard requirement shall be 30 feet.

19.12.025. SIDE YARD.

The side yard requirement shall be ten feet for two-story and 15 feet for two and one-half story buildings; except that not less than 15 feet shall be provided on the street side of a corner lot.

19.12.030. REAR YARD.

The rear yard requirement shall be 25 feet.

19.12.035. LOT AREA PER FAMILY.

The minimum lot area for garden apartments shall be 2,500 square feet per family units; provided that in no case shall apartment buildings and carports, if any, cover more than 20 percent of the area of the lot or tract; the remaining eighty percent of the land to contain lawn, landscaped areas, recreation areas and open parking lots.

19.12.036. LOT COVERAGE.

Buildings and structures shall not cover more than 30 percent of the net lot area. (Ord. 2019, Sec. II, 2001; Ord. 2060, Sec. I, 2003)

19.12.040020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. Parking shall not be permitted in the required side yard or within 15 feet of a street right-of-way. (For other parking requirements see chapter 19.46.)

19.12.045025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the

opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.12.030. PLANNED ZONING APPLICATIONS.

Application of the R-3 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following moderate- or large-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Townhouse
- (b) Apartment – Small
- (c) Apartment – Medium
- (d) Apartment - Large

Commented [CB6]: Added to give more guidance on application of P- districts than is in the current code for potential R-3P applications.

Chapter 19.14 DISTRICT R-4 MIXED CONDOMINIUM OR COMMON WALL DWELLING DISTRICT

Commented [CB7]: Changed name to reflect district standards and intent better

19.14.005. INTENT

The R-4 Mixed Dwelling District provides residential living in low- to moderate-scale multi-unit buildings contributing to neighborhoods with a mix of detached, attached, and low-scale multi-unit buildings. It should be used in areas with a high level of accessibility, public and common amenities, and support services in the vicinity, and transition to lower-scale neighborhoods. This district is appropriate in village neighborhoods, as part of mixed-use context of activity centers, or at transition areas adjacent to thoroughfares or greenspace identified in the comprehensive plan.

Commented [CB8]: Added to guide application of district according to comprehensive plan and physical context, and to be consistent with overall format (all districts should have non-regulatory intent statement)

19.14.005010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.14.010015. HEIGHT AND AREA REGULATIONS/DEVELOPMENT STANDARDS

Commented [CB9]: Convert existing R-4 standards to table to simplify and for consistent format with other districts. No substantive changes EXCEPT:
•Added impervious surface coverage to be consistent with other districts

Table replaces sections 010, 015, 020, 025, 030, 035, 040, and 041

<u>Table 19.14.A. Development Standards</u>	
<u>R-4</u>	
<u>Lot:</u>	
<u>Area</u>	<u>3,500 s.f. per unit</u>
<u>Width</u>	<u>150' minimum</u>
<u>Building Coverage</u>	<u>30% of lot, maximum</u>
<u>Impervious Surface Coverage</u>	<u>50% of lot, maximum</u>
<u>Building Setbacks:</u>	
<u>Front</u>	<u>30' minimum</u>
<u>Side</u>	<u>10' minimum for 2-story</u> <u>15' minimum for 2.5 story</u>
<u>Street Side</u>	<u>15' minimum</u>
<u>Rear</u>	<u>35' minimum</u>
<u>Height:</u>	
<u>Height</u>	<u>35' maximum, measured from the top of foundation to the highest point of the roof structure.</u>
<u>Story Limit</u>	<u>2.5 stories</u>

In District R-4, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows in sections 19.14.015—19.14.040 (for exceptions see chapter 19.44, height and area exceptions).

19.14.015. HEIGHT.

No building or structure shall exceed 35 feet in height, measured as set out in section 19.02.100; nor shall it contain more than two and one-half stories as set out in section 19.02.435.

19.14.020. FRONT YARD.

Any building hereafter constructed shall provide for a front yard the minimum depth of which shall be 30 feet.

19.14.025. SIDE YARD.

There shall be a side yard on each side of the lot of not less than ten feet for two story buildings and 15 feet for two and one-half story buildings. No side yard shall be required on interior lots in common wall projects. Not less than 15 feet shall be provided on the street side of a corner lot.

19.14.030. REAR YARD.

The depth of the rear yard shall be not less than 35 feet.

19.14.035. LOT AREA PER FAMILY.

Every condominium or common wall dwelling house hereafter erected shall provide a lot area of not less than 3,500 square feet per dwelling unit.

19.14.040. LOT SIZE.

The width of the lot shall be at least 150 feet.

19.14.041. LOT COVERAGE.

Buildings and structures shall not cover more than 30 percent of the net lot area. (Ord. 2019, Sec. II, 2001; Ord. 2060, Sec. I, 2003)

19.14.045020. PARKING REGULATIONS.

Two parking spaces shall be provided for each dwelling unit. Parking shall not be permitted in the required exterior side yards or within 15 feet of a street right-of-way. (See chapter 19.46 for additional parking requirements.)

19.14.050025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single-family

dwelling, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family dwellings, group homes and residential design manufactured homes.

19.14.030. PLANNED ZONING APPLICATIONS

Application of the R-4 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small- and moderate-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Detached House – Small Lot
- (b) Attached House
- (c) Townhouse
- (d) Apartment – Small

Commented [CB10]: Added to give more guidance on application of P- districts than is in the current code for potential R-4P applications.

Chapter 19.16 DISTRICT C-O OFFICE BUILDING DISTRICT

19.16.005. INTENT

The C-O Commercial Office District is a low intensity non-residential district providing a range of small-scale, commercial or employment uses. It also may include limited retail or services to support adjacent neighborhoods and low- and moderate-scale residential uses that contribute to a mixed-use context. This zone serves as a transition between neighborhoods and village centers or establishes neighborhood hubs in the comprehensive plan.

Commented [CB11]: Added to guide application of district according to comprehensive plan and physical context, and to be consistent with overall format (all districts should have non-regulatory intent statement)

19.16.005010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.16.010015. HEIGHT AND AREA REGULATIONS (GENERALLY DEVELOPMENT STANDARDS).

Commented [CB12]: •Convert existing C-O standards to table to simplify and for consistent format with other districts. No substantive changes.

Table replaces sections 015, 020, 025, and 030.

<u>Table 19.16.A. Development Standards</u>	
<u>C-O</u>	
<u>Building Setbacks:</u>	
<u>Front</u>	<u>30' minimum</u>
<u>Side</u>	<u>10' minimum for 1-story</u> <u>15' minimum for 2-story</u> <u>20' minimum for 2.5-story +</u>
<u>Street Side</u>	<u>15' minimum</u>
<u>Rear</u>	<u>35' minimum</u>
<u>Height:</u>	
<u>Height</u>	<u>35' except a greater height may be permitted subject to a conditional use permit in Chapter 19.30</u>

In District C-O, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows in sections 19.16.015—19.10-035 (for exceptions see chapter 19.44, Height and Area Exceptions).

19.16.015. HEIGHT.

Height of buildings in this district shall be measured in feet and no building or structure shall exceed 35 feet except that a greater height may be permitted by

~~conditional use permit in accordance with chapter 19.30. In the case of office buildings, the height is measured as follows:~~

- ~~(a) The maximum vertical distance in feet from the average finish grade abutting the building to the highest point of the roof or any parapet or mansard, or to the mean height between eaves and ridge of gable, hip and gambrel roofs. Heating, ventilating, air conditioning and elevator equipment located on flat roofs may extend above the maximum height not more than eight feet.~~
- ~~(b) Finish grade in this instance shall not include such depressions as dock ramps, areaways and below grade stairways but shall be the ground elevation at the point where it is lowest.~~
- ~~(c) The use of fills or berms to increase the height of the building is not permitted.~~

~~19.16.020. FRONT YARD.~~

~~Any building or structure hereafter constructed shall provide a front yard the minimum depth of which shall be 30 feet.~~

~~19.16.025. SIDE YARD.~~

~~There shall be a side yard on each side of the lot, such side yard to be not less than ten feet for one story buildings, 15 feet for two story buildings, and 20 feet for two and one half story buildings. There shall be a side yard of not less than 15 feet of the street side of a corner lot.~~

~~19.16.030. REAR YARD.~~

~~The depth of the rear yard shall be not less than 35 feet.~~

~~19.16.035~~020. RESIDENTIAL BUILDINGS.

Any residential building constructed or located in this district shall comply with the height, yard and area regulations of the district corresponding to that dwelling type. Single family dwellings and group homes shall comply with District R-1; two family dwellings shall comply with District R-2; garden apartment buildings shall comply with District R-3. Residential uses may also be permitted in mixed-use buildings or for reuse of existing commercial buildings, subject to the non-residential building standards in the C-O district.

~~19.16.040~~030. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall prepare and submit a site plan in accordance with chapter 19.32 Site Plan Approval prior to the issuance of a building permit.

If application is made for a building permit for a building or structure, which is not required to submit a site plan and whose architectural style or exterior materials in the opinion of the building official vary substantially from such style or materials which have

Commented [CB13]: The use table in Chapter 19.27 will be amended to include "Residential - Mixed Use" (residential on the upper level or behind ground level commercial) for the C-O, C-1, and C-2 districts (see associated sections). The C-O district already allows residential, but requires it to be subject to R-1, R-2, or R-3 standards, which may not be the appropriate form and format for all residential in C-O. This corresponding change will allow residential in non-residential buildings, subject to the existing C-O development standards.

been used in the neighborhood in which the building or structure is to be built, the plans and supporting information for such building or structure shall be submitted to the planning commission for review and approval as to its compatibility with the surrounding neighborhood. This paragraph shall not apply to single-family and two-family dwellings, group homes and residential design manufactured homes.

19.16.045025. PARKING REGULATIONS IN DISTRICT C-0.

See chapter 19.46 off street parking and loading regulations.

19.14.035. PLANNED ZONING APPLICATIONS.

Application of the C-O district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small- and moderate-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Attached House
- (b) Townhouse
- (c) Live-Work
- (d) Apartment / Mixed-Use – Small

Commented [CB 14]: Move to above 030 Site Plan Approval for consistent section order among all districts.

Commented [CB 15]: Added to give more guidance on application of P- districts than is in the current code for potential C-OP applications.

RESIDENTIAL IN C- DISTRICTS

The following amendments are necessary to execute the Planning Commission's direction to allow residential in the commercial districts, but subject to current district standards (i.e. as "mixed-use projects" or additions to existing commercial buildings).

1. Add the following entry to the use table in 19.27.005

Table 19.27 Allowed Uses										
■ = use is generally permitted, subject to general zoning district development and design standards. ○ = use requires Special Use Permit and discretionary review by Planning Commission and City Council per Section 19.32										
Uses	R-1A	R-1B	R-2	R-3	R-4	C-O	C-1	C-2	C-3	MXD
Residential Uses										
Single family dwellings	■	■	■	■		■				
Two-family dwellings			■	■		■				
Attached house				■	■	■				
Townhouse				■	■	■				
Garden Apartment ~~Building or Apartment House~~				■	■	■				
~~Condominium~~					■	■				
Nursing and convalescent home	○	○	○	○	○	○	○	○		
Group home	■	■	■	■		■				
Residential – Mixed Use						■	■	■		

2. Add the following performance criteria to the C-1, and/or C-2 district standards.

(xy) Residential uses shall be limited to dwelling units on upper stories above ground level commercial uses, or less than 50% of the ground floor and located behind ground-level commercial uses.

Commented [CB16]: This section would be 19.18.010(f) for C-1 and 19.20.010(d) for C-2. (revised 19.16.035 in C-O addresses a similar topic, but does not require upper stories or behind ground level because stand-alone residential projects are allowed in C-O currently.

Chapter 19.23 "MXD" PLANNED MIXED USE DISTRICT

19.23.005. ~~PURPOSE AND~~ INTENT.

The zoning of property to the MXD, Planned Mixed Use District, is intended to encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts, to promote sustainable development with projects that achieve a high level of environmental sensitivity and energy efficiency, to encourage design and construction using Leadership in Energy and Environmental Design "LEED" principles and practices; and to encourage building configurations that create a distinctive and memorable sense of place. Developments in this district are allowed and expected to have a mixture of residential, office and retail uses in a single structure or multiple structures along with public spaces, entertainment uses, and other specialty facilities that are compatible in both character and function and incorporate a coordinated consistent theme throughout the development. Developments are also expected to utilize shared parking facilities linked to multiple buildings and uses by an attractive and logical pedestrian network that places more emphasis on the quality of the pedestrian experience than is generally found in typical suburban development. Buildings are intended to be primarily multi-story structures with differing uses organized vertically rather than the horizontal separation of uses that commonly results from conventional zoning districts.

19.23.010. USE REGULATIONS.

Permitted uses in this district are specified in chapter 19.27 "Zoning Districts and Uses." They are either generally allowed, allowed by conditional use permit review, or by special use permit. In addition, accessory uses may be permitted subject to chapter 19.34.

19.23.015. ~~BUILDING HEIGHT, DEVELOPMENT STANDARDS~~

Development standards in the MXD district shall be based on specific plans approved according to the Planned Zoning District process and standards in Chapter 19.24. Development plans shall be based on the following building types in Table 19.23.A and propose the proper arrangement and location of applicable building types based on a community design plan required by Chapter 19.24. Deviations from the standards in Table 19.23.A may be justified as indicated in the Planned Zoning District standards in Chapter 19.24.

[insert formatted building type table – see draft in separate document]

~~(a) No maximum height; the height of buildings shall be as determined by the plan;~~

~~(b) At least 50 percent of the total floor area, except for auditoriums, conference facilities, theaters, and other similar uses, shall be located above the ground floor.~~

~~19.23.020. FRONT YARD:~~

~~No minimum requirement. The front yard setback shall be established as shown on the plans.~~

Commented [CB17]: Current lack of standards to be replaced by "default standards" and building-type approach that better identifies the scale and format of buildings anticipated to be used in the plan. [See recommended table to insert following this section.] The default standards in that table could then be used based on a plan demonstrating the appropriateness of each type in a specific location, and/or could have deviations from the default standards if justified by the plan. All would be subject to the criteria included in the revised P- (planned district) section to be applied to MXD, as well as all other applications of the P-district designation.

19.23.025. SIDE YARD.

~~No setback required except that where a lot line abuts the lot line of a residentially zoned property, a setback shall be required which is at least equal to the minimum setback required in the district in which the MXD District abuts.~~

19.23.030. REAR YARD.

~~No setback required except that where a lot line abuts the lot line of a residentially zoned property, a setback shall be required which is at least equal to the minimum setback required in the district in which the MXD District abuts.~~

19.23.020. MIXED-USE & MIXED-DENSITY DESIGN STANDARDS

[Insert new section 19.23.020 – see draft in separate document.]

19.23.035. PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

~~A tract of land may be zoned "MXD" only upon approval of a preliminary development plan which shall include the following information:~~

- ~~(a) Name of the project, address, boundaries, date, north arrow and scale of the plan;~~
- ~~(b) Name and address of the owner of record, developer, and name, address and phone number of preparers;~~
- ~~(c) All existing lot lines, easements, rights-of-way including area in acres or square feet;~~
- ~~(d) The location and use of all existing and proposed buildings and structures within the development. The number and types of dwellings and square footage or floor area for office and commercial uses. All dimensions of height and floor area, all exterior entrances and all anticipated future additions and alterations. Preliminary sketches depicting the general style, design, size and exterior materials and colors of existing buildings to be retained and new buildings to be constructed. Said sketches shall include building elevations, but detailed drawings are not required.~~
- ~~(e) The location of all existing and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences; specific emphasis shall be placed on connectivity and walkability with and adjacent to the project;~~
- ~~(f) Location of required parking areas including parking stalls, setbacks and loading and service areas and the type of pavement proposed;~~
- ~~(g) A preliminary outdoor lighting plan in accordance with outdoor lighting regulations of the Zoning Ordinance plus a plan for the proposed lighting of public and private streets;~~

Commented [CB 18]: New - there are currently no design standard or criteria for using the MXD district. This section is intended to set expectation of desired design outcomes and for how any flexibility in the planned MXD district should be used. It can also be used for any planned application in R-2, R-3, or R-4 that uses the residential MXD building types. These districts similarly have no design standards currently.

Commented [CB 19]: All procedures eliminated from the MXD district and defer to improved P- (planned district) procedures and criteria in Chapter 19.24. This accomplishes two things:

1. It is more user-friendly and eliminates repetition of similar procedural and decision-criteria in different sections.
2. It allows clear simplified criteria for all planned district applications as indicated by the changes and notes in 19.24.

- ~~(h) Sign standards including the location, height, size, materials and design of all proposed monument and structure mounted signage;~~
- ~~(i) Location, type and screening details for all waste disposal containers;~~
- ~~(j) Location, size and screening details for all external HVAC units antennas and other equipment;~~
- ~~(k) A preliminary landscape plan showing all existing open space and trees to be retained, all proposed changes to these features including the location, size and type of proposed plant material, and any proposed screening for adjacent properties which may include solid or semi-solid, fencing, walls or hedges or a combination thereof;~~
- ~~(l) The location and size of all existing and proposed utility systems including:
 - ~~(1) Sewer lines and manholes;~~
 - ~~(2) Water lines and fire hydrants;~~
 - ~~(3) Telephone, cable and electrical systems;~~
 - ~~(4) Storm drainage system including drain pipes, culverts, catch basins, headwalls, endwalls, manholes, and drainage swales/ditches; and~~
 - ~~(5) Structure mounted telecommunications equipment (satellite dishes, antennas, etc.);~~~~
- ~~(m) A stormwater management plan including plans to prevent: (a) the pollution of surface or groundwater; (b) the erosion of soil both during and after construction; (c) excessive run-off, (d) and flooding of other properties, as applicable. Said plans shall include stormwater run-off calculations and shall provide for on-site stormwater management in accordance with Stormwater Management Regulations of the City Code;~~
- ~~(n) Existing and proposed topography shown at not more than two-foot contour intervals and the location of flood plains. All elevations shall refer to U.S.G.S. datum and shall be compatible with Johnson County datum;~~
- ~~(o) Zoning districts adjacent to the site;~~
- ~~(p) Traffic flow patterns within the site including, entrances and exits, emergency access, loading and unloading areas, and curb cuts and street patterns within 200 feet of the site;~~
- ~~(q) The planning commission may require a detailed traffic impact study for large uses, mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:
 - ~~(1) The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;~~
 - ~~(2) The projected traffic flow pattern within 1,000 feet of the site including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and~~~~

- ~~(3) The impact of this traffic upon existing, abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.~~
- ~~(4) The satisfying of traffic warrants for traffic signals and signs in accordance with MUTCD within 1,000 feet of the site.~~
- ~~(r) A list of the uses proposed for the "MXD" District.~~
- ~~(s) Off street parking and loading shall be provided on the premises in accordance with the requirements for each type of use permitted, as set out in the off-street parking and loading regulations of the Zoning Ordinance except as follows:~~
 - ~~(1) The planning commission may reduce the required parking after considering documentation and/or study provided by the applicant, staff's recommendation and giving decisive weight to all relevant facts, including but not limited to the following factors: availability and accessibility of alternative parking; impact on adjacent properties and uses neighborhoods; existing or potential shared parking arrangements; the characteristics of the use, including hours of operation and peak parking demand times; design and maintenance of off-street parking that will be provided; and whether the proposed use is new or a small addition to an existing use.~~
 - ~~(2) Parking spaces on public and private streets may be counted towards the minimum requirements as set forth above; provided the on-street spaces are located on an adjacent or internal street that allows on-street parking. On-street parking spaces being counted towards the credit must be identified on plans at time of submittal to the city.~~
 - ~~(3) No open parking areas shall be located closer than 15 feet to a public street, or no closer than eight feet to a property line other than a street line. Parking areas within the building, or within a parking structure extending more than six feet above the finished grade, shall comply with the setback regulations of the main building. Such parking setback and other open areas shall be brought to finish grade and planted with grass, shrubs and trees, and maintained to at least the average level of maintenance of the other developed property within the immediate neighborhood.~~
- ~~(t) Preservation of Natural Features: Mature trees, vegetative cover, watercourses and other natural site features shall be preserved to the greatest extent possible. Abrupt changes in natural slope shall be avoided. Preservation shall be directed toward:~~
 - ~~(1) Enhancing the quality of new development;~~
 - ~~(2) Protecting the natural environment;~~
 - ~~(3) Providing buffering between new development and surrounding properties;~~
 - ~~(4) Preserving the character of existing neighborhoods;~~

- ~~(5) Handling of stormwater flows in natural channels;~~
- ~~(6) Maintaining existing vegetation along stream corridors as water quality filters; and~~
- ~~(7) Creation of rain gardens.~~
- ~~(u) Submission of all easement and preliminary covenant documents that will be filed with the County.~~
- ~~(v) A phasing plan if the project is not going to be constructed at one time.~~

~~19.23.040. PUBLIC IMPROVEMENTS.~~

~~The planning commission may recommend and the city council may require the applicant to construct or install infrastructure improvements such as sidewalks, traffic signals, street lighting, pedestrian lighting, street widening and channelization, acceleration and deceleration lanes, waterlines, sewer lines, storm drainage improvements and other similar improvements that are related to the proposed project.~~

~~19.23.045. PLANNING COMMISSION ACTION.~~

~~The planning commission shall hold one or more public hearings on the preliminary development and rezoning. Upon conclusion of the public hearing or hearings, the planning commission, by a majority of members present and voting, shall make a recommendation to the city council to approve the proposal as submitted, to approve the proposal subject to conditions, or to deny the proposal.~~

~~19.23.050. CITY COUNCIL ACTION.~~

~~Upon approval of the preliminary development plan and the rezoning of the property by the city council, a final development plan for the project shall be prepared and submitted to the planning commission for final approval. Permits for construction shall not be issued until final plans have been reviewed and approved by the planning commission. It is the intent of this chapter that the project as constructed shall conform closely to the preliminary plans reviewed and approved at the time of the public hearing.~~

~~19.23.055. FINAL DEVELOPMENT OF PLAN GENERALLY.~~

~~Final plan for a project or a portion thereof shall not be approved if one or more of the following conditions, in the judgment of the commission, exist:~~

- ~~(a) Final plans vary substantially from the concept of the development plan presented and agreed to at the time of rezoning;~~
- ~~(b) The final plans would increase the density (number of units per acre) or intensity (concentration of development) of residential uses more than five percent;~~
- ~~(c) The final plans would increase the floor area of nonresidential buildings by more than ten percent;~~

- ~~(d) The final plans would increase by more than ten percent the ground covered by buildings or paved areas;~~
- ~~(e) The final plans would increase the height of a building by one or more stories or four or more feet;~~
- ~~(f) The final plans involve changes in ownership patterns or stages of construction that will lead to a different development concept, less architectural harmony or quality, or impose substantially greater loads on streets and neighborhood facilities;~~
- ~~(g) The final plans vary from specific development or design criteria including traffic impact and stormwater management that may have been adopted by the planning commission or city council at the time the preliminary development plan and rezoning were approved.~~

~~Variations between the preliminary and final plans, which do not, in the judgment of the planning commission, violate or exceed the above seven criteria, shall be approved by the planning commission in its administrative role and no public hearing shall be required. If, however, variations and departures from the approved preliminary plan exceed the above criteria or are sought by the developer or other party at the time of final plan review or building permit application, the applicant shall request an amendment to the plan which shall be handled in the same manner as the approval of the original preliminary plan.~~

~~19.23.060. FINAL DEVELOPMENT PLAN SUBMITTAL~~

- ~~(a) A detailed site plan showing the physical layout and design of all streets, easements, rights-of-way, lots, sidewalks, parking, blocks, greenspace, structures and uses.~~
- ~~(b) Preliminary building plans, including floor plans, gross floor area of office and commercial uses and exterior elevations.~~
- ~~(c) Final landscaping plans.~~
- ~~(d) Copies of any easements and restrictive covenants and proof of recording of the same.~~
- ~~(e) Proof of the establishment and activation of any entity that is to be responsible for the management and maintenance of any common open space.~~
- ~~(f) Evidence that no lots, parcels, tracts or dwelling units in such development have been conveyed or leased prior to the recording of any restrictive covenants applicable to such planned development.~~
- ~~(g) Such bonds and other documents that may have been required to guarantee the installation of required public improvements.~~
- ~~(h) Drawings showing size, type and location of all monument and wall mounted signs.~~
- ~~(i) Final lighting plan.~~

~~(j) Final stormwater control plan.~~

~~(k) Bond for public improvements and agreement to pay for City inspection services.~~

~~19.23.065. RECORDING OF APPROVED PLAN.~~

~~After rezoning to a "MXD" district has been approved and the final plan has been approved by the planning commission there shall be filed with the Register of Deeds a statement that a development plan for the area has been approved. The statement shall specify the nature of the plan, the proposed density or intensity of land uses and other pertinent information sufficient to notify any prospective purchasers or users of land of the existence of such plan and any constraints thereon. The landowner shall submit this statement to the city clerk with the appropriate recording fee and the city shall be responsible for recording the statement.~~

~~19.23.70. PUBLISHING OF ORDINANCE CHANGING THE ZONING.~~

~~The ordinance effectuating the zone change shall not be published until such time as the zoning and preliminary development plan have been approved by the city council.~~

Chapter 19.24 PLANNED ZONING DISTRICT

19.24.005. DESIGNATION OF EQUIVALENT DISTRICTS.

Planned zoning districts and their equivalent districts are as follows:

Planned District	Equivalent District
RP-1A Planned Single Family Residential	R-1A
RP-1B Planned Single Family Residential	R-1A
RP-2 Planned Two Family Residential	R-2
RP-3 Planned ~~Garden~~ Apartment	R-3
RP-4 Planned ~~Townhouse~~ Mixed Dwelling	R-4
CP-0 Planned Office Building	C-0
CP-1 Planned Restricted Business	C-1
CP-2 Planned General Business	C-2
<u>MXD Planned Mixed-use District</u>	<u>n/a – planned district only</u>

Except in the case of standard single family subdivision, which may be zoned R-1 and areas requested for C-3, all rezoning of land within the City of Prairie Village shall hereafter follow planned zoning procedures as set out in this chapter.

19.24.010. ~~STATEMENT OF OBJECTIVES, INTENT~~

The planned zoning process is for development concepts that require a higher degree of specific planning due to the scale, complexity, and design of proposed projects. It is a type of rezoning based on a specific and integrated plan. The process affords flexibility in the development standards to improve the relationship of the project to the context, to better meet the purpose and intent statements of base districts, and to encourage innovative projects not anticipated by these standards, and to promote well-designed development equal to or exceeding results of generally applicable standards.

~~The zoning of land in Prairie Village to one of the planned districts (RP-1 to CP-2 inclusive) shall be for the purpose of encouraging and requiring orderly development and redevelopment on a quality level generally equal to or exceeding that which prevails in the City of Prairie Village, but permitting deviations from established and customary development techniques. The use of planned zoning procedures is intended to encourage efficient development and redevelopment of small tracts, innovative and imaginative site planning, conservation of natural resources and minimum waste of land. The following are specific objectives of this section:~~

Commented [CB20]: Changed title and simplified intent statement for consistency across all zone districts. Clarified the intent of all "P-" districts is flexibility, guided by a context-specific plan, that meets broader city policies.

- ~~(a) A proposal to rezone land to a planned district shall be subject to the same criteria relative to compliance with the Prairie Village Comprehensive Plan, land use policies, neighborhood compatibility, adequacy of streets and utilities and other elements, which are established and customary development techniques in this city;~~
- ~~(b) The submittal by the developer and the approval by the city of development plans represents a firm commitment by the developers that development will indeed follow the approved plans in such areas as concept, intensity of use, aesthetic levels and quantities of open space;~~
- ~~(c) Deviations in yard requirements, setbacks and relationship between buildings as set out in standards of development in section 19.24.015 of this chapter, may be approved by the planning commission and city council if it is deemed that other amenities or conditions will be gained to the extent that an equal or higher quality of development will be produced;~~
- ~~(d) Residential areas are to be planned and developed in a manner that will produce more usable open space, better recreational opportunities, safer and more attractive neighborhoods than under standard zoning and development techniques;~~
- ~~(e) Commercial areas are to be planned and developed so as to result in attractive, viable and safe centers and clusters as opposed to strip patterns along thoroughfares. Control of vehicular access, circulation, architectural quality, landscaping and signs will be exercised to soften the impact on nearby residential neighborhoods, and to assure minimum adverse effects on street system and other services of the community;~~
- ~~(f) The developer will be given latitude in using innovative techniques in the development of land not feasible under application of standard zoning requirements;~~
- ~~(g) Planned zoning shall not be used as a refuge from the standard requirements of the zoning district as to intensity of land use, amount of open space or other established development criteria;~~
- ~~(h) Any building or portion thereof may be owned in condominium under K.S.A. 53-3101;~~
- ~~(i) For purposes of this chapter, the terms "shopping center", "business park," "office park," or other grouping of buildings shall mean development that were planned as an integrated unit or cluster on property under unified control or ownership at the time the zoning was approved by the city. The sale, subdivision or other partition of the site after zoning approval does not exempt the project or any portion thereof from complying with development standards that were committed at the time of zoning.~~

19.24.015. STANDARDS OF DEVELOPMENT.

Commented [CB21]: Replaced current criteria (which are either vague or circular) with a clear approach that the base zone district standards apply, or that specific deviations from those standards could be granted by meeting larger or related planning and design goals.

- (a) **Base District Standards.** The standards of the base zoning district are generally applicable to planned zoning districts, however deviations shall be permitted based on:
- (1) The extent that the proposed plan furthers the intent of the base district and planned zoning districts; and
 - (2) The caliber of the plan and extent of quality design and amenities.
- (b) **Specific Deviations.** Deviations from specific standards of the base zone district shall be based on the development plan providing one or more of the following benefits related to the standard.
- (1) *Lot Coverage and Open Space Deviations:*
 - a. Address stormwater at a larger scale using stormwater best management practices considering impacts beyond the site.
 - b. Integrate common or public open space into the project within walking distance of all properties and coordinate these spaces with other existing or proposed civic and open spaces through the plan.
 - c. Enhance landscape buffers and transitions at any sensitive edges or where the increased coverage could otherwise cause adverse impacts on adjacent property.
 - (2) *Lot Area Per Unit Deviations:* Deviations from the lot area per unit:
 - a. Provide diversity of dwelling unit types not currently met by existing units in the vicinity.
 - b. Include a mix of housing and building types within the project that is complimentary to and supports adjacent non-residential uses.
 - (3) *Building Height or Setback Deviations.* Deviations from the height or setback are based on:
 - a. Compatibility of building design with the character of the area considering style, materials, and design details.
 - b. Transitions to other areas considering proximity to adjacent development and scale and massing of nearby buildings.
 - c. Management of other secondary impacts from greater building intensity including mix of uses, operation and activity, and parking.
 - d. Support for other broader planning policies or community benefits beyond the project.
 - (4) *Required Parking Deviations.* Deviations from required parking promote other goals or are justified by broader planning policies, including:
 - a. Strategies for reduced parking demand based on target market of residents, tenant mix of nonresidential uses, likelihood of different peak demand times of different uses, and access to or promotion of other modes of transportation.

- b. Improving the environmental performance of projects and site design.
- c. Assurances of no impacts of parking overflow on adjacent areas.

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- (a) ~~The maximum height of buildings and structures shall be as set out in the standard requirements of the equivalent district.~~
- (b) ~~The intensity of land use, bulk of buildings, the concentration of population, the amount of open space, light and air, shall be generally equal to that required in the equivalent district.~~
- (c) ~~The density of residential dwelling units, the parking requirements and the performance standards shall be the same as in the equivalent district.~~
- (d) ~~The permitted uses shall be the same as those permitted in the equivalent district provided that limitation may be placed on the occupancy of certain premises, if such limitation is deemed essential to the health, safety or general welfare of the community.~~
- (e) ~~The planning commission may require assurance of the financial and administrative ability of any agency created by a developer for the purpose of maintaining common open space and facilities of a nonpublic nature.~~
- (f) ~~The planning commission and city council may, in the process of approving preliminary and final plans, approve deviations from the standard requirements as follows, provided any deviation so approved shall be in keeping with accepted land planning principles and must be clearly set out in the minutes as well as on exhibits in the record:~~
 - (1) ~~Setbacks of buildings and paved areas from a public street may be reduced to 50 percent of the standard requirement;~~
 - (2) ~~Setbacks of buildings from a property line other than a public street, may be reduced to 60 percent of the standard requirement and setbacks of paved areas adjacent to property lines, other than street lines, to zero if existing or proposed development on said adjacent land justifies the same; Side yards between buildings may be reduced to zero;~~
 - (3) ~~The foregoing deviations 1 through 4 may be granted by the planning commission and city council only when compensating open space is provided elsewhere in the project, where there is ample evidence that said deviation will not adversely affect neighboring property nor will it constitute the mere granting of a privilege.~~
- (g) ~~The design of all planned projects, whether residential, commercial or other, shall be such that access and circulation by fire fighting equipment is assured and not hindered by steep grades, heavy landscaping or building spacing.~~

19.24.020. PROCEDURES.

The procedure for zoning land to a planned district ~~shall be as set out in chapter 19.52.~~ is the same as required for rezoning of property in Section 19.52, except each planned district shall be supported by the following planning documents.

- (a) **Community Design Plan.** A community design plan integrates a project or multiple projects into the broader context. This plan is generally on the scale of between 10 and 40 acres, but at least the scale to address adjacencies and relationship of proposed development to the surroundings. For large-scale master planned or redevelopment projects, the community design plan will establish the context through development. For smaller scale planned districts under 10 acres or project plans for infill development, the community design plan will involve analysis of existing conditions outside of the planned district and at least 500 feet beyond any proposed project plan. The community design plan shall address the following, whether existing or newly proposed with the project:
- (1) Street and block layout.
 - (2) Streetscape design, and distinctions in different street types
 - (3) Access and circulation within any blocks and development parcels, including vehicle and pedestrian access.
 - (4) Open spaces, and distinctions in different open space types based on size, scale, and design and landscape characteristics.
 - (5) General land uses and intensity of development, and transitions between land uses considering categories and types of uses, and the scale of lots and buildings attributed to each use
 - (6) Infrastructure capacity and improvements, including stormwater management. Studies or reports on the impact of public facilities associated with the community design plan or any specific project plan shall be provided and coordinated with the city's capital improvement plans.
- (b) **Project Plan(s).** Project plans provide specific designs for projects, sites, and buildings within the community design plan. These plans are generally on a scale of less than 4 acres or may be as simple as a site plan for smaller applications of planned districts. Larger planned districts or phased projects may have multiple project plan(s), however preliminary project plans shall be submitted for any area to be zoned "-P." Project plans shall address the following:
- (1) Specific building types permitted for the designated area, including scale and format, and identifying any deviations from the base zoning district standards.
 - (2) Frontage designs demonstrating the orientation and relationship of all buildings to the public streets, internal circulation areas, or other public or common open spaces.

Commented [CB22]: Replace current procedures with a two tiered system of specific scale of plans.

1. Community Design Plan. Establishing the context and urban design features of a particular area - whether newly built or existing within infill applications - including transitions within the area and to surrounding areas.

2. Project Plans. Indicating how specific development will fit within the plan, and what deviations (if any) are proposed and why.

3. Narrative. Explaining how each plan meets the intent of this section (or base district(s) intent) and the criteria for planned zoning applications.

- (3) Building design plans demonstrating the scale, massing, and design character of all proposed buildings. While final design and elevations are not required at this stage, general parameters on the character, style, design themes, and types of materials and architectural features shall be provided.
 - (4) Land and building uses permitted for each designated area to the extent they differ from any of the uses permitted in the base district in terms of scale, format, or operational characteristics.
 - (5) Access, circulation, and parking addressing how the project(s) will fit within the development patterns and access and circulation of the larger scale community plan.
 - (6) Landscape and streetscape designs for all development sites and common areas that meet or exceed the Site Plan criteria in Chapter 19.32 Site Plans, and Chapter 19.47, Landscape Standards.
- (c) **Project Narrative.** The project narrative shall justify why the project is eligible for planned zoning designations. It shall include statements or analysis on the following:
- (1) How the proposed planned zoning meets the intent and criteria in Section 19.24.025, and the rezoning factors in 19.52.030.
 - (2) How the project plans integrate with the community design plan, and other public benefits supported by the project plans or community design plans.
 - (3) Identify all specific deviations from the base zoning district standards and include why those deviations are justified based on the plans and criteria of this chapter.

19.24.025. ~~CONFORMANCE TO COMPREHENSIVE PLAN CRITERIA.~~

In the consideration of a change to a planned zoning district the planning commission and city council shall determine whether the proposal conforms to master plans, special studies and policies normally utilized in making zoning decisions in Prairie Village. In addition, the factors to be considered for rezoning in Section 19.52.030, planned zoning decisions shall be subject to the following additional criteria:

- (a) The plan reflects generally accepted and sound planning and urban design principles with respect to meeting the goals of the comprehensive plan and the purposes and intent of the zoning ordinance in Section 19.01.010.
- (b) The flexibility offered by planned zoning is not strictly to benefit the applicant or a single project, but provides other benefits to the community or supports plans and policies in an equal or better manner than the base district standards
- (c) The proposed deviations to the standards do not undermine the intent of any other standards relative to the proposed projects or relative to adjacent property.

Commented [CB23]: Supplemented with specific criteria in addition to the standard rezoning considerations. This targets flexibility granted to broader planning policies or design goals,.

The sections following [030,035, and 040] can all be deleted since they are either redundant of what is required by all rezoning applications in Chapter 19.52 or are clarified by these 3 supplemental criteria. Additionally, details of the plan submittals should be removed from the code and are best addressed by application forms managed by the City Clerk.

19.24.030. REZONING PROPERTY TO A PLANNED ZONING DISTRICT.

~~A tract of land may be zoned RP 1a through CP 2 inclusive only upon application by the owner or his agent, and only upon approval of a preliminary development plan. The proponents of a planned district shall prepare and submit to the city clerk the required copies of:~~

- ~~(a) A preliminary development plan showing the property to be included in the proposed development, plus the area within 200 feet thereof.~~
- ~~(b) The following items shall be included on the property to be developed:~~
 - ~~(1) Existing topography with contours at five foot intervals and delineating and land areas subject to 100-year flood.~~
 - ~~(2) Proposed location of buildings and other structures, parking areas, drives, walks, screening, drainage patterns, public or private streets and any existing easements;~~
 - ~~(3) Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan;~~
 - ~~(4) General extent and character of proposed landscaping and screening.~~
- ~~(c) The following items shall be shown on the same drawing within the 200-foot adjacent area:~~
 - ~~(1) Any public streets which are of record;~~
 - ~~(2) Any drives which exist or which are proposed to the extent that they appear on plans on file with the city, except those serving single family houses;~~
 - ~~(3) Any buildings which exist or are proposed to the extent that their location and size are shown on plans on file with the city. Single and two family residential buildings may be shown in approximate location and general size and shape;~~
 - ~~(4) The location and size of any drainage structure such as culverts, paved or earthen ditches or stormwater sewers and inlets.~~
- ~~(d) Preliminary sketches depicting the general style, size and exterior construction materials of the buildings proposed. In the event of several building types, such as apartments and townhouses are proposed on the plan, a separate sketch shall be prepared for each type. Such sketches shall include elevation drawings, but detailed drawings and perspectives are not required.~~
- ~~(e) A schedule shall be included indicating total floor areas, number of dwelling units, land area, parking spaces, and other quantities relative to the submitted plan in order that compliance with requirements of this title can be determined. If the project is to be constructed in phases, the proposed sequence shall be indicated.~~

19.24.035. PLANNING COMMISSION ACTION.

~~The planning commission shall hold one or more public hearings on the plan as provided in this chapter. Upon conclusion of the public hearing or hearings, the planning commission, by a majority of members present and voting, shall recommend approval, approval subject to conditions or denial to the city council.~~

19.24.040. CITY COUNCIL ACTION.

~~Upon final approval of the preliminary plan and the rezoning of the property by the city council, final plans for construction of the project may be submitted for approval. Permits for construction shall not be issued until final plans have been reviewed and approved by the planning commission. It is the intent of this chapter that the project as constructed shall conform closely with the preliminary plans reviewed and approved at the time of the public hearing. Final plans for a project or a portion thereof shall not be approved if one or more of the following conditions, in the judgment of the commission, exist:~~

- ~~(a) Final plans vary substantially from the concept of the development plan presented and agreed to at the time of rezoning;~~
- ~~(b) The final plans would increase the density or intensity of residential uses more than five percent;~~
- ~~(c) The final plans would increase the floor area of nonresidential buildings by more than ten percent;~~
- ~~(d) The final plans would increase by more than ten percent the ground covered by buildings or paved areas;~~
- ~~(e) The final plans would increase the height of a building by one or more stories or four or more feet;~~
- ~~(f) The final plans involve changes in ownership patterns or stages of construction that will lead to a different development concept, less architectural harmony or quality, or impose substantially greater loads on streets and neighborhood facilities;~~
- ~~(g) The final plans vary from specific development criteria that may have been adopted by the planning commission or city council at the time the preliminary development plan and rezoning were approved.~~

~~Variations between the preliminary and final plans, which do not, in the judgment of the planning commission, violate or exceed the above seven criteria, shall be approved by the planning commission in its administrative role and no public hearing shall be required. If, however, variations and departures from the approved preliminary plan exceed the above criteria or are sought by the developer or other party at the time of final plan review or building permit application, the applicant shall request an amendment to the plan which shall be handled in the same manner as the approval of the original preliminary plan.~~

19.24.030 EFFECT OF DECISION

Approval of a planned zoning district by the City Council shall rezone the property as provided in Chapter 19.52. Property subject to the planned zoning ("P") designation is required to receive a site plan approval according to Chapter 19.32 prior to issuance of any permits.

- (1) Project plans that meet all submittal requirements and criteria for site plan approval in Chapter 19.32 may be considered a site plan if designated as a site plan prior to the application and processed as a simultaneous site plan by the city.
- (2) Subsequent site plans shall be reviewed for consistency with the community design plan and project plans. Minor deviations from these plans may be approved by the Planning Commission through the site plan process provided they are determined to be due to refinement and greater design specification of concepts approved in the prior plans, and they otherwise permitted subject to base zoning district standards. The staff or Planning Commission may determine that any change is a significant change and require an amendment to the Planned Zoning District according to the same procedures of the initial designation. The following changes are not minor deviations and shall require processing as an amendment to the Planned Zoning District:
 - (a) An increase in the number of residential units by more than 5 percent
 - (b) An increase in the non-residential floor area by more than 10 percent
 - (c) An increase in building height by more than 10 percent
 - (d) An increase in the lot coverage or reduction in the open space by more than 10 percent
 - (e) Any change in the character, style, design themes of proposed buildings that result in a significantly different appearance or coordination with surrounding characteristics from what was approved in the project plans.
 - (f) Other changes that do not meet the base district standards or other applicable zoning standards, and which were not expressed as a deviation.

Commented [CB24]: Added to emphasize relating to the site plan and how potential deviations from the Council final planned zoning decision and any future site plans or site plan amendments will be evaluated.

Commented [CB25]: These correspond to the current site plan modifications in 19.32.040, but are adjusted for relevance to planned district applications

19.24.045035. RECORDING OF APPROVAL.

After rezoning to a planned district has been approved there shall be filed with the register of deeds a statement that a plan for the area has been approved. The statement shall specify the nature of the plan, the proposed density or intensity of land uses and other pertinent information sufficient to notify ~~and any~~ prospective purchasers or users of land of the existence of such plan and any constraints thereon. The landowner shall submit this statement to the city clerk with the appropriate recording fee and the city shall be responsible for recording the statement.

[Insert for draft section 19.23.015 MXD Development Standards. This table establishes “default” standards for development plans; they can be modified for specific development plans and contexts, but the greater the modification the greater scrutiny and emphasis on border community benefits through the planned development process. This is an alternative to the current approach where the MXD and Planned Zoning standards are open to whatever an applicant chooses to propose.]

Table 19.23.A: MXD Building Type Standards

Building Types	# of Units	Lot Standards [1]				Building Standards			
		Area (s.f.)	Width	Building Coverage (max)	Green Space (min.)	Height (max)	Setbacks (min.)		
							Front	Side	Rear
Detached House – Large Lot	1	10K +	80' +	30%	60%	35' 2.5 story	30'	7	25'
Detached House – Standard Lot	1	6K – 10K	60' +	30%	60%	27' 2 story	30'	6'	25'
Detached House – Small Lot	1	3K – 6K	30' – 50'	50%	30%	22' 1.5 story	15' – 30'	5'	25'
Attached House	2 - 4	6K – 15K 3K / unit	60' -125'	40%	40%	35' 2.5 story	15' – 30'	7'	25'
Townhouse	3-8	1.2K / unit 15K total max	14' / unit min.; 125' total max	65%	20%	40' 3 story	15' – 30'	10' [2]	15'
Live - Work	1-6	2K / unit 15K total max	20' / unit min. 125' total mx	65%	20%	40' 3 story	15' – 30' [3]	6' [2]	15'
Apartment / Mixed-use – Small	3-12	6K – 0.5 ac.	60' – 125'	65%	20%	40' 3 story	15' – 30' [3]	10'	15'
Apartment / Mixed-use - Medium	< 40	0.5 – 1.5 ac.	125' – 250'	65%	20%	50' 4 story	15' – 30' [3]	15' [1]	15'
Apartment / Mixed-use - Large	40 +	1.5 – 3 ac.	250' +	65%	20%	50' 4 story	15' – 30' [3]	20' [1]	15'

* Where standards are expressed as a range (i.e. 10' to 30') it shall be interpreted as a minimum and a maximum, and the requirement shall fall within that range.

[1] Projects with multiple buildings in a single-ownership complex may consider each building and development site as a “lot” for interpreting the development standards, provided the building and development sites are organized around a system of internal streets, lanes, and common spaces and buildings are oriented to these spaces as they would public street frontages.

[2] Townhouses and live/work buildings may have a 0' interior side setback when built subject to party wall specifications according to the building code.

[3] Buildings with ground level commercial uses may be located 0' to 15' from the front lot line when they front on pedestrian-oriented streets where specified in the Community Design Plan.

19.23.020. MIXED-USE AND MIXED-DENSITY DESIGN GUIDELINES.

[new section – rewrite of previous detailed standards to be used as more flexible guidelines, based on the direction of the Planning Commission at the 2/6/24 meeting]

- (a) *Design Objectives.* The design objectives of the mixed-use and mixed-density design guidelines are to:
- (1) Establish or reinforce the unique character of Prairie Village in mixed-use activity centers or mixed-density neighborhoods.
 - (2) Promote building and site design that enhances neighborhood streetscapes, mixed-use pedestrian streets, and active community spaces.
 - (3) Maintain the existing scale and patterns of neighborhoods and ensure compatible transitions between neighborhoods, corridors, and activity centers.
 - (4) Manage the relationship of adjacent buildings and promote compatible transitions within development projects or between development projects and established adjacent areas
 - (5) Enhance the quality, aesthetic character, and visual interest within neighborhoods and activity centers by breaking down larger masses and incorporating human scale details and ornamentation.
 - (6) Organized mixed use development and mixed-density residential projects around a system of internal streets and open spaces that extend the quality and character of public streetscapes and open spaces into development projects.
- (b) *Applicability.* These mixed-use and mixed-density design guidelines shall be applicable to the following situations:
- (1) Any rezoning to the MXD district, or any development or redevelopment within MXD districts.
 - (2) Rezoning to any planned zoning district using the MXD standards as a basis (i.e. RP-2, RP-3, RP-4, CP-0, CP-1, or CP-0).
- (c) *Community Design Plan and Guidelines.* A community design plan is required for all planned developments according to Section 19.24.020, whether establishing the context and patterns for larger scale projects, or analyzing existing conditions and transitions to surroundings for smaller scale projects. Community Design Plans should meet the following guidelines.
- (1) *Public & Common Space.* Approximately 30% to 40% of the total plan area should be public or common spaces, including streets, open space, or other common areas that serve as organizing elements for surrounding development.
 - (2) *Blocks & Parcels.* Public and community spaces should be arranged to organize development into blocks and parcels. Blocks and parcels should be between 2 to 5 acres for mixed-use or non-residential development and between 5 to 8 acres for residential development.
 - (3) *Streetscapes.* Public streets and internal private streets should incorporate the following elements:
 - a. Slow-speed travel lanes that balance vehicular movement with pedestrian and bicycle accommodations.
 - b. On-street parking which minimizes the need for redundant on-site parking and buffers people from moving traffic, particularly in mixed-use or non-residential areas.
 - c. Landscape amenity zones that create comfortable spaces including street trees, landscape beds, and street furniture or other civic features in mixed-use or non-residential areas.
 - d. Sidewalks between 5 to 8 feet in residential areas, and between 8 and 12 feet in mixed use or commercial areas (in addition to space in the amenity zone).

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- e. Bicycle facilities or trail connections where applicable based on city-wide plans or other opportunities to connect to important routes in the vicinity.
- (4) *Open & Civic Spaces.* Open spaces should be distributed throughout the plan so that all sites are within walking distance (approximately ¼ mile) of at least one type of open space. Open spaces should include a mix of formal, recreation, and natural landscape areas incorporating the following types:
- a. Formal spaces, such as patios, plazas, or courtyards designed for gathering and located at key focal points in mixed-use or non-residential areas.
 - b. Green spaces such as parks, trails, or greens that serve aesthetic and recreation needs of residential areas.
 - c. Natural areas or dense vegetation that capitalize on existing features of the area or are located strategically to create effective transitions between different scales or intensities of development.
- (d) *Project Plans & Guidelines.* A project plan is required for each development site, parcel, or block in the community design plan, except where the community design plan includes existing and established areas. Project plans shall specify the form, arrangement, and design of development in relation to the community design plan. Each project plan should meet the following guidelines.
- (1) *Frontage Design.* Frontage design determines the relationship between private development and the public or common areas a project fronts upon. Frontage design should incorporate the following elements.
- a. *Building Placement.* Consistent front building lines should be established along all block faces. Buildings should be placed between 0 and 15 feet of the front lot line on pedestrian oriented streets, and between 15 and 30 feet of the front lot line on neighborhood streets.
 - b. *Vehicle Access.* Driveways should be coordinated on each block face to minimize interruptions in the streetscape. Alleys, common lanes with cross access easement, shared drives, or narrow drives to the interior of the block should be used, particularly on smaller and narrow lots.
 - c. *Pedestrian Access.* All lots and buildings shall have direct access to the sidewalks within the streetscape, or to any other common spaces that the building or lot fronts upon.
 - d. *Parking and Garage Location.* Parking, garages, or other vehicle access and service areas should be located to the interior of blocks and screened by buildings or landscape areas. Parking lots or structures serving multiple lots or blocks may be located at more central locations if designed to minimize impacts on streetscapes or other important open spaces based on the community design plan.
 - e. *Landscape.* Frontages should have enhanced landscape design to coordinate streetscape design and transition from public and common areas to private spaces.
- (2) *Building Design.* Building design refines the form and scale of buildings beyond the basic setback, height and lot coverage standards, and can be used to create interest and diversity within a common range of compatible buildings. Building design should incorporate the following elements.
- a. *Massing.* Relate buildings to adjacent development by mimicking similar massing and proportions through step-backs and secondary masses that break larger building volumes into smaller components.
 - b. *Articulation.* Use windows, doors, material changes, and architectural features to create variation, depth, texture, and human-scale details for building facades, particularly on larger wall planes and fronting streetscapes or common areas.
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- c. *Transparency.* Use the placement of windows and doors to create connections to important outside spaces, including streetscapes, frontages, and common areas. More frequent entrances and larger window expanses should be used on the ground level of mixed-use or non-residential buildings, particularly on pedestrian-oriented streets or active outdoor spaces.
- (3) *Site Design.* The placement and design of buildings, open space, and frontages should emphasize active building and open space elements and minimize the visibility or impact of other site components. Site design should meet the following guidelines.
- a. Design the required lot and building open space to relate building and lot frontages to the streetscape, and to create active outdoor social spaces in relation to the building.
 - b. Screen and/or use remote locations for high-intensity and/or utilitarian components of site or building, such as utilities, trash enclosures, or mechanical equipment
 - c. Stormwater facilities, storage areas, and parking or loading areas should be limited, located internal to the block, or otherwise located and designed to minimize impact on the streetscape design.
 - d. Use screens and buffers where it is not possible to better relate site utility elements or high impact areas to adjacent sites, buildings, and uses.
- (e) *Exceptions.* The Planning Commission may grant exceptions to the mixed-use and mixed-density guidelines in this section 19.23.020 through the planned development or site plan review process, based upon the following criteria:
- (1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations.
 - (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
 - (3) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
 - (4) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the guidelines - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape, and adjacent property.
 - (5) The exception will equally or better serve the design objectives stated in section 19.23.020(a), and the intent stated for the specific guideline being altered, or is based on specific concepts and plans approved in the planned development review
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[This document includes non-substantive changes to other sections of the code that correspond to changes in sections reviewed and discussed in the Planning Commission discussion drafts.]

[The first set of changes are from Chapter 19.02 Definitions and deal with definitions of dwellings or residential building types. They changes are either for (1) reorganization / renumbering to group them all under subsets of “dwellings”; (2) to be consistent with other changes or more modern terms, but with no substantive changes; and/or (3) to align with the building type approach proposed in the new MXD district standards. The edits below reflect the number and order they would appear in the edited version, and not the current Section 19.02.]

~~19.02.040. APARTMENT BUILDING, GARDEN.~~

~~Garden apartment building means an apartment building having two living levels above grade and each unit having maximum exposure to outside light and air. Buildings with double loaded center hallways are not considered garden apartments. Landscaped open space is provided adjacent to each building including a reasonable amount of usable outdoor recreational area.~~

~~19.02.045. APARTMENT HOUSE.~~

~~Apartment house means a building arranged, intended or designed to be occupied by three or more families living independently of each other.~~

~~19.02.130. COMMON WALL DWELLING.~~

~~Common wall dwelling means a building other than a condominium, designed for occupancy by more than one family, each family occupying a dwelling unit separated from the abutting units by a vertical wall extending at least the height of the dwelling unit. Such building shall be designed so that each dwelling unit may be owned in fee, the ownership to extend to the outside surface of exterior walls and to the centerline of common or party walls. A tract of land may be conveyed in fee concurrent with the sale of the dwelling unit, such tract to normally include at least the area covered by the dwelling unit plus rights of access or easement to other portions of the premises or to a public street.~~

~~19.02.135. CONDOMINIUM DWELLING HOUSE.~~

~~Condominium dwelling house means a building containing two or more dwelling units, which dwelling units are separated by a party wall and which dwelling units are designed and intended to be separately owned in fee under the condominium statutes of the state.~~

19.02.200. DWELLING.

Dwelling means a building or portion thereof, designed exclusively for residential occupancy, including one family, two family and multiple dwellings, [mixed-use dwellings](#), and [boarding and lodging houses](#), ~~and apartment houses~~, but not motels, hotels, mobile homes or manufactured homes.

19.02.035-205 DWELLING, APARTMENT.

Apartment means ~~a room or suite of rooms within an apartment house, arranged, intended or designed for a place of residence as a single housekeeping unit~~ a residential building type designed for multiple dwelling units. Variations of this building type are based on the standards for scale and format, including lot size, building footprint, height, and/or number of dwelling units resulting in small, medium, or large apartment buildings.

19.02.208 DWELLING, ATTACHED HOUSE.

Attached house means a small-scale residential building type that includes 2 to 4 dwellings that may be joined in a variety of configurations, including combinations of side-by-side, front-back, or up-down configurations. It is distinguished from a townhouse or a small apartment as it maintains the appearance and scale of a single detached house, despite having multiple units, and is distinguished from a duplex as it may have more than 2 units.

19.02.205210. DWELLING, MULTIPLE.

Multiple dwelling means a building or portion thereof, arranged, intended or designed for residential occupancy by three or more families, including attached houses, townhouses, and apartment houses, ~~garden apartments and townhouses.~~

19.02.212. DWELLING, RESIDENTIAL MIXED-USE. *Residential, Mixed-use* means a building used for non-residential and residential purposes where the non-residential uses occupy the ground level or street-front portions, and residential uses are located on upper levels above the non-residential, or on lower levels behind the non-residential uses. The buildings have a similar scale and format as attached houses or apartment buildings, other than the portions design for non-residential uses (see Live-Work or Mixed-use Building Types).

19.02.215214. DWELLING, SENIOR ADULT.

Dwelling, senior adult means a building containing one or more living units which building and units are designed for exclusive occupancy by persons 55 years of age or older who are in generally good health. This type of residence does not contemplate continuous health care services but may include a resident nurse. Units may be in the form of complete apartments and/or may provide common dining and recreational facilities and activities.

19.02.210215. DWELLING, SINGLE-FAMILY.

Single-family dwelling means a building arranged, intended or designed for residential occupancy by one family; also referred to as a detached house.

19.02.490218. DWELLING, TOWNHOUSE.

Townhouse means a residential building containing more than one dwelling unit with such dwelling units being separated by foundation to roof common walls as opposed to one unit being over another, and each maintaining a private entrance on the building front. This configuration may allow platting and individual ownership of the building and underlying lot.

19.02.220. DWELLING, TWO FAMILY.

Two family dwelling means a building arranged, intended or designed for residential occupancy by two families; also referred to as a duplex.

[The next set of changes are other related sections.]

19.04.005. DISTRICTS DESIGNATED.

In order to designate districts for the purposes of this title, the city is divided into the following zoning districts:

- District R-1a, single-family residential district;
- District R-1b, single-family residential district;
- District R-2, two family residential district;
- District R-3, garden-apartment district;
- District R-4, condominium or common wall mixed dwelling house district;
- District RP-1a and RP-1b, planned single family residential district;
- District RP-2, planned two family residential district;
- District RP-3, planned garden-apartment district;
- District RP-4, planned condominium or common wall mixed dwelling district;
- District C-0, office building district;
- District C-1, restricted business district;
- District C-2, general business district;
- District C-3, special use business district;
- District CP-0, planned office building district;
- District CP-1, planned restricted business district;
- District CP-2, planned general business district.

District MXD, planned mixed use district

19.18.010. - PERFORMANCE STANDARDS.

The following standards shall apply in District C-1:

- (a) No wholesale sales shall be conducted;
- (b) No merchandise or equipment shall be stored or displayed outside a building and no sales shall be conducted from a truck or other temporary vehicle or structure except as may be permitted in chapter 19.34;
- (c) All products shall be sold and all services rendered inside a building except that banks and savings and loan establishments may have a walk-up service and, if approved as a conditional use in accordance with chapter 19.30, a drive up service;
- (d) No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced;
- (e) Restaurants wherein alcoholic, wine and cereal malt beverages are sold for consumption on the premises provided that more than 50 percent of the total income of the restaurant is derived from the sale of food consumed on the premises. At the time of application for an annual liquor or cereal malt beverage permit, the applicant will submit a sworn statement that more than 50 percent of the income has and will in the future be derived from the sale of food. The business operation will not produce noise and commotion that may adversely affect the neighboring property and the premises will be maintained and managed to a level equal to that, which prevails in the neighborhood.
- (f) Residential uses shall be limited to dwelling units on upper stories above ground level commercial uses, or less than 50% of the ground floor and located behind ground-level commercial uses.

19.20.010. - PERFORMANCE STANDARDS.

The following performance standards shall apply in District C-2:

- (a) No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building, and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced;

- (b) Other merchandise which may appropriately be displayed or stored outside a building shall be kept off the public sidewalk or streets, shall not reduce the capacity of a parking lot below that required by this title, and shall not occupy an area greater than 20 percent of the ground floor area of the building, and no sale shall be conducted from a truck or other temporary vehicle or structure except as may be permitted in chapter 19.34;
- (c) Restaurants wherein alcoholic, wine and cereal malt beverages are sold for consumption on the premises provided that: more than 50 percent of the total income of the restaurant is derived from the sale of food consumed on the premises; at the time of application for an annual liquor or cereal malt beverage permit the applicant will submit a sworn statement that more than 50 percent of the income has and will in the future be derived from the sale of food; the business operation will not produce noise and commotion that may adversely affect the neighboring property and the premises will be maintained and managed to a level equal to that which prevails in the neighborhood.
- (d) Residential uses shall be limited to dwelling units on upper stories above ground level commercial uses, or less than 50% of the ground floor and located behind ground-level commercial uses.

19.22.040. RESIDENTIAL BUILDINGS.

Any residential building constructed or located in District C-3 shall comply with height, yard and area regulations of the district corresponding to that dwelling type: Single family dwellings and group homes shall comply with District R-1; two family dwellings shall comply with District R-2; ~~garden apartment~~ multiple dwelling buildings shall comply with District R-3.

19.36.005. - RESTRICTED USES.

- (a) No temporary or uncompleted building, garage, or appurtenances incident to a family dwelling shall be erected, maintained or used for residence purposes. However, it is provided that when the exterior and more than 50 percent of the interior of a permanent residence has been completed at the time of adoption of this title, this regulation shall not apply.
- (b) No temporary or outwardly incomplete building or structure, no open excavation for a basement or foundation, and no building or structure so damaged as to

become unfit for use or habitation shall be permitted, maintained or remain in such condition for more than six months.

- (c) No building material, construction equipment, machinery or refuse shall be stored, maintained or kept in the open upon any lot, tract or parcel other than in such districts as permitted in this title, except during actual construction operations upon said premises or related premises; provided that the Board may waive said requirement in unusual cases for a limited time.
- (d) No building, structure or premises shall be used for, or occupied by any of the following uses:
 - (1) Junkyard, junk storage, salvage yard, auto wrecking;
 - (2) Auto courts, ~~row houses~~, trailer camp, tourist cabins, mobile homes;
 - (3) Slaughterhouse, commercial poultry dressing or processing establishment where such use is primary and not incidental to a permitted use;
 - (4) Refuse dumps, dumps;
 - (5) Boardinghouse or lodging houses, exclusive of group homes.
- (e) The raising, storage, or handling of farm crops, the raising, feeding or keeping of farm animals, livestock or poultry, other than customary household pets or chickens as provided in chapter II, article I of the City Code, and the keeping or display of farm or other heavy equipment or machinery is prohibited in all districts.

DISCUSSION MEMO FROM MARCH 5, 2024 MEETING

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: December 5, 2023 Planning Commission Work Session
UPDATED – March 5, 2024 Planning Commission Meeting

UPDATE: *This memo was presented in the December 5, 2023 Planning Commission packet along with the potential draft zoning amendments it summarizes. Initial discussions by the Commission confirmed the general direction with a goal for the Commission to provide any detailed review comments for further discussion at the next Planning Commission meeting. Specific comments and direction were given at the February 6, 2024 meeting, and the following changes are reflected in these drafts:*

- (a) *R-2, Section 19.10.015, Table 19.10.A – added Impervious Coverage standard (40%) to be consistent with other residential zone districts, and used the same standard as R-1A and R-1B due to the comparable building and lot scale.*
- (b) *R-2, 19.10.030; R-3, 19.12.030; R-4 19.14.030 – revised the introductory statement of Planned Zoning Applications sections to clarify use of the MXD building types and the corresponding building scale appropriate for each district.*
- (c) *Change the term “row house” to “townhouse throughout to be consistent with the term used in the building code. [Note: all references to “row house” will be removed from other sections of the ordinance once a formal draft of changes is recommended.]*
- (d) *MXD, Section 19.23.015, Table 19.23.A – updated the proposed MXD building type table in the following ways:*
 - *Adjusted lot sizes for apartment buildings to convert to acres rather than square feet, and to cap the scale of the large apartment / mixed use building at 3 acres (previously had no maximum size)*
 - *Reduced the height of the large apartment / mixed use building to 50’ / 4-story (was 65’ / 6 story)*
 - *Revised Front building line range to be 15’ to 30’ for several building types to correspond with a complimentary change made as a result of the new direction on the MXD design standards / guidelines. (previously was 10’ to 30’ due to more defined frontage types, which have been eliminated)*
- (e) *MXD, Section 19.23.020 – New MXD Mixed-use and Mixed-density Design Guidelines. Revised to be more general, qualitative, and flexible; replaces previous approach with more which had more specific “default” standards similar to the R-1A and R-1B design standards.*

These specific items, as well as any other discussion items brought up by the commission will be the focus of the Commission's continued discussion at the March 5, 2024, Planning Commission meeting.

[The original memo introducing the overall approach to this topic from December 5, 2023 follows.]

The Planning Commission held a work sessions on August 22, 2023 and October 3, 2023 to discuss potential strategies for housing policies in Village Vision 2.0. The work sessions were a direct follow-up to the public forums held on June 22, 2023 and July 13, 2023. Based on the direction from the work sessions, a discussion draft of potential zoning amendments has been created and is attached in the packet. This memo summarizes the draft amendments.

I. Strategies

The Planning Commission arrived at five strategies based on discussions at the August 22 and October 3 work sessions:

1. Hold status quo in R-3 and R-4. (Chapters 19.12 and 19.14)
2. Allow residential uses in C- districts. (Chapters 19.16, 19.18, and 19.20)
3. Improve the MXD district (planned district) (Chapter 19.23)
4. Revise current planned development standards & process (Chapter 19.24)
5. Consider MXD standards for application in a variety of contexts.

II. Approach

The following specific approaches can be used to amend the code based on the Planning Commission's discussions and policies established in the comprehensive plan. The approaches are further described in the discussion notes below, and are included in the attached strike-through versions of the current code (see attached Planning Commission Discussion Draft, November 2023).

1. Hold status quo in R-3 and R-4.

- a. Make current development compliant with standards with simple amendments.
- b. Clean up any conflicts / interpretation issues in the current standards.
- c. Allow a similar scale / pattern of redevelopment as existing buildings.

2. Allow residential uses in C- districts.

- a. Limit residential to mixed use buildings (upper stories above ground level commercial or behind ground level commercial)
- b. Allow subject to current C- district standards that apply to commercial buildings.

3. Improve the MXD district (planned district).

- a. Promote smaller scale projects that are more practical to Prairie Village's context. (smaller redevelopment projects and strategic infill, rather than broad master planned communities)
- b. Improve criteria (more specific policy goals and community benefit targets).
- c. Set default standards and building types for the scale and types of buildings that are most appropriate in a variety of Prairie Village contexts.
- d. Include neighborhood / community design standards or criteria for new building types / projects with similar approaches used in the current R1-A and R1-B district design standards.

4. Revise current planned development standards and process.

- a. Improve review criteria for better expectations.
- b. Define specific elements of a development plan necessary to support flexibility.
- c. Consider default standards as starting point (use base-district standards and/or borrow from MXD district - see below);
- d. Create criteria, guidance, and/or ranges for evaluating deviations from default standards based on plan.

5. Consider MXD for application in a variety of contexts.

- a. Mixed use redevelopment in C- districts [Rezoning to MXD]
- b. Mixed use building projects / infill in C-districts [Rezoning to CP-1, CP-2, or MXD]
- c. Residential-only projects in mixed use contexts – projects / strategic infill in C- Districts [Rezoning to CP-1, CP-2, or MXD]
- d. Larger-scale neighborhood redevelopment in R-3 and R-4 districts [Rezoning to RP-3 or RP-4]
- e. Low-scale neighborhood redevelopment in R-2 or R-3 areas [Rezoning to RP-2 or RP-4]

III. Discussion Notes:

The attached Planning Commission Discussion Draft includes amendments to the current zoning ordinance that executes the five strategies. The following notes should be considered along with review of the discussion draft to assist with review, comments or questions.

1. Hold the status quo in R-3 and R-4

Several of the R-3 and R-4 properties were surveyed for compliance with the existing zoning standards using mapping estimates and available data on Johnson County AIMS mapping (this will provide approximate compliance – see R-3 and R-4 Inventory in separate attachment). The standards primarily include:

- Building Height

- Lot Coverage
- Lot Area Per Family
- Setbacks

The most frequent non-compliance issue was with the “lot area per family” requirement in the R-3 district. The requirement is at least 2,500 square feet of lot area per family unit ([Zoning Ordinance, Section 19.12.035](#)). Several properties were below this ranging from 1,773 square feet per unit to 2,451 square feet per unit. Therefore, the discussion draft changes this to 1,750 square feet per unit.

The R-3 district also has an apparent conflict. [Section 19.12.035](#) states that no buildings and car port shall cover more than 20% of the lot, while [Section 19.12.036](#) states that buildings and structures shall not cover more than 30% of the lot. Most of the properties surveyed have building coverage in the 21% to 29% range. Therefore, the discussion draft removes the 20% requirement and retains the 30% requirement.

The R-3 district does not currently have an impervious surface coverage standard. To be consistent with the 2018 R-1A and R-1B updates this is added. Most of the properties surveyed are below 50% coverage. The range is 19% to 56%, with only 3 being over 50% at 51%, 52% and 56%.

The other changes to R-3 and R-4 are non-substantive formatting changes to be consistent with the approach of the 2018 amendments and clarify and simplify the code (i.e. converting text to tables and adding intent statements)

Last, to coordinate with strategy 5 (discussed below) a section is added to further direct planned zoning applications of the R-districts to the updated MXD standards and building types. Rather than have an open-ended approach to revising the standards, this will help establish targets and expectations for planned applications in the R-districts. This also provides the opportunity for neighborhood design standards – discussed with strategy 3 below – to be included, where currently there are none in the R-2, R-3, or R-4 districts. (Therefore, the R-2 district was included to be consistent in this approach through R-Districts.)

2. Allow residential uses in the C- districts.

Currently only the C-O district allows residential uses, and it requires those uses to default to R-1, R-2, and R-3 standards ([Zoning Ordinance, Section 19.16.035](#)). This results in building and development standards that are not appropriate for commercial or mixed-use contexts. Based on the direction of the Planning Commission to allow residential uses in commercial / mixed-use buildings, two simple amendments are recommended:

- Add a “mixed-use residential” entry to the use table in Chapter 19.27 ([Zoning Ordinance, Section 19.27.010](#)) and allow it in C-O, C-1, and C-2.

- Add a performance criteria in each of those zone districts that mixed-use residential uses shall be on the upper floors or behind ground level commercial uses, and then otherwise subject to the commercial building standards.

3. *Improve the MXD district.*

The MXD standards are intended for very large scale “master planned” communities. The intent and procedures imply mixing land uses across broad areas as well as mixed-use buildings. The provisions in this section are very broad and vague, and do not provide good guidance for how or where the district should be used, and instead for large scale planning efforts to address these specific issues. (It has only been used once and in a very limited application).

The recommended improvements involve the following key elements:

- Repurpose the district for smaller-scale redevelopment projects or targeted infill applications.
- Establish “default” development standards based on the type and range of buildings anticipated in Prairie Village.
- Add mixed-use and mixed-density neighborhood design standards. This adds more specificity to the current intent of the MXD district and creates planning thresholds for proposed development plans.
- Simplify the procedures and defer to the Planned Zoning district process. (See strategy 4 below)

4. *Revise current rezoning / planned development standards and process.*

The current planned zoning provisions are very open-ended and vague. They rely heavily on discretionary processes without clear criteria for applicants, staff, or decision makers. As a result, there is great flexibility in what could technically be accomplished under the planned zoning process, but there are few expectations. The procedures are confusing and imprecise and lead to a scenario where most outcomes are negotiated through a public process.

The following changes are recommended (with specific emphasis on leveraging the MXD changes discussed in strategy 3, and for more targeted applications to R-2, R-3, and R-4 districts discussed in strategy 1 and strategy 5.)

- Simplify the intent statement and make clear the context, application, and benefits intended from planned applications.
- Replace the arbitrary development standards in the current section with a system that defaults to the base district standards but includes specific guidance and design objectives for deviating from those standards.
- Simplify the procedures but indicate planning elements and thresholds that must be demonstrated in a development plan to justify deviating from the base district standards. Two scales of plans are recommended – a community plan and project plans. For smaller-scale applications, the community plan may rely more on the existing conditions surrounding the project but are still essential for

analysis of the planned application and how flexibility or deviations from the standards are justified.

- Improved decision criteria to focus on planning objectives and community benefits that should result for planned applications.

5. ***Consider MXD for specific scenarios.***

The combination of the approach to the MXD district and improvements to the Planned Zoning District application can then be leveraged for a variety of situations:

- Larger-scale redevelopment and rezoning to MXD (current situation, improved with better MXD standards and criteria)
- Smaller scale strategic infill in current commercial districts (“project plan” in the Planned District)
- Planned applications for the C- districts for more targeted infill of commercial or mixed-use buildings.
- Residential-only buildings in the C- districts, provided that are part of the larger mixed-use context based on a “community plan.”
- Limited planned application in R-2, R-3, and R-4 districts for appropriate scaled residential projects.

For the last three applications each of the R- and C- districts includes an added section specifying which building types are appropriate for each district application. Because these are “planned applications” they will rely on a discretionary review process and there is an opportunity to adjust the standards based on a specific plan.

IV. Next Steps:

Based on discussion and direction on these issues at the December 5, 2023 Planning Commission, staff and the Commission will determine next steps, which could involve any or all of the following:

- Further refinement or discussion of draft edits.
- Additional or related development code changes, as directed by the Commission.
- Additional Planning Commission work sessions / discussions (if needed)
- Preparation of proposed official and recommended amendments.
- Scheduling of official review and adoption procedures [PC public hearing (formal recommendation), CC public hearing (decisions)].

PUBLIC FEEDBACK MEMO

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: June 4, 2024 Planning Commission Meeting

Following the May 7, 2024 public hearing on the draft zoning updates, the Planning Commission asked people to submit any specific comments to staff. After the meeting staff collected public written comment via email. All comments received in this manner were sent to the Planning Commissioners on May 28, 2024 and have been included in the Planning Commission packet.

Staff has reviewed and summarized these comments to the following 5 main points. Each is addressed separately in detail below as it relates to both the existing standards (if nothing were to change) and the draft amendments. This summary does not reflect the extent of all comments, and the Planning Commission is free to address any other comments they feel are relevant.

1. 3-story / 40-feet maximum building height.
2. Minimum of 30% green space.
3. Minimum setbacks of 30 feet.
4. Remove residential from the C- districts.
5. Continue property owner's existing rights and processes when property is rezoned.

1. 3-story / 40 feet maximum building height.

- The draft regulations maintain the 2.5 story / 35-feet height limit in all base zoning districts.
- The draft regulations only accommodate buildings over 2.5 stories or 35 feet through a planned rezoning application, which is the same current process.
- The existing regulations have the following with regard to height limits in the planned zoning process.
 - MXD standards say “no height limit” and leave the regulated height to whatever is proposed and approved in a plan. [\[19.23.015\]](#)
 - The existing P- district standards have inconsistent terms regarding modification of building heights. [compare [19.24.015\(a\)](#)], [19.24.015\(f\)](#), [19.24.010\(c\)](#), and [19.24.040\(e\)](#)]
- The draft regulations address height in planned districts as follows:
 - MXD – establish height limits for specific building types, between 1.5 stories / 22 feet and 4 stories / 50 feet] *[draft 19.23.015 / Table 23.23.A]*

- P- or MXD development plans have general criteria and guidelines for the location of buildings and relationship to adjacent areas. *[draft 19.24.020.(b), 19.25.025, and 19.23.020]*
- P- or MXD development plans have specific criteria for height deviations, whether from the base zone districts or the default MXD heights. *[draft 19.24.015(b)]*

Rationale & Considerations:

The direction by the Planning Commission was to give more guidance to potential applicants of P- and MXD district applications on what heights would be acceptable. The discussion centered around a community concern for out-of-scale building, but a principle that taller buildings could be appropriate in limited circumstances based on the context and design of any particular project. Therefore, some leniency on height was included for specific building types, planned zoning criteria directed at building heights were included for plans rezoning to MXD or P-, and specific criteria for deviations from height limits was added.

The draft regulations are more restrictive on height limits than the current standards, but include guidance and criteria for any buildings over 2.5 stories and 35 feet. If the upper limit of the MXD building types were reduced to 3 stories / 40 feet, it would not necessarily prevent a taller building from occurring through the planned zoning process, although it may reduce expectations on if, where, or how taller buildings could be approved (similar to the current situation). If the recommendation is that no building over 3 stories or 40 feet should be considered even in planned zoning applications, a specific statement to that issue should be included in the zoning ordinance regardless of whether the draft changes are made or the existing standards are retained.

2. Minimum 30% Green Space

- There are no proposed changes to green space in existing base districts.
- Impervious surface limits are added in to the R-2, R-3, and R-4 (50% in R-3 and R-4, and 40% in R-2), so 50% and 60% uncovered or “green” space respectively that is currently not required. *[draft 19.10.015, 19.12.015, and 19.14.015]*
- The existing planned development applications have no specific guidance on green space or lot coverage, except objectives and intent statements that the flexibility in development standards should result in more useable and/or better designed open space. *[[19.23.005](#) and [19.24.010\(d\) and \(e\)](#)].*
- The draft planned districts have criteria for more community greenspace where there currently is none:
 - It recommends 30% to 40% of an entire area dedicated to public or common spaces, including streetscapes and open spaces. *[draft 19.23.020(c)(1) and 19.24.020(a)(4)]*
 - It recommends that all development be within ¼ mile of one type of open space incorporated into the project. *[draft 19.24.020(c)(4) and 19.24.020(a)(4)]*

- It recommends a range of formal, green, and natural open spaces. *[draft 19.24.020(c)(4) and 19.24.020(a)(4)]*
- The draft regulations maintain building coverage and green space standards on individual lots and parcels in addition to the community open space.
 - The draft MXD building types have green space keyed to specific building types. Most are over 30% (i.e. 40% and 60%) but some are 20% as that is appropriate to that specific building type. *[draft 19.23.015 / Table 19-23.A]*
 - The draft planned district regulations add specific criteria for deviations from green space, whether base zoned district standards or default MXD building type standards, including larger common or green spaces at the community plan scale. *[draft 19.24.015(b)(1)]*

Rationale & Considerations:

The draft regulations have stronger standards and criteria than the current code with respect to public, common, and civic spaces, including green spaces. In many cases the default standards, planning criteria, and deviation criteria would result in required green space beyond 30%.

It is unclear how the request for 30% minimum green space should be applied (i.e. minimum for all building types, minimum for community-scale plans, or both), or how it should impact situations under the draft regulations that require more than 30% greenspace. Additionally, it is not clear 30% would assure the intent and design objectives are met, so it should still be supplemented with community- and project-scale plans, and the ability to consider alternatives (both requiring more or less green space) based on context and design of specific spaces.

3. Minimum 30-foot setback

- There are no proposed changes to any setbacks in existing base districts.
- The current MXD district has no required setback and defaults to whatever is proposed and approved in a plan as the setback. *[[19.23.030](#), [19.23.025](#), and [19.23.030](#)]*
- The current P- district standards allow reduction in setbacks between 50% and 60% but without clear criteria or goals other than to signal that flexibility is appropriate based on a plan. *[[19.24.015\(f\)](#)]*
- The draft MXD district has default setbacks for specific building types, where currently there are none. *[draft 19.23.015 / table 19-23.A]*
 - Standards are generally comparable to the equivalent zone districts setbacks (R-2, R-3, R-4, C-O, C-1, or C-2) for each specific building type.
 - Standards allow reduced front setbacks of 15-feet to 30-feet for some building types based on a plan for improved neighborhood streetscapes , to account for building and lot types that should be rear- or alley-loaded that preserve quality streetscapes. *[draft 19.23.015 / Table 19.23.A and 19.23.020.(d)(1)a.]*

- Standards allow for reduced front setbacks of and 0-feet to 15-feet for other building type based on a plan for improved pedestrian streetscapes to account for walkable development patterns. *[draft 19.23.015 / Table 19.23.A and 19.23.020.(d)(1)a.]*
- Setbacks from development projects to existing developed areas are handled through the community plan and could involve buffers or other transitions beyond 30 feet. *[draft 19.23.020(c)(4)c.]*

Rationale & Considerations:

The draft regulations have comparable standards as the current code with respect to setbacks, and also have stronger criteria and parameters for where, why, and to what extent setbacks should be deviated from based on a plan.

It is unclear how the request for 30-foot minimum setback should be applied (i.e. minimum front for all building types, minimum perimeter separation, or both), or how it would impact the current regulations for 50% to 60% reductions in setbacks. Additionally, it is not clear that a uniform 30-foot requirement would lead to better planning and development, better relationships of projects to adjacent areas, or increases in useable, productive, or attractive spaces between and around buildings. It would undermine the goal of more walkable, compact development forms for mixed-use and commercial projects on pedestrian-oriented streetscapes.

4. Remove residential uses from commercial districts.

- The current code does not allow residential uses in C-1 or C-2 zoning districts, but allows residential uses in C-O subject to either R-1, R-2, or R-3 standards. [\[19.27.010\]](#) and [19.16.035](#) This means:
 - A mixed-use building is not allowed, even in the C-O district despite allowing a mix of uses.
 - Residential projects in the C-O district will follow residential development patterns and building formats (i.e. not necessarily walkable commercial or mixed-use formats).
 - If mixed-use is to occur in existing C- districts it would require rezoning to a P- district or MXD.
- The draft regulations add residential uses as a permitted use in the C- districts, provided (1) it is limited to mixed-use buildings (so upper story or behind ground level commercial); and (2) there are no changes to the physical development standards in these districts (setbacks, heights, etc.). *[draft 19.16.020, 19.18.010(f), 19.20.010(e), and 19.27.010]* This results in the following:
 - A residential use could be located in an existing building subject to meeting all applicable building permits and all other zoning ordinance requirements.
 - An existing building could be modified, or a new building constructed with a residential use if it meets all current standards (i.e. setbacks, 2.5 story / 35-foot height, etc.) and would require site plan review (requires

neighborhood meeting, Planning Commission decision, and appeal option to City Council).

- Any proposal for a new mixed-use building beyond the existing development standards or for residential-only buildings in the C-districts would require rezoning to a P- district or MXD, as is the case now.

Rationale & Considerations:

The Planning Commission direction was to add residential uses as a permitted use in the C- districts within the above parameters to accomplish the following:

- Indicate that “mixed-use” is appropriate in commercial districts and Activity Centers, based on the Village Vision policies.
- Ensure that no significant physical changes could result without a more detailed review and process.
- Allow commercial buildings in the C-O district to incorporate residential or be converted to all residential (since it already allows residential uses, but just not in commercial or mixed-use formats).

If the allowance for residential uses in C- districts is removed it will eliminate these objectives. While this could constrain potential conversions of existing buildings in C-O to residential uses or eliminate limited flexibility for uses in existing buildings in all C-districts, it is likely that future mixed-use development projects would require rezoning to P- or MXD regardless.

5. Continuation of property owners’ rights in rezoning processes.

- There have never been any proposed changes to rezoning procedures in this process.
- Rezoning procedures and how to balance community interests and property rights are set by state statute.
- The city’s ordinance currently follows state statutes, and we recommend continuing that practice. [[Chapter 19.52](#)]
- The Planning Commission Resident Participation Policy – in place for over 20 years – goes beyond the statutes and requires neighborhood meetings for many applications, including rezoning and site plans. [[Resident Participation Policy](#)]

Rationale & Considerations:

We have not discussed, considered, or proposed any changes to procedures and would not recommend doing so.

Edward Boersma
Prairie Village, Ward 2
PC2024-107 - Feedback

I like the idyllic nature of Prairie Village. Prairie Village is a peaceful community that is open to and for everyone. It is the most closely packed community that my family has ever lived in and yet for the most part everything functions well.

Regarding the current proposed code changes, I believe it is the unknown consequences of questionably thought-out changes that concern people. Combined with the apparent non-critical level of communication on such a significant change to the city.

This does not mean that empty buildings and lots along with poorly maintained properties should not be managed. It does mean that global changes to zoning code should be rigorously scrutinized and debated to determine if such changes can stand up to inspection and criticism.

These code changes along with the previous R-1 code changes seem to focus on higher residential density and the implementation of Village Vision 2.0. While the mixed-use district arguably needs to be updated and a complement of residential can be a part of mixed-use, extreme massing of mixed-use does not reinforce the unique character of Prairie Village. In addition, including residential in all commercial districts is questionable and should be examined. The integration of a combination of property functions is by definition a mixed-use district.

Keep in mind, most plans do not go according to plan after they are implemented; creating high density residential does not guarantee lower prices and the massing of residential and commercial structures does not guarantee an improved quality of life. These code changes do open the door for significant changes to the landscape and nature of Prairie Village. If for the betterment of Prairie Village, that is to be determined and why a healthy debate is necessary.

I would recommend that the elected officials and leadership of Prairie Village view these discussions as healthy debates and not divisions. Prairie Village is a rare jewel that is worth fighting for. And whatever is decided will have to be lived with.

PC2024-107 - Comments

- Please number PDF documents and make them fully searchable.
- Define setback in the code.
- The city should break up the current changes into two parts.
 1. Suggested changes to the zoning code to make it easier to understand, improve uniformity and more cohesive. Suggested changes to bring existing properties "to code" or to make these properties compliant. It would be helpful to list properties that are compliant and properties that are not compliant. I am assuming that these properties are known and are the reason for this suggested change.
 2. Suggested changes to modify existing code to allow additional uses, increase height restrictions, decrease setbacks, decrease permeability among other changes.

When multiple/large changes are suggested and/or implemented it creates anxiety, confusion and suspicion. Combined with indifferent communication a backlash can occur.

- In the proposed changes/amendments there are several inconsistencies and grammatical errors. Please fix these.
- Why is multi-family being allowed in all commercial districts? Isn't the conventional method to rezone a property to include additional functions or property types?
- A recognized definition of mixed-use is:

A mixed-use development is a real estate project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions.

Since it is proposed that every C district in PV allows residential, should we eliminate the designation of C district and refer to all non-residential districts as MXD?

- Is parking additive for MXD?
- How does mixed-use (19.23.020) establish or reinforce the unique character of PV or maintain the existing scale by setting standards that reduce lot area, reduce lot width, increase building coverage, reduce green space, increase height, reduce setbacks (table 19.23)?
- After these proposed changes are implemented when is a public notice required for changes to properties or lots in PV? Where is this defined in the code?
- MXD setbacks

A 15' setback for a 50' tall building is not appropriate in PV. A 0 ft setback is ridiculous. The corner from the old Macy's to Mission is approximately 20'. That is a three-story building, not sure how tall.

I am having trouble with the following statement and why it would be considered for PV:

Building Placement. Consistent front building lines should be established along all block faces. Buildings should be placed between 0 and 15 feet of the front lot line on pedestrian oriented streets, and between 15 and 30 feet of the front lot line on neighborhood streets.

What is the difference between neighborhood streets and pedestrian oriented streets?

There is a single building in PV that I am aware of with a very tight setback. It is located on a thoroughfareish road. Some sections of the road are 4 lanes some are two. It would be useful to list different buildings with different setbacks so people can have a better understanding of the feel and nature of such designs.

Is the city envisioning a new 50' MXD development with a 15' (or 0') setback facing W 75th Terrace where the current church is, at 75th and Belinder? I would not want to live in one of the houses south of 75th Terrace.

- MXD height.

Going from 35' to 50' is a significant change. I am not in favor of this height increase. I believe 40' provides an additional increase that stays closer to the character of PV.

- Why is LEED included in or only in MXD? Sustainable development should be included in all non-R1 districts or none. Should development strategies/ideas be included in municipal code? If so why limit these ideas to LEED?
- Required Parking Deviations are a potential recipe for disaster. Peak demand at PV shopping centers is weekends and early evenings when residents are home. I am happy to meet anyone at the French Market or Johnny's in the early evening or on a weekend for a better understanding of peak demand in Prairie Village.

Gary Showalter

3518 W 73rd Terrace

Prairie Village KS 66208

May 20, 2024

Attention: ageffert@pvkansas.com

PV Planning Commission

Per your requested input, the following is how the zoning should be structured.

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback (or compatible with surrounding buildings).

Please understand that this will be the most beneficial for the residents of Prairie Village. This whole project started with a desire for affordable housing and diversification.

We are not against diversification, but many affordable houses are being torn down to be replaced by large ones. Also, this economic fact makes it harder to build low-cost housing sites.

The second problem is if more multi structure are built density is increased. In a land locked desirable city, you simply cannot have it both ways. In the last planning commission meeting, I attended, I heard an ending comment by the architect on the panel say, "I am not afraid of incremental increased density." I guess this means to heck with you people we are giving you slow but sure density in spite of your desire. Also, the Meadowbrook project was mentioned. Well, talk about diversity and green space, how many golf courses are left in Prairie Village?

I understand some on city counsel are enamored by the idea of "diversity at any cost", your job is to plan what is practical and sustainable to ensure the quality of living of current residents who have paid the high taxes and want to keep the lifestyle we deserve.

What do you want next door to your home?

Best Regards

Gary and Jane Showalter

Mrs. & Mr. David W Newcomer IV
2424 W. 71st Street
Prairie Village, KS 665208

Friday, May 17, 2024

Dear Prairie Village Planning Commission Members,

WE OPPOSE THE PROPOSED CHANGE TO THE ZONING AN BUILDING PROPOSAL

My wife and I have lived at 2424 W. 71st Street in Prairie Village, for over 43 years. Before our marriage I have lived in two other houses on Cherokee Drive, also in Prairie Village. I attended Prairie, Belinder, Indian Hills, and SM East schools. One of the reasons I have lived in Prairie Village is that it is well-planned and zoned. It's shopping centers fit in with the neighborhoods. The centers support a number of neighborhood small businesses with a nice variety of goods and services. There are parks close to us for walking our dog and meeting our neighbors.

The proposed changes would permit large corporate developers to come into Prairie Village, buy up property tear down existing buildings and build high rise multifamily apartments or office structures that would increase traffic, destroy the ambience of our "Village" and increase noise.

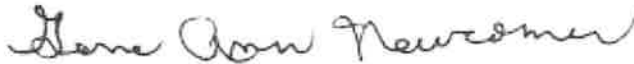
Presently renovation or replacement of older homes is proceeding nicely without destroying the ambience of the neighborhoods. I have seen so many new ideas that were not fully vetted have destructive unintended consequences. The ideas being proposed would be better suited to be tried on undeveloped property to see how they work out. The community voted to keep our existing zoning in place. Please listen to those who have chosen to live here most of our lives.

Keep 3-story buildings maximum, with a hard stop at 40', a Minimum of 30% green space, and a minimum setback of 30'.

Respectfully,



David W Newcomer IV



Gene Ann Newcomer

Prairie Village Planning Commission
May 20, 2024

RE: Changes to zoning restrictions, setbacks, greenspaces, multi-story buildings

Dear Planning Commission:

Proposals now being considered intended to increase density in our town will decrease the safety and enjoyment of the current residents. There is a proposal to turn the nursing home parking lot at 71st St. and Mission Road into an apartment building of over 200 units. There is no safe way for cars to enter either 71st St or Mission Road far enough from the corner to be considered safe. I would point out to you that there is a vacant lot on the NE corner of 71st St and Metcalf in Overland Park. The owners applied for a permit to build 16 attached residential units on the lot. Overland Park did a traffic safety study and denied the project because there was no safe way to have 16 units empty out onto either Metcalf or 71st St. To make matters worse, the vacant Macy's building at the same intersection at 71st & Mission Road will rightfully be redeveloped and add to the current traffic at that intersection.

There is a real possibility of traffic fatalities resulting from such over-development, for which there is not even an identified need. And regarding the desire to rezone and prevent residents from even speaking out about the zoning, I think this is outrageous. We can already consider, as a city, any request to rezone any property when a good development is possible. No blanket rezoning is needed.

What blanket rezoning does is turn P.V. into a big money maker for contractors, instead of a safe middle class community for the residents living here. We just passed, a few years ago, a required increase in green space for new construction, so why are you trying to reverse that now? And setbacks are also a safety issue. Use common sense. Vote NO against these proposed changes.

Sincerely,



James Pedersen
7216 Cherokee
Prairie Village

From: [Kirk Walters](#)
To: [City Clerk](#)
Subject: PV Zoning Regulations Changes
Date: Tuesday, May 7, 2024 4:30:59 PM
Attachments: [external.png](#)

 External email >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Hello,
I understand there is a public hearing on zoning regulations tonight.
Would it be possible to have more public hearings regarding these issues?
This is a lot of information to review and will take PV citizens time to understand and ask the questions.
I don't understand why important issues like this have to pass through City Council so fast.
Appreciate your time.
Thanks
Kirk Walters Ward 4

--

Thanks,
Kirk
816-715-0824

From: [Penny Mahon](#)
To: [City Clerk](#)
Subject: PV Planning Commission Zoning Proposal
Date: Tuesday, May 7, 2024 4:37:29 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

 First time sender >

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Dear Prairie Village Planning Commission,

I am supportive of the proposed amendments to the PV Zoning Regulations. I think that these are important changes that will allow for more attainable housing options within our city.

I appreciate all the work the Planning Commission put into seeking public input and developing these recommendations. I urge you to move these recommendations forward so Council can consider approving them.

Sincerely,

Penny Mahon

From: [Tom Melia](#)
To: [City Clerk](#)
Subject: PV Planning Commission Zoning Proposal
Date: Tuesday, May 7, 2024 5:01:14 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Dear Prairie Village Planning Commission,

I am supportive of the proposed amendments to the PV Zoning Regulations. I think that these are important changes that will allow for more attainable housing options within our city.

These changes make sense for Prairie Village as we evolve as a community. This will create new housing opportunities for those whose housing stock is currently being replaced by more expensive, larger homes. Tear down and rebuilding of houses in PV is already changing our community. We need more right sized housing options as smaller homes are replaced by new ones costing three times as much as those they are replacing.

I appreciate all the work the Planning Commission put into seeking public input and developing these recommendations. I urge you to move these recommendations forward so Council can consider approving them.

Sincerely,

Tom Melia
7647 Windsor

From: [Rachel Peter](#)
To: [City Clerk](#)
Cc: [Dave Robinson](#); [Council Members](#); [Tyler Agniel](#)
Subject: PV Planning Commission Zoning Proposal
Date: Tuesday, May 7, 2024 6:13:22 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Prairie Village Planning Commission,

We are voicing our TOTAL OPPOSITION to the proposed amendments to the PV Zoning Regulations that you are considering tonight. Please listen to your neighbors & fellow citizens.....not the developers.

Sincerely,

Rachel and Dustin Cooke

From: [Charmaine Ward](#)
To: [City Clerk](#)
Cc: [Council Members](#)
Subject: PV Planning Commission Zoning Proposal
Date: Tuesday, May 7, 2024 6:26:37 PM
Attachments: [external.png](#)

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Dear Prairie Village Planning Commission,

I am voicing my TOTAL OPPOSITION to the proposed amendments to the PV Zoning Regulations that you are considering tonight. I believe these changes are being rushed through without enough public input.

PLEASE SLOW DOWN!

The actions you take tonight will have long lasting consequences for everyone. Protect your neighbors & fellow citizens.....not the developers!

Sincerely,

Charmaine Ward
Ward 3

From: [Linda Nottberg](#)
To: [Council Members](#)
Subject: Rezoning issue
Date: Tuesday, May 7, 2024 6:37:00 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Dear Prairie Village Planning Commission,

I am voicing my TOTAL OPPOSITION to the proposed amendments to the PV Zoning Regulations that you are considering tonight. I believe these changes are being rushed through without enough public input.

PLEASE SLOW DOWN!

The actions you take tonight will have long lasting consequences for everyone. Protect your neighbors & fellow citizens.....not the developers!

Sincerely,

Linda Nottberg

Sent from my iPad

From: [Tim Swanson](#)
To: [City Clerk](#)
Subject: :PV Planning Commision Zoning Proposal
Date: Tuesday, May 7, 2024 6:46:09 PM
Attachments: [external.png](#)

 External email >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

I strongly oppose the proposed amendments to the PV Zoning Regulations that you are considering tonight. For as long as I can remember, the standard height for all zoning has been 35 feet, and it should remain so. There is no valid reason to increase the density of housing in Prairie Village. The residents of Prairie Village have expressed their views on zoning and density, and there should be no negotiation on this matter.

Thank you for your time!

Sincerely,

Timothy Swanson"

From: [Pam Justus](#)
To: [Adam Geffert](#)
Subject: Rezoning
Date: Wednesday, May 8, 2024 5:51:56 AM
Attachments: [external.png](#)

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Adam, please forward to the planning committee. Thank you.

Planning Committee,

I attended the planning committee last night. It should be quite evident that the residents have NOT been included in any decision-making concerning a plan which would change Prairie Village forever with increased density and consequences to follow including a strain on infrastructure, overcrowding of schools, increased need for social services, and massive parking issues. It should also be quite evident that multiple FACTS were presented last night confirming how these new ideas will damage our community.

The residents don't want this for our community and unfortunately, you have been lead astray by our mayor and a select few who are pushing this agenda for political gain with NO regard for the residents who elected them.

+In a nutshell, We are the second-most-densely populated city in the state of Kansas and landlocked: NO MORE DENSITY.

+Don't gut or change the zoning guidelines to favor developers and hurt residents.

+Don't decrease lot sides by 30% and green space by 20%

+Commercial needs to remain commercial

+new terms including "intent statements", "infil", "community design plan" are all ambiguous but equate to more cost, more density, and rezoning.

I think the most important question asked of you last night was to fill in the blank, "We want more density because _____". Don't merely take this off the table, scrap it and advocate for the residents; NOT the developers.

There is an old adage, "If you find yourself in a hole, stop digging." The current zoning guidelines are working well. Don't be mislead and pressured by a few. Listen to the residents and to the FACTS.

Pamela Justus

[Sent from Yahoo Mail for iPad](#)

From: [Jan Bleakley](#)
To: [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Please distribute to Planning Commission. Thank you!
Date: Friday, May 10, 2024 7:48:29 AM
Attachments: [external.png](#)

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Dear Planning Commission,

Obviously, what transpired at the May 7th meeting is indicative of how passionately many Prairie Village residents feel about proposed zoning regulation changes. While we can only speak for the core group of concerned citizens engaged since before Village Vision 2.0 was approved, we regret the actions of a few late in the meeting. Although many speakers clearly and calmly voiced valid concerns, what occurred is not what we are about.

It has and will continue to be our goal to articulate to you and our City Council the importance of maintaining the visual and functional desirability of our community. Our approach to zoning regulations must always respect that Prairie Village is unique and unlike any of our neighboring cities.

We appreciate the move to table action on this proposal. Robust citizen input, with proper notice, is essential to the integrity of this process. We also appreciate Commissioner Breneman's suggestion that we identify specific concerns with the proposed changes. We will take that suggestion, gather input, and provide you with our thoughts and suggestions.

Thank you and we appreciate your volunteer service.

Sincerely,
Todd and Jan Bleakley

From: [Edward Boersma](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Wes Jordan](#)
Subject: PC2024-107 Feedback
Date: Monday, May 13, 2024 11:20:45 AM
Attachments: [external.png](#)
[Edwards feedback to PC2024.pdf](#)

 External email >

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It was requested by a member of the planning commission for specific feedback from the residents of Prairie Village. I spent some time last weekend working on feedback. Some is specific some is not. It is my understanding that you will forward this document to the members of the planning commission.

Thank you for your time.

Edward Boersma
918-521-1800

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Tuesday's planning meeting
Date: Thursday, May 16, 2024 1:14:09 PM

Can you put this in your file with the other comments we'll be collecting.

From: er <careti3@aol.com>
Sent: Thursday, May 9, 2024 10:22 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject: Tuesday's planning meeting

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Hello Ms. Lee

I attended the PV Planning session as we received a sudden notice from the United PV group.

My take away is that there is rampant distrust in this city's government.

I also understand that the planning committee seemed taken aback at the negative responses during the meeting. I realize the committee members are just trying to dot the I's and cross the t's for any inevitability regarding future development, aiming to work for both the residents and developers. I suppose much of this distrust happened at the beginning of the Village Vision process many decades ago.

To re-cap, around 25 years ago, there was a big sign indicating "our tax dollars at work" with tax increment financing to remove a gas station, and some houses on 75th street in order to build a Quick Trip. The residents on the south side reached out to those in the north, and were mobilizing a group to fight this effort. The worry was that a Quick Trip would diminish property values and destroy the character of that part of "perfect village". Perhaps reducing the values of that neighborhood would make it easier to unfold a plan that was yet to be unearthed. As time went on during that battle, it was discovered that there was a 30year redevelopment plan that had been in the works, that would regentrify that area and neighborhoods to the east and turning that area into a much larger shopping complex and commercial property. Not only that, but there was a redevelopment office in city hall that was actually run by a developer. Foxes that run chicken coops seemed a bit too cozy.

After much acrimony and resident opposition, a compromise was found by putting an architectural firm in the spot that was earmarked for the Quick Trip.

Ever since then, there has been a sharper focus on anything labeled “village vision”.

The group last night mentioned city density as their main concern, and that this town has a maximum level of density. I tend to agree with them.

What I am sure they suspect, is some on both the city council and /or planning committee may be licking their lips for revenue, either generated by the oversized houses being built, or by tall and massive apartment complexes the fear will be fast tracked to generate the funds for the New City Hall, new police station, new YMCA, library, and new community center. I am sure that the council members feel like they need to strike while interest levels are still relatively low in order to put their mark on the city. I am sure they actually feel this is a large part of the duty that they are elected to do. But I have heard it stated before, there is no limit to how much good can be done with other people's money.

I am sure in the back of Tuesday's crowds collective mind, that they were feeling like they were not being included in the process. I am sure the council felt that they know way more than the residents regarding the intricacies of architecture, civil engineering and city planning, and why bore the masses with details. I realize that the special language that is used, could actually be translated. It seems to be that there needs to be some concession given to the voters, rather than viewing them as an interfering element in the name of progress.

Again, referring to the origins of Village Vision- residents have been trained to smell deception (some intended /some not so much). Perhaps rather than using the “language” that is used in the corporate / architectural/legal/ and engineering worlds, could be “dumbed” down. I know professionals take pride in this codified level of education, but if broken down, this information could be more easily understood by most residents, who currently have to guess what all the variations in codes and design types truly mean. Of course, council members may feel that being micro managed by the people who have put them there is a bitter pill. They were put there to represent the people rather than defer to them on every detail.

I do feel that by giving actual real-life examples and scenarios in a number of meetings to educate the public on what the council and committee intend to really do, in plain English (and /or a translator of choice) would be helpful.

I also feel that the city council is there because there is some burning desire to do something for their city, or perhaps moving up the political ladder, and are energized. I would guess most have the best intentions in their aims for the city. I am sure most in city government are not intentionally trying to be deceptive. Perhaps attention to scheduling details would help, especially when residents are watching.

On the other hand, perhaps when a population see's much of the charm and character of this town being replaced by the large homogenous housing, along with really odd architectural choices that do not fit the surrounding aesthetic, or that doesn't really scale to the lots, they have to wonder what is happening. Just because the other local cities are welcoming huge mixed-use complexes, doesn't make it a good fit for this city. Brookside is a prime example of a city that seems to thrive, rather than inviting developers and spec housing moguls.

I do not feel that the trend in tear downs and high prices are the fault of the council. They didn't start the push of private equity creating scarcity in the market in order to push housing prices up and developing a new model of housing that makes ownership less available and rental the new normal.

I am aware that some properties in Prairie Village are somewhat dated and need improvements. And if a house must be torn out, a reasonably scaled new building is reasonable. Old properties could use grants, or tax incentives to promote updates, in order to maintain the character of this city. I am sure that this would not churn the large profit margins that many developers feel they need.

Resistance to change would likely be the city council's description of the citizens that came to last Tuesday's meeting. Perhaps the city wants a reasoned selective process instead.

These issues are hardly new to cities, but they can be dealt with compromise and reason, rather than name calling.

. In the past we see a large number of foamboards and a number of people talking to a few of the people there. Perhaps a unified voice on these

answers and concerns is needed.

I would like to see this sort of discussion/presentation

1. Take the concerns that are actually voiced in these requested emails, and address most if not all of them. It may take a number of meetings.
2. Use concrete examples of how new zone standards would be addressed, in both hypothetical form and with actual recent events.
3. Needless to say, it might be good to have a governmental forum to explain why petitions are not excepted at times. This seemed to really steam the folks at the Tuesday hearing. That was a year and ½ ago.
4. As there is the real push to create new governmental infrastructure, perhaps a genuine discussion on both sides about the needs and timing of these projects.
5. Challenge the residents to come up with scenario's that they find problematic in a forum where they can defend their points of discourse and feel heard.
6. Part of the larger view of the irritation of larger mini mansions are their negative (for residents who want to afford to live in PV) effects of higher property

Thank you for allowing residents to have voice in government.

Tim Higgins 3711 West 74th Street PV KS

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: For the Planning Commission, per May 7 request
Date: Thursday, May 16, 2024 1:14:25 PM

From: Anna Gepson <agepson@gmail.com>
Sent: Wednesday, May 8, 2024 5:31 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject: For the Planning Commission, per May 7 request

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

To the Prairie Village Planning Commission:

Per your request for specifics at the May 7 meeting, this is as specific as I can get. Dan Runion was correct in his estimation that this all goes back to Village Vision 2.0. There is a lot of mistrust in the community because of the way Village Vision 2.0 was developed and approved. That's not your fault, but it is what it is. I believe you will continue to receive pushback unless and until the mayor and city council agree to revisit Village Vision 2.0.

Thank you,
Anna Gepson

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Moving Forward on Re-Zoning
Date: Thursday, May 16, 2024 1:14:42 PM

From: Tom Clough <tclough62@gmail.com>
Sent: Wednesday, May 8, 2024 10:59 AM
To: Nickie Lee <nlee@pvkansas.com>
Cc: Wes Jordan <wjordan@pvkansas.com>; Terry O'Toole <totoole@ztrip.com>; Todd And Jan Bleakley <janbleakley@aol.com>; Lori Sharp <lsharpdec28@gmail.com>
Subject: Moving Forward on Re-Zoning

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Nickie,

Please accept this email as my response to Jim Beneman's request for citizen feedback on Zoning Changes.

Village Vision 2.0 is Flawed

The process that was used to roll-out VV 2.0 was fundamentally flawed. The flaws include:

- Eric pushed through this 20 year document during the pandemic when many people had a short-term perspective on life. Life issues such as . . . wondering if I still have a job . . . if i have a job, do I have enough income to sustain my family . . . wondering if my family's health will be OK . . . etc. This simply was not the time to push through a long-term document with the citizens of Prairie Village.
- IMO, due to the bullet point above, only ~200 had input into VV 2.0. I believe this includes a Survey Monkey and one Zoom meeting. These numbers were most recently articulated by Dan Runion and Jori Nelson last night. Similar numbers have been articulated by the public since the roll-out of VV 2.0. Put simply, the process to build VV 2.0 did not have widespread public input. I believe Jan Bleakley and others approached Eric about putting a hold on the roll-out of VV 2.0 in large part due to the issues raised above. (I copied Jan on this point so she can provide more detail) . Eric refused to listen and made a decision to move forward.
- To rub salt-in-the-wound, common public perception is that the city of PV cannot or will not verify that the people that completed the Survey Monkey were actually PV citizens.

Role of UCS

To make matters worse, Eric introduces and Ad Hoc Committee on Zoning that makes zoning recommendations to the Planning Commission that ultimately makes recommendations to the City Council that were adopted.

The conflicts of interest (real or perceived) between Eric, UCS and PV run deep. The damage that this did with public trust of the zoning trust is still felt today.

Chris Brewster

Chris has a history of contributing to the misinformation on zoning. Last night for example, his slide deck misstated the number of stories for apartment complexes (6 instead of 4). Leon Patten has called out Chris numerous times in the past month for factual discrepancies related to Meadowbrook zoning.

Chris' presentations are terrible, IMO, and contribute to the ongoing angst in PV. His slides are tired. 30 minutes + and 22 slides later, people's eyes glaze over. A good consultant should understand a complex issue (to use Nickie's words) and break it down into easy understand chunks. In other words, hit a single. Then hit another single. Then another single. Chris should stop trying to hit home runs. And finally, Chris makes no emotional connection with his audience. Facts and buzzwords don't connect with people.

IMO, Chris has lost his time to be an effective presenter that can connect with the citizens of PV. Time to move on.

VV 3.0

My recommendation is to start fresh with a citizen led approach. Remove VV 2.0, UCS and Chris. Remove Eric from the process as well. Eric's behavior has broken the public's trust in his ability to lead this city, IMO.

Sincerely,
Tom Clough
510 Delmar Lane
PV, KS 66207

From: [John Wilinski](#)
To: [City Clerk](#)
Subject: Planning Commission Comments
Date: Thursday, May 16, 2024 2:32:57 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

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Hello,

My name is John Wilinski. I've lived in Prairie Village for almost 20 years. I heard that the Planning Commission got yelled at during the public comment period during the last meeting. I wanted to write to tell the planning commission that the people who were yelling do not reflect the views of all PV residents. My family and I are very supportive of measures that will make more affordable housing available in PV – including zoning changes.

The planning commission has my sincere thanks for their hard work.

Thanks,
John

From: [Bonnie Limbird](#)
To: [City Clerk](#)
Cc: [Chi Nguyen](#)
Subject: zoning code in non-single-family districts
Date: Thursday, May 16, 2024 2:40:46 PM
Attachments: [external.png](#)

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Hello.

I support the proposed amendments to the PV Zoning Regulations in the R-2, R3, R-4, C-0, C-1, C-2, and MXD districts, planning applications, and other associated changes

Regards,

Bonnie Limbird

From: [Clayton Harper](#)
To: [City Clerk](#)
Subject: Comment RE amending zoning regulations
Date: Thursday, May 16, 2024 3:18:17 PM
Attachments: [external.png](#)

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Good Afternoon,

As a Prairie Village resident for the last 15 years, I want to express my support for the planning commission's efforts to ensure Prairie Village remains a desirable community for ALL of its current AND future residents. I also support the commission's efforts to ensure that developers & land owners are able to make the highest and best use of their property, consistent with current trends in land use rights and strategies.

I understand that a handful of Prairie Village residents have annointed themselves as the "collective voice" of Prairie Village, and they have chosen to use that voice to harass and intimidate city staff and volunteers. Please understand that those who yell and harass and choose to waste your time while offering NOTHING in terms of solutions to their perceived grievances are NOT representative of Prairie Village or its residents. Most of the residents I have met over the last 15 years simply have better things to do than take time away from their family/work/hobbies/life to angrily shake their first at a nonexistent boogeyman.

Thank you for all you do for Prairie Village.

Clayton S. Harper
913-593-4684
claytonsharper@gmail.com

From: [marie mcgraw](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Commercial and Mixed use rezoning
Date: Thursday, May 16, 2024 8:16:19 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Planning Commission,

Please forward this email right away to the Planning Commission. I am asking that my voice be heard and I am asking for your consideration to vote for the following proposal.

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

PV is already a dense City. People choose to live here because of the current design and the ability to protect their property values by being heard, notified and having protest rights. Please don't change this just because you can. This would be against why people move to Prairie Village. We live here because we like the quaint neighborhoods and parks. Not because of a lot of traffic and tall buildings. Thank you for considering this.

Marie McGraw

Ward 6

Sent from my iPad

From: [Anna Newby](#)
To: [Adam Geffert](#)
Subject: PV zoning
Date: Thursday, May 16, 2024 8:20:16 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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 First time sender >

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I am requesting the Planning Commission asking for:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Please forward to the planning commission as soon as possible. I am concerned about the rezoning efforts.

Anna newby
7180 Cherokee Dr

From: [Pam Justus](#)
To: [Adam Geffert](#)
Subject: Change to zoning
Date: Thursday, May 16, 2024 8:32:33 PM
Attachments: [external.png](#)

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Please forward this on to the Planning Committee immediately! Thanks.

The residents made it very clear May 7 that more density would destroy the Prairie Village as we know it today. A decision of great importance such as this should be made by the residents, not a half dozen people. The planning committee should be advocating for what is in the best interests of the residents, not of developers or our mayor, who is promoting his personal agenda. Do not be pressured, but clearly do what is right.

Residential should NOT be allowed in commercial. This would affect density exponentially without regard to more overcrowding of schools, strain on infrastructure, increased traffic, parking concerns and green space.

Prairie Village residents have NO desire to look like Overland Park off of 79th and Metcalf. Commercial should stay commercial with no apartments built behind or above.

I thought the question asked at the May 7 meeting was quite poignant: "Can any of you fill in the blank and tell us how greater density would benefit our city?????"

Please consider the residents. One meeting which was not publicized is not a way to represent the citizens of Prairie Village. If you did not get a clear message on May 7, I would suggest another meeting with public input to clarify what is best for our community.
Pam Justus

[Sent from Yahoo Mail for iPad](#)

From: [Terry O'Toole](#)
To: [Anna Newby](#)
Cc: [Adam Geffert](#); [Nickie Lee](#)
Subject: Re: PV refining request
Date: Thursday, May 16, 2024 8:36:34 PM

Thanks you Anna. I am cc'ing Adam. He will make sure this gets forwarded to the Planning Commission. Appreciate your input.

Terry O'Toole
Prairie Village City Council
Ward 1
C: (816) 564-3161

Sent from my iPhone

From: Anna Newby <annanewby@gmail.com>
Sent: Thursday, May 16, 2024 8:20:38 PM
To: Terry O'Toole <totoole@pvkansas.com>
Subject: PV refining request

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

I am requesting the Planning Commission asking for:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Thank you

From: anneladdbowman@gmail.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning Changes
Date: Thursday, May 16, 2024 8:37:51 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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 First time sender >

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Good evening. I am writing to oppose the changes currently being considered by the Planning Commission.

Please limit any changes to:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning:

Prairie Village residents have invested in our homes because we value the community we have helped to create. Please respect our investment as you consider any changes to this small, dense, and beloved village.

Please forward this email to the Planning Commission.

Yours truly,

Anne Bowman
7871 Howe Circle
Prairie Village, KS 66208

From: [Janice Hamill](#)
To: [Adam Geffert](#)
Subject: Prairie Village planning
Date: Thursday, May 16, 2024 8:44:25 PM
Attachments: [external.png](#)

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Please help stop what could happen to our great village. Help us to keep the village feel by...

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Help us to save our homes and keep the atmosphere. Please do not turn us into Old Overland Park. High buildings too close to side walls. They are towering over streets. No green space in Old Overland Park. It is sad to see what happened to that great little city. Our cities are dense enough. Citizens need to vote. Total transparency from City Council and the Mayor. Thank you for your time and interest

Janice Hamill
C: 913-706-4033

Sent from my iPhone

From: [wendy taylor](#)
To: [Adam Geffert](#)
Subject: Reasoning
Date: Thursday, May 16, 2024 9:37:42 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Planning Commissioner,

I am asking that you limit the rezoning plan to:

3-story buildings maximum, with a hard stop at 40'.

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Please forward this right away to the Planning Commission.

Thank you.

Wendy Taylor

4010 W 73 St

Prairie Village, Kansas

913-219-0514

Sent from my iPad

From: [Kyle](#)
To: [Nickie Lee](#); [Terry O'Toole](#); [Adam Geffert](#)
Subject: Rezoning Input
Date: Thursday, May 16, 2024 10:09:25 PM
Attachments: [external.png](#)

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I am writing to express opposition to the proposed rezoning of commercial and residential building codes in Prairie Village. Our community is pristine and desirable as it is, and we already pay significant taxes to maintain this quality of life. Prairie Village's charm lies in its green spaces and village aesthetics, which are essential to its appeal. Rezoning threatens to undermine these key attributes.

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Kyle Fergason 5100 W 66th St, Prairie Village, KS 66208

From: [Ben Zelle](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Fwd: Call To Action
Date: Thursday, May 16, 2024 11:15:00 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission,

Please reconsider and listen to us as PV residents asking for:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Protect the Village Feel!!

BZ

From: [Randy](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: URGENT message to Planning Commission
Date: Thursday, May 16, 2024 11:58:30 PM
Attachments: [external.png](#)

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Please forward this Urgent Message to the Planning Commission ASAP:

I am a long-time resident of Prairie Village who doesn't want to see our special city ruined by unnecessary zoning changes.

Please follow these guidelines:

- 1.) 3-story building max., not to exceed 40 feet
- 2.) 30% green space minimum
- 3.) 30 foot setback minimum
- 4.) Continue property owners existing rights when property within 200 feet is up for rezoning: Notify / Be heard / Protest rights.

Thank you for your time & consideration,

Randy Davis
4118 W 73rd Terrace
Prairie Village, KS 66208
Ward 3

Sent from my iPhone

From: [Jean Sloan](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Subject: Proposal changes
Date: Friday, May 17, 2024 12:15:35 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I propose that buildings do not exceed 3 stories with a 30%green space minimum and a 30% set back minimum.

From a very concerned PV resident.

Jean Sloan

27 Coventry Ct.

Sent from my iPhone

From: [Terry O'Toole](#)
To: [Terry O'Toole](#); hamills5@hotmail.com
Cc: [Adam Geffert](#); [Nickie Lee](#)
Subject: Fwd: Rezoning
Date: Friday, May 17, 2024 4:19:04 AM
Attachments: [external.png](#)

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Janice,

Thanks for the comments. The staff will make sure these get shared with the Planning Commission. Stay tuned!

Terry O'Toole
Prairie Village City Council
Ward 1
C: (816) 564-3161

Sent from my iPhone

From: Janice hamill <hamills5@hotmail.com>
Sent: Thursday, May 16, 2024 8:59:29 PM
To: Terry O'Toole <totoole@pykansas.com>
Subject: Rezoning

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please stop the Rezoning. It is only to please the Mayor. PV is so dense. Traffic is heavy during the day. Mission Road is a mess from 83rd to 71st during school hours. Please do not turn our already dense population into another Old Overland Park. Giant Mono lifts hovering on the sidewalks by the streets. Please help us to keep...

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Bring transparency and our rights to vote on issues back. It was said earlier that citizens could vote on proposed area by police station and City Hall. That never happened. Mayor has his own agenda. He is disregarding what the citizens want.

Please help us to do what is right for all citizens

Janice Hamill
C: 913-706-4033

Sent from my iPhone

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From: [RR](#)
To: [Nickie Lee](#); [Terry O'Toole](#); [Adam Geffert](#); [Terrence Gallagher](#)
Subject: Zoning change
Date: Friday, May 17, 2024 7:51:08 AM
Attachments: [external.png](#)

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To planning commission:

Many of residents want to have limitations on proposed changes:

1. No 4 story apartments! A maximum of 2 or 3. Higher than 30ft will change the charm and landscape of Prairie Village. These must have a minimum 30' setback.
2. Green space is at a premium in Prairie Village. If anything, we need more.
3. Continuation of current home owners rights must still be in place. To be notified, to be heard and to protest within 200 ft. These rights should never have been considered to be taken away from hardworking homeowners!

Thank you and have a great day!

Geoff Alston
President, Mission Pines HOA
913-396-1199

From: [Scott M](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Zoning change proposals
Date: Friday, May 17, 2024 8:03:23 AM
Attachments: [external.png](#)

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Terry, Ms Lee, and Mr. Geffert,

I'm writing this email due to the fact that I was not able to attend the Planning Commission meeting allowing public input. Had I attended, I would have spoken out in opposition of the proposed zoning changes for commercial and mixed use properties. I believe that increasing height limits and decreasing greenspace and setbacks are detrimental to residents of Prairie Village. I also believe that adjacent residents should have a right to be notified of a rezoning change request and subsequently be able to voice concerns.

I believe Prairie Village is headed in the wrong direction with densification efforts. I would request the following:

3-story building max

30% minimum green space

30' minimum setback

Keep property owners existing rights to be notified.

Thank you for your time.

Scott McKenzie

5009 W. 70th St.

From: [Logan Hawley](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#); [Maddie Schott](#)
Subject: PV Rezoning
Date: Friday, May 17, 2024 8:17:04 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward this email to the Planning Commission immediately.

It is critical that the Planning Commission **DO NOT** rezone our beloved Prairie Village. The proposed rezoning changes are absolutely misguided and will negatively impact the way of life here. Listen to your PV citizens and maintain the following zoning requirements:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning

Your concerned citizen,
Logan Hawley
7150 Village Dr.
Prairie Village, KS 66208

From: susanhornung@gmail.com
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Planning Commission Input
Date: Friday, May 17, 2024 8:19:08 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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I would like to add our two cents to this conversation. I share the opinion of many others that we need to have written in the PV Zoning Code:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning.

Thank you,

Susan Hornung
2804 West 71st Street
816.289.2700

From: [Allison Bath](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Rezoning efforts
Date: Friday, May 17, 2024 8:37:45 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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I live/own the home at 4917 W. 69th Street, PV, KS.

I have been her 5 years and adore my neighborhood, and the feel of living in Prairie Village...as we all do, or we would not be living here. I am concerned with the proposed rezoning regulations – that by allowing the proposed zoning, we will soon lose the charming feel of the Village and become a downtown Overland Park; which I saw transformed (not in a good way) in the 20 years I worked at 87th & Santa Fe.

I urge the counsel to revisit the proposed regulations to limit buildings to 3 stories at the maximum; keep the current set back and green space requirements.

I request that this email be forwarded to any and all on the planning committee so that they are aware of my concerns. Thank you for all the work you do for our city and hearing my thoughts on this issue.

*Allison Bath, Paralegal
Bath & Edmonds
4000 W. 114th Street, S 210
Leawood, KS 66211
913-652-9800*

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From: [AJ Pisterzi](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Prairie Village Zoning - Planning Commission
Date: Friday, May 17, 2024 8:39:38 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello,

I have been a resident of Prairie Village since 2014. I relocated from Overland Park due to the small town look and feel of Prairie Village. We have a good mix of older and newer homes, smaller and larger homes, and plenty of apartments and condominium buildings (which have high population density).

We do not need to rezone to create additional high-density, multi-family residences or add-on structures to existing buildings which would house additional people on existing single-family properties.

The proposal currently being considered by the Planning Commission would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure. Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow buildings only 15' from the road, and reduce the green space of our commercial and mixed use areas ... it will most certainly change the "Village Feel" and the unique charm of our beloved city.

Please forward my email immediately to the Planning Commission.

As a Prairie Village resident, I recommend that the Planning Commission the following:

- **3-story buildings maximum, with a hard stop at 40'**
- **Minimum of 30% green space**
- **Minimum of 30' setback**
- **Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.**

Thank you.

Al Pisterzi
4705 W. 71st Terrace
Prairie Village, KS 66208
703-786-3861

From: joe.houstonappraisalsllc.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Cole Robinson](#); [Terry O'Toole](#)
Subject: Value
Date: Friday, May 17, 2024 8:41:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[external.png](#)
[first_time_sender_warning.png](#)
Importance: High

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It seems to me that one MAJOR consideration regarding the proposed zoning changes that has not been discussed is the effect on value of the neighboring properties. As a real estate appraiser, we have to take into consideration the effect of a commercial or multi-family residential on single family homes we are attempting to value. These proposed changes will adversely affect the surrounding properties. One of the greatest qualities of PV are the homogeneous neighborhoods (Homogeneous **Similar or the same**. an area having similar style properties or properties of similar use is **considered more valuable than a heterogeneous area**.) that blend commercial, multi-family and residential into an appealing market.

For example, this home could be worth \$1,200,000 with typical single-family homes around it,



but if the zoning was



changed and a multi-family home was built across the street the negative impact on its value could be as high as 20%. Homes that side these proposed buildings would have the greatest loss in value, but don't forget the homes that back up to the buildings. They too would suffer a loss in value.

Has the PC or CC had in depth conversations with local real estate professionals? How could you support these changes knowing that homes WOULD have a negative impact on their value?

Please consider the negative impact on values that will adversely affect homes in PV.

Thanks,

Joe Houston
Certified Residential Appraiser
913-980-1242
Houston Appraisals LLC
Veteran Owned Company
4407 Oxford Prairie Village, KS 66208
Joe@JoeHouston.ME
Joe@HoustonAppraisalsLLC.com
www.HoustonAppraisalsLLC.com



From: [DEBRA NIEWALD](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning in Prairie Village...Request to Immediately Forward to Planning Commission
Date: Friday, May 17, 2024 8:51:41 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)
Importance: High

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 First time sender >

 Contains topics of a financial nature >

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Good morning Adam, Nicki and Terry...

And...to whom it SHOULD concern:

I grew up in Prairie Village, and attended Belinder School. From there...Indian Hills and Shawnee Mission East. My 91 year-old mother still lives in her home on 69th Street. In other words, I have roots here. In November, my husband and I moved into our newly built home in Prairie Village. We love it. We have chosen to invest in Prairie Village and will continue to do so. It has been refreshing to return to the area and to enjoy the friendships, amenities, and simplified way of life associated with the Village. It is an exceptional place.

What has become “complex” and distressing are the machinations of a flawed City Council that seeks to railroad property owners’ rights with their own self-interests. I am not a fan. I expect more from people who supposedly exist to represent me...a property owner. It is also stunning that many council members do not even reside in Prairie Village. Really? Not only that, but the issuance that there should be ***NO PUBLIC COMMENTS on an issue of concern to ALL property owners within Prairie Village? This is arrogance personified.***

While I am not alone in these thoughts, the energy it requires for individuals to be heard among the noise is debilitating. Still...we will make our voices heard.

With regard to the pending zoning proposal I am going on record to propose the following:

- 3-story buildings maximum (hard stop at 40 feet)
- Minimum of 30% green space
- Minimum of 30-foot setback
- Continuation of property owners’ existing rights when property is within 200 feet and when up for rezoning.
- Expectations that these rights are in accordance with our constitutional rights:
 - To be notified.
 - To be heard.
 - To reserve the right to protest (particularly when any form of government seeks

to override the voices of property owners).

Again, I appreciate your time and attention, and your forwarding my concerns and proposal to the Prairie Village Planning Commission.

Pressing on, regardless...

Debra Niewald

DebraNiewald@me.com

C | 913.302.4773

Sent from my iPad Pro

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: building
Date: Friday, May 17, 2024 8:56:54 AM

From: Gilbert Ascencio <6studebaker3@gmail.com>
Sent: Friday, May 17, 2024 8:35 AM
To: Nickie Lee <nlee@pvkansas.com>
Subject: building

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3 story building maximum with a hard stop at 40ft. maximum of 30% green space
maximum of 30% green space minimum of 30% setback continuation of property
owners existing rights when property within 200ft. is up for rezoning.

From: sweetbay@me.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning Change Proposals
Date: Friday, May 17, 2024 9:11:15 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

 External email >

 First time sender >

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Hello, please forward this email to the PV Planning Commission as soon as possible in order that they receive this well in advance of their upcoming meeting.

Dear Planning Commission Members,

I've lived in PV for nearly 25 years. In the past 4-5 years there's been rapid depletion of green space which is especially noticeable in my Ward 1 neighborhood. This is due to development and overbuilding. Tear-downs of smaller, modest homes on small lots have been replaced with new builds incorporating much larger footprints. These new builds utilize much more of the existing green space on each individual lot. As a result, the overall 'feel' of our immediate neighborhood has changed, and in my opinion, not for the better.

The negative impacts for existing homeowners are many, but just a few are: loss of green space; loss of oxygen-producing, nitrogen-fixing trees; and loss of pervious ground ultimately creating run-off/drainage issues for existing home owners.

This loss of green space includes the removal of many, many healthy, mature, majestic oak trees. PV's 'tree-lined' streets - often touted in promotions of the City - are decreasing. We're losing this attribute one beautiful tree at a time. I've counted over 40 mature, healthy oak trees which have been felled the past few years in order for the aforementioned construction to take place. And this number includes only the oaks. There are so many more healthy, mature trees that have also been sacrificed during this process.

I certainly don't want more destruction of our urban forest and loss of green space, more strain on our infrastructure, or more overall density and over-crowding in our schools —

all of which would result in your rezoning proposal.

I realize your proposal is not for R1 neighborhoods. However, all issues I mentioned above would also apply to the areas for which you're proposing these zoning changes.

For this reason, I agree with the following:

- * Limit construction to 3-story buildings with a maximum of no more than 30' in height**
- * Minimum of 30% green space**
- * Minimum of 30' setback**
- * Continuation of property owners' rights to be notified, have public hearings, and protest when their property is within 200' of proposed construction**

Please listen to and consider the very valid concerns of existing homeowners as you move forward.

Thank you,

[Connie Link McKenzie](#)

[Ward 1 Resident](#)

sweetbay@me.com

[913.486.5438](tel:913.486.5438)

From: [Maddie Schott](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Cc: [Terry O'Toole](#)
Subject: Rezoning message
Date: Friday, May 17, 2024 9:24:03 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

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Hello,

It is critical that the Planning Commission **DO NOT** rezone our beloved Prairie Village. The proposed rezoning changes are misguided and will negatively impact the way of life here. Listen to your PV citizens and maintain the following zoning requirements:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning

Your concerned citizen,
Madeline Hawley
7150 Village Dr.
Prairie Village, KS 66208

From: arguy888@aol.com
To: [Adam Geffert](#); [Nickie Lee](#)
Subject: PV Zoning
Date: Friday, May 17, 2024 9:26:38 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward to the PV Zoning Committee.

I support the following zoning recommendations. Please keep the "Village Feel"

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

40 year resident.

Tom Bowman

From: [Daniel Schoepf](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission Review
Date: Friday, May 17, 2024 9:45:29 AM
Attachments: [external.png](#)

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Good morning,

I'm writing in regards to the proposal to alter the zoning allowances in Prairie Village. I'll start with a question posed by a former member of the Planning Commission. **Why now?** Is there a deadline? And if so, who imposed it? I realize there are time sensitive issues in governance, however changes like this that affect the entire city should be thoroughly reviewed with numerous opportunities and time for public feedback.

If adopted, the proposed changes would have a negative impact on Prairie Village in at least **least four ways.**

1. Environmental--reduced green space is proof.
2. Loss of character--there are many local examples in nearby cities that illustrate this better than any words could
3. Traffic congestion--more cars, more parking, etc.
4. Strain on resources and infrastructure

It would be **professional negligence** to approve these changes without **thorough studies** conducted to evaluate potential outcomes.

I'll offer **three points** that make these proposed changes seem to be forced.

1. A deadline for feedback by May 24, 2024. Who established that and why?
2. No more public hearings-why?
3. Who wants this in Prairie Village? I've talked to many residents and haven't heard one person say they want this. Sadly, many are unaware this is even being discussed. This last point is the most disturbing. Transparency, while preached, is not being practiced. This has created an environment of hostility, confusion and disillusion. None of that is good for anybody in Prairie Village.

Meadowbrook was developed under the guidelines that have worked for nearly 70 years. The current process works.

NOTE: Please forward this email to the Planning Commission immediately. I've learned that the process is to compile them to be sent at once. That seems inefficient in allowing the Planning Commission members ample time to review the submissions. If I am wrong on that, please let me know.

Thank you for your consideration and have a great day.

Dan & Mary Schoepf
8941 Linden Lane

From: [Brendon Jenks](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Prairie Village Planning Commission
Date: Friday, May 17, 2024 9:52:34 AM
Attachments: [external.png](#)
[first time sender warning.png](#)
[finance_warning.png](#)
Importance: High

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 Contains topics of a financial nature >

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Please FORWARD ASAP to Prairie Village Planning Commission:

At the Planning Commissions your request, I, a Prairie Village resident, am providing specific input to proposed changes to commercial and mixed-use zoning regulations.

Changes currently proposed diminish the quality, character, and feel of our city by reducing green space, crowding our streets with taller buildings, and taking away our existing rights to appeal. We are presently one of the most dense cities in Johnson County, and possibly all of Kansas. These changes, while beneficial to property developers, hurts us, the citizens of this great city. I hope you'll listen to us.

A more sensible proposal looks like:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Sincerely yours, Brendon Jenks

Brendon Jenks, Investor Coach, CKA

Epiphany Financial Coaching, LLC, 7500 College Blvd., Ste. 500, Overland Park, KS 66210

(o) 913-490-4402 (f) 866-313-3111 (e) brendon@epiphanykc.com

Investing Reimagined

Schedule a meeting: <https://calendly.com/coach-brendon>

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From: [Stew Shockley](#)
To: [Adam Geffert](#)
Cc: [Nickie Lee](#)
Subject: Prairie Village Rezoning
Date: Friday, May 17, 2024 9:58:01 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To the Planning Commission,

I am a concerned Prairie Village resident who is aware of the proposed zoning changes, under the false premise that there is an affordable housing crisis.

These zoning changes would fundamentally change Prairie Village in a devastatingly negative way.

Prairie Village has always had a wonderful reputation as a highly desirable community to live and raise a family. The proposed changes would destroy the quality of living in PV with more traffic, reduced green spaces and a negative impact on our infrastructure.

I propose NO rezoning at this time, until the proposal can be brought to a vote by the Prairie Village residents.

Please forward my email immediately to the Planning Commission.

Sincerely,
Stewart Shockley

From: [Kim Tucker](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning Changes
Date: Friday, May 17, 2024 9:59:40 AM
Attachments: [external.png](#)

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Hello - please forward my email to the Planning Commission.

As a resident of Prairie Village I ask that you implement the following changes to the zoning changes being considered by the Planning Commission:

- *3-story buildings maximum, with a hard stop at 40'
- *Minimum of 30% green space
- *Minimum of 30' setback
- *Continuation of property owners' existing rights when property within 200' is up for rezoning. We want to be notified, be heard and have protest rights.

Thank you,
Kim Tucker
7118 Village Dr
Prairie Village KS 66208

From: [Pat Healy](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#); [Pat Healy](#); [Shannon Healy](#)
Subject: PV Planning Commission meeting June 4
Date: Friday, May 17, 2024 10:08:53 AM
Attachments: [image001.png](#)
[external.png](#)
[first_time_sender_warning.png](#)

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Dear PV folks,

I'm writing to communicate my thoughts and wishes for the planning commission meeting on June 4th. Here is what I'd like to see as a result of the meeting:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

These items will allow the feel of PV to remain as we all love it.

Thank you for your consideration.

FYI, my wife, Shannon and I live in PV on 71st Street between Misson and Belinder.



Pat Healy | Principal
CPC Management, LLC

Email: phealy@cpc.llc

Office: 816-756-2225 | Cell: 816-914-4291

www.cpc.llc

1511 Baltimore Ave, Suite 500
Kansas City, MO 64108

From: [Patrick Hornung](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: PV Rezoning
Date: Friday, May 17, 2024 10:09:27 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission,

I share the opinion of many others that we need to have the following written in the PV Zoning Code:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning.

Please ensure that this message is forwarded to the entire Commission by close of business today.

Thank you,

Patrick Hornung
2814 W. 71st Terrace

From: [Danielle Robinson](#)
To: [Nickie Lee](#); [Adam Geffert](#); [Terry O'Toole](#)
Subject: Input on proposed commercial and mixed-use rezoning regulations
Date: Friday, May 17, 2024 10:23:09 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I am writing as a resident of Prairie Village to express my support for the Planning Commission's rezoning proposals, including but not limited to:

- Increase: 50' or 4-story buildings
- Reduction: 20% green space
- Reduction: 15' set back

I appreciate the work of the Planning Commission and PV's professional staff to ensure that our city is set up for long-term success and prepared for growth.

Councilwoman Lori Sharp suggested that folks ask for their emails to be forwarded right away to the Planning Commission, so I will include that request.

Thank you for your service to our city!

Danielle Robinson
5336 W. 67th St.

From: [John Wolfe](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Please forward to the planning commission right away RE - REZONING
Date: Friday, May 17, 2024 10:41:47 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Greetings, my name is John Wolfe and I recently moved to Prairie Village having previously lived in Mission Hills KS for 25 years. When deciding where to downsize, I chose PV over many other Cities within the greater KC Metro area due mostly to its small town "Village" feel.

This small town village feel to me was in part due to the lower density of its commercial developments with ample green space and setbacks to allow lush landscaping and more importantly trees - Large trees lining the one or two story commercial building developments tucked within quaint neighborhoods of well cared for homes.

If approved, the new proposed zoning changes will endanger the allure of Prairie Village and leave the City residents wondering what just happened. I believe that the existing zoning guidelines that are in place now have smartly grown and shaped our Prairie "Village" to achieve the qualities listed above. I also believe that it is hard for most residents of the City to conceptualize how these new proposed planning and zoning changes will adversely affect the desirability of living in this beautiful City.

It is incumbent on our leaders within our planning commission to come up with acceptable guidelines regarding density, setbacks and green space so that all residents of our City continue to enjoy the qualities that make living in Prairie Village second to none..

Specifically, I ask that the planning commission:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights

Thank you all for your service to our City!

John Wolfe, CR, UDCP
Wolfe Homes For Life, LLC.
816-918-4316
WolfeHomesForLife.com

From: [Hugh O'Donnell](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission - Zoning Changes
Date: Friday, May 17, 2024 12:35:39 PM
Attachments: [external.png](#)
[first time sender warning.png](#)
[finance warning.png](#)
Importance: High

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** Please forward onto the Planning Commission upon receipt! **

I have lived in Prairie Village for 28 years.

I am against the new proposed zoning changes – especially:

- Reduction in green space & setback

Both of these directly impact the “feel” of the community, and will make our roads and shopping feel jammed in on top of us!

- No resident rights to notification and protest.

It is ridiculous to not give residents the right to speak up and have input. PV is a community – not a commerce hub.

I really do NOT understand what you are trying to do to our community! We don't want to be Mission, OP, or any other place! We want to be in Prairie Village as it has been for 70+ years! There is a charm and a feeling here that your proposed changes will shatter. We are financially stable – quit trying to bring in more business, more tax revenue. It is not needed!

PLEASE do not enact these new changes!

Hugh O'Donnell
6909 Nall, PV

From: [Kelly Wyer](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Zoning -- Please forward to PC
Date: Friday, May 17, 2024 1:16:37 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)

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Let Prairie Village stay special. The Planning Commission is trying to jam through approval for MXD in Prairie Village. While campaigning last year for CC, I would hear at the door:

"Affordable Housing is a problem."

"We all need to do our part."

Now I am not hearing *anything* about making these new living spaces affordable. Where did all *that* talk go? If we *are* going to build more, shouldn't we have affordability in mind? **Would these new builds be any cheaper than The Kessler?** According to their website, The Kessler has a variety of units ready to lease today: <https://www.thekesslerresidences.com/Floor-plans.aspx>.

Why now? With our declining economy and a presidential election this year, seems to me this would be a good time to just take a pause. Save money and give the residents a break from PV's polarizing politics that are dividing neighbor against neighbor.

The city proposes 50' or 4 story heights // 20% green space. If something this massive went in at 75th and Belinder, it would take away the backyard neighbor's right to light. They would live in the shadows and their home values would plummet. I am only a couple of blocks from this. What would this do to my home value? Please be mindful of what these proposals would take away from the current residents of PV. Consider our rights, home values, tax dollars, resources, privacy, green space, our voice, the impact on our schools, teachers, children...

I am not interested in compromising with the city regarding zoning. **If the old church at 75th and Belinder or the vacant Macy's turns into more homes--fine! I can understand and reason with the point made at the last PC that we need to do *something* with these vacant buildings and so you wanted specific suggestions. I think this is a valid point.** Let's invite developer proposals for more housing in these areas, including MXD, but let's CAP the builds **per our current zoning regulations.**

"Yes, we'd love something new here, but it needs to stay 30' from the curb, it can't be more than 2.5 stories and keep green space of approx. 40%." The current zoning parameters maintain the aesthetic of the surrounding areas, allow us our coveted green space and grass for our dogs.

Please just slow down and table rezoning. The current residents are so tired of this. If county,

state and/or federal bureaucrats are pushing the PC & CC, tell them to leave us alone. Please do not delay sending citizen comments and my specific suggestion to the Planning Commission. If cut off for comment is 5-24, then emails should be forwarded by 5-25 at the latest.

Kind Regards,

Kelly Wyer
7609 Chadwick St. PVKS
Ward 6

From: [Craig Millar](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#); [Anne](#)
Subject: Planning Commission
Date: Friday, May 17, 2024 1:22:18 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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We are in support of the following:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Please forward our request to the Planning Commission right away.

Thank you,

Craig and Anne Millar

From: [Joe Kessinger](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission
Date: Friday, May 17, 2024 1:24:22 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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As a long time PV resident, I have concerns about proposed commercial and mixed-use rezoning regulations. These will lead to higher density in our city. What really bothers me is no resident's rights (no public notice/no public hearing/no protest rights)!

I have always believed that if it is not broke, don't fix it. What is broken? Why is higher density needed? I don't understand what could be a driving force behind these proposed rezoning proposals other than more taxes – which I don't believe is needed.

And why take away resident's rights and keep citizens in the dark with no ability to protest??

Please deny this proposal and forward this email to the Planning Commission.

Best,

Joe Kessinger
2914 W. 72nd Terr

Joseph (Joe) Kessinger
joe@joekessinger.com
816-210-6314

From: [Peggy Paddock](#)
To: [Adam Geffert](#); niece@pvkansas.com
Cc: [Terry O'Toole](#)
Subject: Planning Commission Input
Date: Friday, May 17, 2024 1:57:47 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To All:

Please forward this email to the Planning Commission right away.

We are 25 year residents of Prairie Village and never has there been such an effort to change our community zoning. We love this area just the way it is, and if changes are going to be recommended, we, the residents, need to have a say in it.

Therefore we recommend the code reads:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Sincerely,

Peggy Paddock

From: [David Newcomer](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Opposition to zoning proposal; please deliver asap
Date: Friday, May 17, 2024 2:06:04 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[Zoning opposition 5.17.24.pdf](#)

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From: [Caroline Saferstein](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning
Date: Friday, May 17, 2024 2:15:29 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please keep PV beautiful. Adhere to the following parameters.

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Please continue property owners' existing rights when property within 200' is up for rezoning.

Thank you,
Caroline Saferstein

3312 w 71st Street
Prairie Village, KS 66208

From: [Colleen Duggan](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning Regulations
Date: Friday, May 17, 2024 2:33:31 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To Whom It May Concern:

I have been a resident of Prairie Village since 1984 and have seen changes occur during this time. The current changes being proposed are **NOT** ones that I want for my community. The proposal currently being considered by the Planning Commission would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure.

Prairie Village is already one of the densest cities in Johnson County. If we double the height of buildings, allow buildings only 15' from the road, and reduce the green space of our commercial and mixed-use areas ... it will most certainly change the essence of Prairie Village and the reason individuals want to live here and raise their families in a safe community.

I would support the following (and would like my email to be forwarded **immediately** to the Planning Commission):

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Sincerely,

Colleen Duggan
7216 Cherokee Dr.

Prairie Village, KS 66208

And copy council liaison: totoole@pvkansas.com

Ask that your email be forwarded right away to the Planning Commission. (In the past, messages have been held until right before the meeting, but commissioners need to hear from you well in advance of the meeting this time!)

From: [Kathy Wright](#)
To: [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: PLEASE have my email forwarded to the Planning Commission ASAP
Date: Friday, May 17, 2024 2:53:51 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
Importance: High

 External email >

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

I am writing this email to the Planning Commission.

In reference to the proposed zoning changes under consideration. I am requesting the following:

1. Minimum of 30 feet setback in Prairie Village.
2. 3 story buildings maximum, with a hard stop at 40 feet
3. Minimum of 30% setback

PLEASE LET US BE HEARD!

Kathleen D. Wright

3916 West 90th Street

From: [MISSY MCGILLICUDDY](#)
To: [City Clerk](#)
Subject: Rezoning in PV
Date: Friday, May 17, 2024 3:57:19 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I attended the planning commission meeting several days ago and agree with most of the comments. Prairie Village does not need more density, more parking problems, more crowded schools, and neighbors' who are unfortunate enough to live near commercial areas. Home values to plummet. No one seems to think about how even if a building is constructed in a commercial district -- if it's in the backyard or across the street from a residential area, their property will immediately plummet in value.

Please do not except four-story buildings. I even think three is too high.

Also, if new apartments are built in the east mixed-use areas, there's no guarantee that they will be "affordable housing".

And finally that survey that was supposedly statistically valid that I filled out a few years ago did not have "none of the above" in any of the answers as I recall... which is what I would've picked, when offered choices about mixed use, four-story buildings, townhomes, and Apartments. So I do understand how the results could be considered valid.

Sincerely

Melissa McGillicuddy

4902 W. 69th Terrace

Please share this with all planning, commission members and city Council. Thank you.

Sent from my iPhone

From: [Lindsey Thompson](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Planning Commission Input
Date: Friday, May 17, 2024 4:25:23 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello - I would like to add our two cents to this conversation. I share the opinion of many others that we need to have written in the PV Zoning Code:

- **3-story buildings maximum, with a hard stop at 40'**
- **Minimum of 30% green space**
- **Minimum of 30' setback**
- **Continuation of property owners' existing rights when property within 200' is up for rezoning.**

Thank you,

Lindsey Thompson

2814 W 71st Terr
Prairie Village, KS 66208

From: [Harry Wheeler](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Prairie Village Planning Commission Meeting - June 4, 2024
Date: Friday, May 17, 2024 5:04:09 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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It is my understanding that the Planning Commission is not allowing public comment during the meeting on June 4th and that any comments should be presented via email prior to May 24th. I therefore respectfully submit my recommendations for your consideration.

My general desire is to keep Prairie Village similar in nature to the city it is today. I appreciate the village feel of the community and am generally opposed to increasing density. And quite frankly, I'm stymied by the desire of anyone to increase density in our small community.

I recommend the following:

1. A maximum of 3-story buildings with a total height of 40'.
2. A minimum of 30% green space.
3. A minimum of 30' setback or compatibility with surrounding buildings
4. The right of residents within 200' of the rezoned property should continue to have the right to be notified of the rezoning, be heard at the Planning Committee meeting and have the right to protest the rezoning.

Thank you for your consideration.

Please forward this to the Planning Commission members immediately.

Harry Wheeler
27 Le Mans Ct

From: [Kathleen Kouba](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Zoning
Date: Friday, May 17, 2024 8:36:20 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I have lived in Prairie Village over 25 years and don't want to see our city ruined by changes in rezoning brought about by a few who are doing this for political gain and to appease developers. There is absolutely no reason to revise our rezoning code which has worked for 75 years. Real estate appraisers have data proving how multifamily buildings on single family homes adversely affect the surrounding areas. Why would you support these changes knowing current residents would suffer loss of value in their homes?

We don't need increased density with four-story apartments. If you drive down Metcalf, you can see how re- zoning has dramatically changed Old Overland Park. There has been no thought of future consequences including parking, stress on infrastructure, overcrowded schools, less green space, and a greater need for public services .

To hold one meeting which has not been publicized and no future meetings allowing any public comment is outrageous. Listen to the residents and vote what is in their best interest. Don't be pressured by a few.

Kathleen Kouba

Please forward to the planning committee immediately

From: chartwell@kc.rr.com
To: [Adam Geffert](#)
Subject: PLEASE FORWARD TO THE PLANNING COMMISSION IMMEDIATELY
Date: Friday, May 17, 2024 9:08:34 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)

 External email >

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 Contains topics of a financial nature >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Hi- my name is Craig Hartwell and I am a graduate of SM East back in 1990! I loved my city so much that I purchased my first home in PV in 1995. I have been a PV resident in two different homes for around 29 years straight!

I do NOT support the new zoning proposal that the mayor and others seem to be trying to pass behind the PV residents backs. I can't think of any reason that anyone would support adding 50' buildings, adding more residents to an already dense city and less green space or setbacks from the road. This sounds like pure stupidity!!!! Is Greed the answer behind this absurdity??? At one point I have heard the mayor and his cronies want to add more affordable housing??? You know damn well that any condos built in our shopping districts would NOT be cheap! That is a LYE!!!! They want more taxpayers money coming in. There must be offers or incentives by commercial investors to push this thru!

Why else would they want to add more people to an already dense city????? I don't understand!!!

I dont prefer that any condos at all be added to our shopping centers. IF there absolutely has to be some sort of change...

I would want:

- 3-story buildings maximum, with hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Thank you,
Craig

From: [Evan Peters](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Planning commission request
Date: Friday, May 17, 2024 9:46:40 PM
Attachments: [external.png](#)

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Please send my email to the planning commission immediately! I'd like them to hear my comments.

As a resident of Prairie Village I am asking that you adopt the following commercial and mixed use zoning requirements

- 3-story buildings maximum, with a hard stop at 40'

- Minimum of 30% green space

- Minimum of 30' setback

Additionally, please maintain the requirement supporting property owners' existing rights by notifying them when a property within 200' is up for rezoning.

Evan Peters
913.488.6989

From: [Jennifer Grauer](#)
To: [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission Proposal
Date: Saturday, May 18, 2024 7:21:06 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

 First time sender >

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I cannot state more clearly that I do not want or need these 4 story buildings. 2024 marks my 17 year as a Prairie Village resident and my husband's 56 year. I do not understand why the Planning Commission is not listening...Prairie Village DOES NOT NEED MORE DENSITY in our city. Parking is already hard to come by when shopping the local stores and the schools are already overcrowded which led to new one being built on Lamar/79th.

It also seems ridiculous that you would change the green space requirement. This green space point was pushed so hard for residents with new builds but now it doesn't matter with a gross 4 story building? Your set back requirement..a joke. A minimum of 30 feet was the norm for a reason.

These proposals are for the developers, and in my opinion, a money grab. The buildings are not for my benefit nor my neighbors.

LISTEN TO THE RESIDENTS!!!!

I AM WHOLE HEARTILY AGAINST THE ZONING CHANGES FOR THE 4 STORY BUILDINGS.

Jennifer Grauer-Deitchman
5307 West 79th terrace
Ward #4
Corinth Hills

From: [Joe Deitchman](#)
To: [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission Proposal
Date: Saturday, May 18, 2024 7:41:43 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)

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 Contains topics of a financial nature >

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I was born and raised in Prairie Village. My mother still lives in the house I grew up in on 77th terrace. I purchased my house on 79th terrace because I loved Corinth Hills. Love the trees, the neighborhood, the atmosphere. The new proposal for zoning will change all of this for the 79th street area. First of all, no resident should have to have the increase in tax burden due to a pet project of the few and put it on residents who do not want this.

I build residential housing and the requirements were changed years ago to avoid the "Mc Mansions" in neighborhoods to allow for the green space. Now green space does not matter? Set backs matter in residential housing and do not matter now with a four story building? The same building standards should apply otherwise, why have the requirement to begin with?

The planning commission needs to listen to the residents. The lack of public comment on this screams shady and that it what it is, a shady deal for Prairie Village.

I am against the proposed zoning changes of four story building, changes in green space requirement, and set back requirement.

Joe Deitchman
5307 West 79th Terrace
Corinth Hills
Ward #4

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: PLEASE FORWARD TO THE PLANNING COMMISSION IMMEDIATELY
Date: Saturday, May 18, 2024 8:51:40 AM

From: chartwell@kc.rr.com <chartwell@kc.rr.com>
Sent: Friday, May 17, 2024 9:09 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject: PLEASE FORWARD TO THE PLANNING COMMISSION IMMEDIATELY

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Hi- my name is Craig Hartwell and I am a graduate of SM East back in 1990! I loved my city so much that I purchased my first home in PV in 1995. I have been a PV resident in two different homes for around 29 years straight!

I do NOT support the new zoning proposal that the mayor and others seem to be trying to pass behind the PV residents backs. I can't think of any reason that anyone would support adding 50' buildings, adding more residents to an already dense city and less green space or setbacks from the road. This sounds like pure stupidity!!!! Is Greed the answer behind this absurdity??? At one point I have heard the mayor and his cronies want to add more affordable housing??? You know damn well that any condos built in our shopping districts would NOT be cheap! That is a LYE!!!! They want more taxpayers money coming in. There must be offers or incentives by commercial investors to push this thru!

Why else would they want to add more people to an already dense city????? I don't understand!!!

I dont prefer that any condos at all be added to our shopping centers. IF there absolutely has to be some sort of change...

I would want:

- 3-story buildings maximum, with hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Thank you,
Craig

From: [Jan Bleakley](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Proposed Rezoning - Please distribute to the Planning Commission as soon as possible
Date: Saturday, May 18, 2024 9:43:26 AM
Attachments: [external.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Dear Planning Commissioners,

Vice-Chair Breneman requested that citizens list the issues most important to them with regards to proposed zoning regulation changes. After a meeting of diverse and bipartisan PV residents, the following are what we believe are critical to maintaining the look and character of our community:

- * Three story buildings or a hard maximum height of 40'. This will help keep in check the untenable results of too much density, lack of parking and traffic congestion.
- * Minimum 30' setback regardless of adjacent property setback. We cannot stress enough the need to balance height and setback.
- * No less than 30% of any new project is greenspace. We are already one of the most dense cities in Johnson County. It would be an irreversible mistake to compound this reality.
- * Nothing in the proposed changes would preclude, for residents within 200', right to 1) be notified 2) public hearing 3) protest petition.

Will you please clear up what appears to be some confusion about these changes and the public process? If all properties that are currently zoned commercial are changed to allow for mixed use, will neighbors within 200' of the property still be allowed the right to be notified, public hearing and protest petition?

Clearing up that question may help alleviate much citizen concern.

Thank you very much for your time and consideration.

Sincerely,
Todd and Jan Bleakley
Bleakley Development Company
Ward 5

From: [TOM WARD](#)
To: [Wes Jordan](#)
Cc: [Council Members](#)
Subject: Rezoning Regulations
Date: Saturday, May 18, 2024 10:16:45 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To: Planning Commission
From: Tom Ward

You wanted specific input as to what we wanted so here it is.

#1 3 story buildings maximum (40 feet)

#2 Minimum of 30% green space.

#3 Minimum of 30 feet setback

#4 Maintain residents rights to protest and be heard if rezoned within 200 feet.

Prairie Village is already one of the most dense cities in Johnson County so lets keep Prairie Village our Village that we love.

Thank you, Tom Ward 22 Coventry Court, PV Kansas 66208

PS Wes could you make sure that Planning Commission receives this.
Thanks,Tom

From: [Christopher Sexton](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#); [Erin Sexton](#)
Subject: Prairie Village Planning Commission Meeting on June 4
Date: Saturday, May 18, 2024 10:21:58 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)

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Hello

I am a resident at 7116 Alhambra, right near The Village Shopping Center, and I wanted to share my perspective ahead of the Planning Commission meeting on June 4. I ask that this message be forwarded to all whom who might have an interest, and specifically to the Planning Commission itself as soon as possible.

While Prairie Village needs to continue evolve and responsibly plan for growth and density, it is my strong belief the the following guidelines should be implemented:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Most importantly, continuation of of property owners's rights when property within 200' is up for consideration for rezoning.

I particularly want to emphasize my interest in the redevelopment of the old Macy's building. It has been disconcerting to hear so little from the Property Manager, the City, or the Planning Commission as to what's really happening at this location so near my house. I welcome a bold vision that will enhance the value of all The Village Shopping Center for the community, but continue to hear nothing from our elected leadership on this unique asset. I hope that the Planning Commission will take note and speak with transparency about the future of The Village, especially as we watch funds and resources invested into Corinth while nothing happens in our neighborhood.

Thank you for your service on behalf of the community.

Regards,

Chris & Erin Sexton
7116 Alhambra St
csexton@mac.com

479.287.9006

From: [Charmaine Ward](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: For Immediate Consideration: Proposed Commercial and Mixed-Use Rezoning Regulations
Date: Saturday, May 18, 2024 10:53:41 AM
Attachments: [external.png](#)

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Dear Members of the Planning Commission,

Some of the things that drew us to Prairie Village 35 years ago were its tree-lined streets, homes sized appropriately for their yards, quiet side streets, and longtime residents, many of whom became lifelong friends. In recent years, I cringe every time I see a For Sale sign in a yard, knowing it's very likely that soon trucks will line the street, leaving nails and trash along the roadway as that home is torn down, usually along with a tree or two, and an enormous monstrosity of a house is built to the edges of the property.

I am continually baffled by the City Council's insistence that we need more people in Prairie Village, despite the fact that it's already one of the dentist cities in Johnson County. Residents have repeatedly and very clearly stated that they do not want an increase in density, which would result in significant and detrimental changes to traffic, parking, school enrollment and infrastructure.

So much of what we originally loved about Prairie Village is gone. The proposed zoning changes would destroy even more, changes that include an increase in height of buildings and a reduction in green space and setbacks. These changes are to come with no public notice or hearing, and no protest rights by residents. The actual numbers are alarming. Four story or 50 foot high buildings, 20% less green space and a 15 foot setback.

As a longtime resident of Prairie Village, I am asking you to consider the following zoning recommendations, intended to keep Prairie Village's charm from being destroyed further:

- Minimum of 30% green space. We need buildings and yards that are proportional.
- Minimum of 30 foot setback, to allow for trees, green space and breathing room in front of and around structures
- Maximum of three stories, which conforms to the height of existing Prairie Village structures, and enables residents to feel like they are surrounded by homes and trees as they have for many years, instead of seeing tall buildings out their picture windows.
- Residents within 200 feet of any rezoning requests falling outside these parameters would be notified and have the opportunity to be heard and to protest.

Please consider my suggested height limits, green space and setback requirements. Help the residents of Prairie Village to enjoy living here once again.

Sincerely,
Charmaine Ward
2104 W. 72nd Terr, Prairie Village KS 66208

From: [barbara wheeler](#)
To: [Nickie Lee](#); [Adam Geffert](#); daveforpv@gmail.com; [Dave Robinson](#); [Terry O'Toole](#)
Subject: Rezoning please consider current residents and children
Date: Saturday, May 18, 2024 11:05:53 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
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Hello,

I am writing because I have heard you are again considering allowing larger apartment complexes that are not needed in PV.

One issue you should and need to consider is the FACT that the neighborhood schools are over crowded and now children, whose parents bought houses, pay taxes for the walk-ability to school are no longer able to walk to school from the Corinth Hills neighborhood.

We are land locked, there is no where to build new schools, You must take into consideration the families that currently living here. Yes SM schools made bad decisions but you all can at the very least not exacerbate the lack of schools.

Secondly, there is already so much congestion around shopping centers
Why would you want to create more?

We all moved here for the charm NOT for the investors and landlords that do not care about community, only to enrich themselves! They do not deserve to get richer off of our community.

Please stop this.

why ruin Prairie Village and the charm? Why harm the children that already live here?

WHY more congestion?

Why enrich lawyers, investors and builders??

Thank you,

Barb and Jim Wheeler

From: [Shawn Kyndesen](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning
Date: Saturday, May 18, 2024 11:43:03 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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I am asking that my email be forwarded right away to the Planning Commission!

Planning Commission,

I would like to keep our "Village Feel" and the unique charm of our city.

Please:

Limit buildings to 3-story maximum, with a hard stop at 40'

Have a minimum of 30% green space

Have a minimum of 30' setback

Keep the continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Thank you,
Shawn Kyndesen

From: [Nancy Silverforb](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning/building issues
Date: Saturday, May 18, 2024 12:55:07 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Good afternoon.

I have lived in the same home in PV since March 1982. The changes in our neighborhoods in recent months and years are mind boggling, but not always in a bad way. I appreciate young families and new energy. Although our streets are congested with workers' trucks, we are managing. I do hate that the neighboring house is so close to ours and that we lost the view from our sunroom, but that is not the purpose of this note. Overall, I accept change. What I cannot accept is any lack of transparency in our governing bodies, and additionally the proposed changes that would further contribute to greater density and reduction of green space.

As a longtime citizen, I ask you to:

- Refrain from any building that exceeds 3 stories and 40 feet in height.
- Make sure that required green space is at least 30%
- To require a setback of at least 30' to any building.
- To continue the existing rights of property owners with regard to rezoning. This would include notification, the right to be heard,, and the right to protest.

Prairie Village is and remains a most desirable place to reside. Let's not allow greed and poor judgment to ruin the assets we citizens have worked hard to create and maintain.

Respectfully,
Nancy Silverforb
5219 W. 69th St.
Prairie Village, KS 66208
nsilverforb@kc.rr.com

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Rezoning Regulations
Date: Saturday, May 18, 2024 1:00:31 PM

From: TOM WARD <lacdist@icloud.com>
Sent: Saturday, May 18, 2024 10:16 AM
To: Wes Jordan <wjordan@pvkansas.com>
Cc: Council Members <CouncilMembers@pvkansas.com>
Subject: Rezoning Regulations

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

To: Planning Commission
From: Tom Ward

You wanted specific input as to what we wanted so here it is.

#1 3 story buildings maximum (40 feet)

#2 Minimum of 30% green space.

#3 Minimum of 30 feet setback

#4 Maintain residents rights to protest and be heard if rezoned within 200 feet.

Prairie Village is already one of the most dense cities in Johnson County so lets keep Prairie Village our Village that we love.

Thank you, Tom Ward 22 Coventry Court, PV Kansas 66208

PS Wes could you make sure that Planning Commission receives this.
Thanks,Tom

From: [Nickie Lee](#)
To: ["Jan Bleakley"](#)
Cc: [Adam Geffert](#)
Subject: RE: Proposed Rezoning - Please distribute to the Planning Commission as soon as possible
Date: Saturday, May 18, 2024 1:14:09 PM

Hello,

Thank you for the email, this will be shared with the Planning Commissioners.

If you are asking about properties that would be rezoning from Commercial to Mixed Use, there is not nor has there ever been any proposed changes relating to the rezoning process. Thank you for clarifying that. A summary of the re-zoning process can be found at <https://www.pvkansas.com/business/planning-zoning/planning-commission/re-zoning>. A summary of all instances which require the 200' notification process can be found at <https://www.pvkansas.com/home/showpublisheddocument/1349/637570300349630000>. Let me know if you have additional questions.

-Nickie

Nickie Lee

Deputy City Administrator, City of Prairie Village
7700 Mission Road | Prairie Village, KS 66208
nlee@pvkansas.com | 913-385-4601

From: Jan Bleakley <janbleakley55@gmail.com>
Sent: Saturday, May 18, 2024 9:43 AM
To: Adam Geffert <ageffert@pvkansas.com>; Nickie Lee <nlee@pvkansas.com>
Cc: Council Members <CouncilMembers@pvkansas.com>
Subject: Proposed Rezoning - Please distribute to the Planning Commission as soon as possible

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Dear Planning Commissioners,

Vice-Chair Breneman requested that citizens list the issues most important to them with regards to proposed zoning regulation changes. After a meeting of diverse and bipartisan PV residents, the following are what we believe are critical to maintaining the look and character of our community:

- * Three story buildings or a hard maximum height of 40'. This will help keep in check the untenable results of too much density, lack of parking and traffic congestion.
- * Minimum 30' setback regardless of adjacent property setback. We cannot stress enough the need to balance height and setback.
- * No less than 30% of any new project is greenspace. We are already one of the most

dense cities in Johnson County. It would be an irreversible mistake to compound this reality.

* Nothing in the proposed changes would preclude, for residents within 200', right to
1) be notified 2) public hearing 3) protest petition.

Will you please clear up what appears to be some confusion about these changes and the public process? If all properties that are currently zoned commercial are changed to allow for mixed use, will neighbors within 200' of the property still be allowed the right to be notified, public hearing and protest petition?

Clearing up that question may help alleviate much citizen concern.

Thank you very much for your time and consideration.

Sincerely,
Todd and Jan Bleakley
Bleakley Development Company
Ward 5

From: [Debby McDonald](#)
To: [Council Members](#); [Adam Geffert](#)
Subject: NO to more density and taller buildings!!
Date: Saturday, May 18, 2024 2:22:06 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)

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 Contains topics of a financial nature >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

What are we doing folks? Why are changes to zoning even being discussed? Prairie Village is desirable AS IS!!!!

Why are people adding on to houses instead of moving? Why are people tearing down starter houses and building bigger homes instead of moving? Because they want to STAY in PV. There is nothing broken here that needs "fixing!!!"

We do NOT need:

- taller buildings
- more density
- removal of neighbor rights

We need to say NO to pet projects and to developers who want to make more and more money at the inconvenience/expense of PV residents!! If we wanted to live in an urban area, we'd live in a urban area, not Prairie Village. We are very concerned about the consequences of zoning changes -- more traffic (at a time when the city is weirdly removing lanes for traffic), more wear and tear on infrastructure and lower property values as the city become LESS desirable.

Please respect the wishes and opinions of PV homeowners, the people who live and pay the taxes here, and vote No on any such proposals and encourage our planning commission to do the same.

Preserve PV!!

Sincerely,
Debby and Mark McDonald

Please share this feedback with the PV Planning Commission

From: [Lisa Mann](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: PV Proposed Zoning
Date: Saturday, May 18, 2024 3:24:26 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

> Dear planning commissioners and liaison Terry O'Toole,

> Prairie Village is a 6.2 square mile city, fully developed and completely built in. We are a niche city with people moving here and living here for years because of the quality of life and amenities. We are also one of the most dense cities in Johnson County and the state of Kansas....our lots are small and filled with people. What we don't want is more density and less green space. The planning commissioners asked for details. Here they are:

>

> No more than 3 stories with a hard stop 40'.

> Setback 30' or compatible with the adjacent property.

> 30 % green space min.

> Maintain resident rights (right to be notified, right to be heard and right to protest)

>

> Please represent the residents, not the developers. We live here. We have to live with increased traffic, booming school enrollment, infrastructure and electrical grid problems, garbage pickup, etc.

>

> These are massive changes and should be vetted properly. Allow the residents to have input.

>

> Thank you, Phil and Lisa Mann

>

>

From: [Sarah Enger](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#); [Tyler Agniel](#); [Dave Robinson](#)
Subject: Proposed Zoning Changes
Date: Saturday, May 18, 2024 3:32:25 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

 External email >

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

My husband, Gregg, and I have lived in Prairie Village for 39 years. Our first home was in Prairie Hills. We lived there for 8 1/2 years, brought our children home there, met friends we still have today, and enjoyed the walkability of the neighborhood and nearby LOCAL shops and restaurants. We appreciated that lifestyle so much that when we needed a bit more space (after adding on to that first home), we did not want to leave Prairie Village. We found a home in Normandy Square where we and our children enjoyed walking to our neighborhood elementary school, Franklin Park, and Corinth Square. Of course both Franklin Park and Corinth have now been updated and with the addition of Meadowbrook Park, we have another walkable park to enjoy. We have been in our current home for 30 years now. We have neighbors who are original owners of their homes, as well as many young couples who are moving in and raising their children in this neighborhood. We enjoy neighborhood gatherings, conversations, and interacting with the adults and children we live near to. And by the way, not all these neighbors look like me, share my political or religious views, or are in my stage of life. And yet, there is harmony and enjoyment and inclusivity. The issue is that we all appreciate community and establishing a welcoming and nurturing home for our families, and doing so in a slower-paced, more restful environment. I'm sure many in Prairie Village feel the same way about their neighborhoods. In fact, our daughter is a single thirty-something, who chose to buy her home in Prairie Village. She also enjoys friendship with neighbors who are in various other stages of life and the walkability she has to the parks and The Village Shops. Unfortunately, it does not appear that the City Council, nor the PV Planning Commission share these sentiments and desire to preserve the character of Prairie Village.

Last week, we drove the short 1.5 miles to Lemongrass in downtown OP. We often frequent those local shops and the farmer's market for some of the same reasons we enjoy shops in The Village and Corinth. However, the "feel" of the area has certainly changed over the last several years with the multiple-mixed use projects. That location, along a major thoroughfare, is appropriate for such projects. We have a young single friend who enjoyed living at Avenue 80 for several years. She often came over to our house and we would walk our neighborhood streets. Now she has her own home near Santa Fe Trail Elementary, where she can walk charming streets from her own front door. In other words, despite what some would have you believe, there is a longevity factor to consider with apartment living, especially for people who choose to live away from the hustle and bustle of true city living. Home ownership is still very much a desirable goal, not to mention the primary factor in one's overall financial well being. In addition, there are many studies that confirm the increased physical and mental health of individuals who participate in activities such as gardening, spending time in nature, and walking. Such activities people can more easily access when living in a home. Over-building small, crowded, apartments with

limited to no green space, that also fail to promote a sense of community seems like the wrong direction for PV. (I noted that The Halston, in downtown OP, had a sidewalk sign indicating they had immediate occupancies available. It is a smaller complex. It made me wonder how many of the hundreds of apartments in that downtown vicinity were sitting empty a mere 1.5 miles from our home.)

All that being said, it is inadvisable to seek such multiuse projects in a six square mile, landlocked community. The increased density would bring avoidable pressures on city services, schools, infrastructure, traffic, and would most certainly negatively affect the quality of life of current and future residents. Prairie Village does not and cannot be all things. Certainly our city faces some unique challenges because of the aging structures, and yet I'm not seeing creative solutions for addressing those concerns. The proposed solutions are to reproduce projects that are appropriate for a different type of location near main thoroughfares. And such options are literally 1.5 miles away, making Prairie Village already accessible to many. Let's make Prairie Village the best it can be in the niche we represent. This would include:

- a maximum of 3 story buildings, no taller than 40' in height
- a minimum of 30% greenspace
- a minimum of 30' setback for ALL structures
- a continuation of existing property owner's rights when property is within 200' is up for rezoning. Neighboring residents have a right to be notified, to be heard, and to protest any projects that could change the value of their (most likely) largest asset.

Thank you for serving the City of Prairie Village. I hope a creative solution can be found that will maintain our cities character as well as address some of the concerns of our aging buildings.

Sincerely,
Sarah Enger
5208 W. 83rd Terrace

From: [Lizbeth Pener](#)
To: [Adam Geffert](#)
Subject: Prairie Village changes
Date: Saturday, May 18, 2024 4:23:33 PM
Attachments: [external.png](#)

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I moved to Prairie Village not quite two years ago and had I known of the changes being proposed I never would have moved here. I already know two young families that wanted to start their families and send their children to school in Prairie Village. They are currently moving away because they were so disappointed in what the city was suggesting. I can't imagine why the city counsel and especially the mayor feel overcrowding Prairie Village, which is already the most densely populated, with more families and children to overcrowd the schools. The reduction in green space and attempting to build above existing stores in both Prairie Village and Corinth where parking is already impossible to find is misappropriated. Many people have grave concerns over these decisions that are being shoved down our throats and I strongly disagree in this line of reasoning. Please listen to your constituents and stop these proposals that are extremely irrational.

Sent from my iPhone

From: [Chris Angles](#)
To: [City Clerk](#)
Subject: Attn: PV Clerk, Planning Commission, and City Council
Date: Saturday, May 18, 2024 5:33:40 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To: City Clerk, Planning Commission, and City Council:

As Prairie Village residents, my family is concerned with certain initiatives our city government is pursuing. After the last planning commission meeting, Vice-Chair Breneman requested that citizens list the issues most important to them with regards to proposed zoning regulation changes.

The proposed changes will allow larger, closer packed buildings and include multifamily on all commercial properties in PV. Some have compared this to downtown Overland Park. This is not a fair comparison because there are commercial properties on both sides of the street in downtown Overland Park. In PV, single family homes are across the street from most commercial properties.

I am suggesting:

*Do not include multifamily in commercial zoned districts. By including multifamily in commercial districts, residents lose their right to be notified, have a public hearing and protest new apartment construction. The proposed change is on pages 17, 19, 20.

*Three story buildings with a maximum height of 40'. The proposed change is four stories and 50' high (page 22 of the proposal). The current max height is 35'. This will help keep in check population density, lack of parking and traffic congestion. Keeping in mind our public schools are currently at capacity.

*Minimum 30' setback. The proposed change is 15' to 0' (pages 22 and 25 of the proposal).

*Minimum of 30% greenspace for any new project. The proposed minimum is 20% (page 22 of the proposal). One of the wonderful things about PV is the greenspace.

Thank you for your attention,

Chris Angles

Christopher J. Angles
1609 W. 92nd Street
Kansas City, MO 64114
816.471.5777
816.471.5778 fax
chris@angleslaw.com
www.angleslaw.com

CONFIDENTIALITY NOTE

Lawyers must notify all recipients of e-mail that (1) e-mail communication is not a secure method of communication, (2) any e-mail that is sent to you or by you may be copied and held by various computers it passes through as it goes from me to you or vice versa, (3) persons not participating in our communication may intercept our communications by improperly accessing your computer or my computer or some computer unconnected to either of us which this e-mail passed through. I am communicating to you via e-mail because you have consented to receive communications via this medium. If you change your mind and want future communications to be sent in a different fashion, please let me know AT ONCE.

From: [Amy Dix](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: councilmembers@pvkansas.com
Subject: Rezoning
Date: Saturday, May 18, 2024 5:56:22 PM
Attachments: [external.png](#)

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Hello,
The following are my requests as a PV resident RE: rezoning proposals.

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights

Warmly,

Amy

Amy Dix
cell: 913.660.4751
[email: ald7273@gmail.com](mailto:ald7273@gmail.com)

From: [Mark and Vicki Johnson](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Mark Johnson](#)
Cc: [Council Members](#)
Subject: Current Proposal on Commercial and Mixed-Use Rezoning Regulations
Date: Saturday, May 18, 2024 6:14:41 PM
Attachments: [external.png](#)

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Please forward this email right away to the Planning Commission and copy the City Council.

My wife and I are citizens of Prairie Village. This is specific input to the Planning Commission and City Council regarding the current proposal on the proposed commercial and mixed-use rezoning regulations. We oppose the current proposal and believe that an overwhelming majority of our neighbors oppose it.

The current proposal being considered by the Planning Commission would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space and infrastructure. Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed-uses areas, the unique charm and "Village Feel" will be lost forever.

Rather than the current proposal, please adopt the following:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50' 4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

I respectfully submit this input for your consideration. I am glad to discuss this further if you would like.

Mark

Mark Johnson

4905 Somerset Drive

Prairie Village, KS 66207

mandyjohnson@gmail.com

816.560.1123

From: [Tom & Mary Grimsley](#)
To: [Adam Geffert](#)
Subject: Prairie Village
Date: Saturday, May 18, 2024 7:12:40 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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We deserve the right to vote on the rezoning. Please tell me why this is not given to us as residents. I have lived here for 50 years and you have no right to take away my privilege to vote on this issue.

Mary Suzanne Grimsley
5401 W 70th terr66208

From: [Mary Shay](#)
To: [Adam Geffert](#)
Date: Saturday, May 18, 2024 7:58:01 PM
Attachments: [external.png](#)
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I am asking you the Planning Commission for:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Thank you

Mary Shay

4008 w 91st street

prairie village, ks 66207

From: [Don Rau](#)
To: [Council Members](#)
Subject: Planning Commission on Rewriting Residential Zoning Rules
Date: Saturday, May 18, 2024 8:07:59 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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City Council

I am highly opposed to the current proposal by the Planning Commission in this matter.

I support

1. a 3 story maximum building height with a hard stop at 40'
2. A Minimum of 30' setback.
3. A Minimum of 30% green space
4. Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing
3.) Protest rights

Please keep our Village a Village and not a boondoggle for developers!

Please ensure this email is forwarded to all members of the planning commission

Respectfully,
Donald Rau
3803 Somerset Apt 108
Prairie Village, Ks

Sent from my iPad

From: [Grisel Wiley](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#); jerrywwiley10074@gmail.com; [Grisel Wiley](#)
Subject: Proposed Commercial & Mixed Use Zoning Regulations
Date: Saturday, May 18, 2024 8:23:49 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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We understand the Planning Commission is not allowing ANY public comments at the June 4th meeting at which time you will have a discussion regarding proposed commercial and mixed-use regulations.

My husband and I are residents of Corinth Downs. Since we won't have the opportunity to communicate our input, please consider our sentiments as listed below before making important decisions for the City of Prairie Village:

- 3-story buildings maximum with a hard stop at 40 feet
- Minimum of 30% green space
- Minimum of 30' setback or compatible with surrounding buildings
- All residents within 200 feet should be notified of any structure that has been

rezoned. This requirement should remain in your final plans.

My husband and I were residents of Fairway for many years where there was transparency, trust and respect between the constituents and municipal government. We moved to Prairie Village two years ago and while very pleased with our new resident, we are extremely disappointed with the arrogance and tone of the Mayor and the Prairie Village Council. The Planning Commission plays an important role in the future of this charming community and we can only hope the will of the people will prevail.

Respectfully,

Grisel & Jerry Wiley

From: [Lindsay Major](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Please forward this email to the Planning Committee as quickly as possible
Date: Saturday, May 18, 2024 9:47:23 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Members of the Planning Committee,

I am writing to urge you to adopt restrictions on building height in Prairie Village to three story maximum with a minimum of 30' setback. In addition, it is imperative that residents within 200' must have the right to be notified, and the right to be heard, and be able to protect their rights.

Thank you for your consideration,

Lindsay Major
56 Coventry Court
P.V. Ks. 66208

From: [Krista Steiger](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: NO to the current proposal
Date: Saturday, May 18, 2024 9:49:33 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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As a taxpayer and voter in Prairie Village for the past 12 years, I am worried about the direction the Planning Commission/ city council intends to take my charming, unique little city. Please forward this on to the planning commission. I'd like my voice to be heard. To retain the charm and unique character of Prairie Village, the following criteria should be followed:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50' 1/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

The current proposal being considered by Planning Commission would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure. Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed-uses areas, the unique charm and "Village Feel" will be lost forever. (think Overland Park).

I would suggest that, if the planning commission / certain city council members are so enthusiastic to cram big, tall, cheap and generic looking apartment buildings and commercial buildings in every last inch of space,

Overland Park is very close— they are welcome to move there and seek employment in OP city government on their planning commission.

Sincerely,
Krista Steiger
Prairie Village resident since 2012

Sent from my iPhone

From: [patrick.townsend](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: councilmembers@pvkansas.com
Subject: Planning commission proposal for 4 June
Date: Sunday, May 19, 2024 6:29:22 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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Dear Prairie Village planning commission:

I've had the opportunity to review the proposals and would encourage changes as follows:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights Available

Sincerely,
Patrick and Kathy Townsend
4320 W. 64th St.
PV

Sent from my iPad

From: [Brown, Colby](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Proposed commercial and mixed-use rezoning regulations
Date: Sunday, May 19, 2024 7:44:11 AM
Attachments: [external.png](#)
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[finance warning.png](#)

 External email >

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 Contains topics of a financial nature >

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Good morning!

I have been a Prairie Village resident for over 20 years and wanted to write to express my concerns with the proposed commercial and mixed-use rezoning regulations. The reason my wife and I chose Prairie Village as the place to raise our family was because of the small-town feel it offers in the midst of a large city. We live just five houses up from the PV Shops, yet it doesn't feel like we are close to a large commercial development. The reason for this is that it's the appropriate scale for our small community within the larger metro.

I have significant concerns with the current proposals. Increasing height limitations would result in buildings that are not in keeping with the feel of the Village. Additionally, it's hard to imagine anywhere in our already built-out city that could handle the additional traffic and parking that would come with such development. My strong preference would be that the current building height limitations not be changed at all.

I also have concerns with the proposed setbacks and greenspace requirements. Setbacks of 0-15 feet are not reasonable. These would take parts of the Village and give them a feel and aesthetic more like downtown, which is the opposite of what the majority of people who live here likely want.

Ultimately, the changes being proposed are going to add population density to what is an already densely populated part of the KC metro. Our schools are packed and our streets are lined with cars. There is no need to make changes that add to this density!

Finally, as with anything that has such a profound impact on our community, there should be the ability for citizens to be alerted as to what is happening, to have public hearings, and to protest. The last thing we need are developers coming into the Village who have no motivation other than profit making decisions that are blessed only by a select few. The people of this community should always have the right to influence significant changes that affect them and others who live here.

Please forward this email to the Planning Commission and the members of the City Council this week. I'd appreciate these thoughts being considered in advance of the upcoming Planning Commission meeting.

Thanks so much!

Colby Brown

4206 W 69th Terrace

Prairie Village, KS 66208

From: [Luke Ismert](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Concern about proposed zoning changes
Date: Sunday, May 19, 2024 7:58:49 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

To whom it may concern,

I am sending you this email in support of the following considerations for rezoning. I am part of a large, growing, and better-informed resident group that is very concerned with the proposed changes that would (among other things) enable taller buildings and higher resident density.

As a commercial plumbing and wastewater professional, I am particularly concerned with the increased load this will bring on an already stressed infrastructure (not only traffic, parking, police, etc) but sewer main use (which you cannot readily add capacity to).

A "meet halfway" proposal that my group would be in favor of is as follows:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Thank you for your work, and thank you for your consideration.

Luke Ismert
4511 W 72nd Terr

Sent from Gmail Mobile

From: [Lisa Lefkovitz](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Stop Rezoning
Date: Sunday, May 19, 2024 8:23:24 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To our planning commission officials,

We are concerned about the quality of life in Prairie Village which includes added traffic, reduction of green space, building density and new building heights.

We are requesting:

3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)

- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Thank you for your service!

Lisa Lefkovitz

From: [Arnold](#)
To: [Adam Geffert](#)
Subject: PV zoning changes
Date: Sunday, May 19, 2024 8:24:52 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please help your neighbors and maintain our community character by using the following guidelines for buildings:

3-story maximum building height with a hard stop at 40'

Minimum of 30' setback

Minimum of 30% greenspace

Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.)
Protest rights

Let our city set an example for telling developers if you want to be heard
build something that adds to the community.

Thank you!
Arnold McMann
8825 Birch Lane
PV, KS

Let our city b

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Tammy Baker](#)
To: [Adam Geffert](#); nlee@phkansas.com
Cc: [Council Members](#)
Subject: Rezoning R-2, R-3, R-4
Date: Sunday, May 19, 2024 8:37:49 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission members please limit the changes to Prairie Village rezoning to:

- 3-story maximum building height with a hard stop at 40'
- Minimum of 30' setback
- Minimum of 30% greenspace
- Maintain citizen rights: 1)Be notified 2)Public hearing 3)Protest rights

Tammy Baker
9349 Linden Reserve Drive
Prairie Village, KS 66207

From: [Brenda Brockman](#)
To: [Adam Geffert](#)
Cc: [Council Members](#)
Subject: Current Planning Commission Proposal
Date: Sunday, May 19, 2024 8:40:43 AM
Attachments: [external.png](#)
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Mr. Adam Geffert

I want to express my complete opposition to the current Proposal for a change in our wonderful town of Prairie Village. The word here, is VILLAGE.

The current status of green space and 'village' type housing is what has kept the Village such a sought after place to live. It has promoted 'community' where people know their neighbors, many of them for blocks around their residences. The proposed changes to our wonderful Village will in the long run ruin current property values and change the Village to just another run of the mill 'suburb'.

Walking in Prairie Village is enjoyed by many which helps create the 'community' of the Village, but with green space being destroyed, that could very well end. As for commerce, parking is already at a premium at our shopping areas.

Bottom line, leave the wonderful Village alone!! It has remained a highly sought after, desired place of residence for over 70 years so it's obviously doing something right. It 'ain't' broken so leave it alone!!

William and Brenda Brockman

From: [Justin Harrington](#)
To: [Adam Geffert](#)
Subject: Resident feedback
Date: Sunday, May 19, 2024 8:48:37 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I am a resident of PV and I would like to express my opinion about upcoming proposed project, also please forward to the planning commission. I believe it is important to maintain the following at a minimum and hopefully you are listening to the residents-

3-story maximum building height with a hard stop at 40'
Maintain setback of 30' setback
Minimum of 30% greenspace

If you dislike the way PV is you should move.

Thank you,
Justin Harrington

Sent from my iPhone

From: [Nancy Stalnaker](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Zoning Guidelines Input
Date: Sunday, May 19, 2024 8:57:36 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please consider:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Thank you,

Nancy Stalnaker

From: [Jean Hall](#)
To: [Adam Geffert](#)
Subject: Change of zoning regulations
Date: Sunday, May 19, 2024 9:16:23 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I have lived in Prairie Village since 1963 first on 71 Terrace, then 81 and Granada and now at Claridge Court. What attracted my husband and me initially to Prairie Village was it's small town feel and especially it's great school system. I am opposed to the idea of adding housing and or commercial areas to the existing buildings in Prairie Village by putting additional stories on the existing properties. I feel like the addition of people will cause traffic issues, parking issues and particularly will stress the existing schools and the fire and police departments. Please vote against this change to the zoning regulations.

Jean Hall
8101 Mission Road, Apt 122
Prairie Village, KS 66208

From: [Lee Harris](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Zoning
Date: Sunday, May 19, 2024 9:18:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[external.png](#)
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Barb Harris and I have lived at 3815 West 84th Terrace for the past 46 years. Please add our voice to the concern over zoning changes that are being considered by the Prairie Village Planning Commission and City Council.

1. We understand that there is a proposal for a change that would allow four-story buildings of up to 50-feet. We would like to see this changed to a three-story building with a maximum building height of 40-feet.
2. Apparently, the current proposal is for a minimum of a 15-foot setback with a footnote for zero setback. We believe this should be a 30-foot setback.
3. The current proposal is for 20% greenspace. We ask that this be 30% greenspace.
4. It is of great importance that the city maintains citizen rights; and that citizens within 200-feet of a proposed project:
 - a. Be notified.
 - b. Subject to a public hearing.
 - c. Have protest rights.

The current proposal being considered by the Planning Commission would negatively impact our special quality of life with significant changes to traffic, parking, density, school enrollment, green space, and infrastructure. Prairie Village is already one of the densest cities in Johnson County. We don't need or want to create even more density which the current proposal would allow.

Please forward this e-mail to members of the Planning Commission and copy members of the City Council. Thank you.

R. Lee Harris, CRE, CPM

President and Chief Executive Officer
(913) 671-3332 | lharris@cohenesrey.com

8500 Shawnee Mission Pkwy, Suite 150
Merriam, KS 66202
www.CohenEsrey.com | (913) 671-3300

We empower people to thrive



From: [Deborah Smith](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Rezoning
Date: Sunday, May 19, 2024 9:27:27 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward this to the Planning Commission
right away Thank you

**3-story buildings maximum, with a hard stop
at 40'**

Minimum of 30% green space

Minimum of 30' setback

**Continuation of property owners' existing
rights when property within 200' is up for
rezoning**

From: [Geary Lynch](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: June 4th Planning Commission Meeting
Date: Sunday, May 19, 2024 9:27:57 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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We need to make sure that we protect our community for the present and the future.

1. 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
2. Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
3. Minimum of 30% greenspace (current proposal is 20%)
4. Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights

If a project is presented and fits the proposed criteria there will be NO resident rights to public notice, hearing or protest. Imagine 15' off the road (that's 2.5 arm's length) and a 4-story building looming over the road and surrounding buildings. Thank you

Geary Lynch
9339 Cedar Reserve Drive
Priarie Village, Kansas 66207
Mobile 816-896-6877

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Resident feedback
Date: Sunday, May 19, 2024 9:39:08 AM

From: Justin Harrington <justinharrington12@gmail.com>
Sent: Sunday, May 19, 2024 8:49 AM
To: Nickie Lee <nlee@pvkansas.com>
Subject: Resident feedback

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I am a resident of PV and I would like to express my opinion about upcoming proposed project, also please forward to the planning commission. I believe it is important to maintain the following at a minimum and hopefully you are listening to the residents-

3-story maximum building height with a hard stop at 40'
Maintain setback of 30' setback
Minimum of 30% greenspace

If you dislike the way PV is you should move.

Thank you,
Justin Harrington
Sent from my iPhone

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW:
Date: Sunday, May 19, 2024 9:49:20 AM

From: Lizbeth Pener <lizbethpener@gmail.com>
Sent: Saturday, May 18, 2024 4:33 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject:

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I moved to Prairie Village not quite two years ago and had I known of the changes being proposed I never would have moved here. I already know two young families that wanted to start their families and send their children to school in Prairie Village. They are currently moving away because they were so disappointed in what the city was suggesting. I can't imagine why the city counsel and especially the mayor feel overcrowding Prairie Village, which is already the most densely populated, with more families and children to overcrowd the schools. The reduction in green space and attempting to build above existing stores in both Prairie Village and Corinth where parking is already impossible to find is misappropriated. Many people have grave concerns over these decisions that are being shoved down our throats and I strongly disagree in this line of reasoning. Please listen to your constituents and stop these proposals that are extremely irrational

Sent from my iPhone

From: [Jori](#)
To: [Adam Geffert](#); [Council Members](#)
Subject: Upcoming Ordinance
Date: Sunday, May 19, 2024 10:28:01 AM
Attachments: [external.png](#)

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Dear Planning Commission and Council,

Please slow this entire rezoning, amending the zoning, zoning changes in Prairie Village. The impact this will have on the character of our city will be irreparable. Please give the residents an opportunity to meet with the city, you can show us some examples about the impact on the specific lots you're envisioning and talk with SMSD about class sizes. What is the hurry? One public hearing and then stating residents have one week to email the city with our thoughts-at the end of the already busy school year and holiday weekend approaching.

The plan to go from 40% to 20% lot coverage is absurd. Zero setbacks is unimaginable. Four story building incomprehensible in our small city with over 90% single family homes that abuts these properties.

Please, for the love of our city, let's work together to find a compromise we can all live with.

Thank you,

Jori Nelson

Sent from my iPhone

From: [Hilary Cooley](#)
To: [Nickie Lee](#); [Terry O'Toole](#); [Adam Geffert](#); [Terrence Gallagher](#)
Subject: Zoning Change
Date: Sunday, May 19, 2024 11:34:43 AM
Attachments: [external.png](#)
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Sent from my iPad.

To planning commission:

Many of residents want to have limitations on proposed changes:

1. No 4 story apartments! A maximum of 2 or 3. Higher than 30ft will change the charm and landscape of Prairie Village. These must have a minimum 30' setback.
2. Green space is at a premium in Prairie Village. If anything, we need more.
3. Continuation of current home owners rights must still be in place. To be notified, to be heard and to protest within 200 ft. These rights should never have been considered to be taken away from hardworking homeowners

Hilary Cooley
7856 Howe Circle
Prairie Village, Kansas
913-220-3921

Practice random acts of kindness.

From: [Margaret Bowen](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: PV development guidelines
Date: Sunday, May 19, 2024 11:36:40 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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Dear PV Planning Commissioners and Council Members,

I do not support the current proposed guidelines for development in Prairie Village.

We do not want our beautiful jewel of a city to turn into an ugly, overdeveloped, soul-less metro such as the Overland Park neighborhood near Metcalf and 80th St.

Why not preserve the charm that Prairie Village is clinging to now? You are being too generous to developers in these proposed guidelines. Yes, that is a harsh opinion. But it is shared by hundreds, if not thousands, of residents who love our little city.

When you accepted a position on the Planning Commission or were elected to the council I would hope your top priority would be residents. Please think of the residents above the desires of developers. I thank you for your service and time spent on the city affairs. I know it is often a thankless and difficult slog!

But just think of how great our city would be if we'd be a bit more careful with zoning. Prudent zoning that protects a town's charm is really noticeable and has a wonderful ripple effect. More green space improves happiness.

Here is what I hope you could do:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights.

Thank you for reading this. We really appreciate your service. Please make sure my email is forwarded asap to the Planning Commission and copied to the City Council.

Thanks ever so much.

Sincerely,

Margaret Bowen
8136 Rosewood Dr.
Prairie Village, KS 66208

From: [Ritchie Patterson](#)
To: [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission Request - Rezoning
Date: Sunday, May 19, 2024 11:52:44 AM
Attachments: [external.png](#)
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Dear Adam,

I was born and raised in Kansas City, graduated from SM East, and bought a house in PV 3 years ago. After college, I lived in the Denver/Boulder area for 20 years. I moved back to KC to escape the congestion and skyrocketing prices that have forever altered the landscape of the Front Range. What I am starting to see in Prairie Village very much reminds me of what I saw in Boulder years ago. While the allure of financial gain from increased real estate prices is very tempting, it can also destroy a neighborhood - eliminating its charm, friendliness, and ease of living. Increasing the density of housing did NOT bring housing prices down in Boulder or Denver, it in fact INCREASED rent and home prices. Many people I knew in the Denver/Boulder area, including myself, moved away because it was no longer a livable city.

I am concerned with the proposed changes to residential and commercial zoning. We are an already densely populated neighborhood, with traffic congestion and parking issues in the shopping areas. I find myself dodging cars while walking my dog and crossing the street.

If rezoning is absolutely necessary, please consider these changes instead of the more drastic measures the committee has proposed. I am asking for this instead:

1. 3 story buildings, max, with a hard stop at 40'
2. a minimum of 30% green space - this is part of what makes PV so unique!
3. a minimum of 30' setback
4. continuation of property owners' existing rights when property within 200' is up for rezoning

Thank you for your time and consideration.

Sincerely,
Ritchie Patterson
74th Street and Mission Road

From: [Linda Patterson](#)
To: [Adam Geffert](#)
Subject: changes to PV
Date: Sunday, May 19, 2024 12:05:00 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[orange.png](#)

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 This email shows signs of phishing >

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I am a long time resident of Prairie Village. What makes Prairie Village so desirable is their strict zoning. There are no tall buildings, lots of parks, green space and good schools. Why ruin a good thing. Please to not allow 4 story buildings , less green space, and shorter set backs. The citizens have spoken Why are you not listening?? Please be sure this email is seen before your next meeting

Linda Patterson
42 Coventry Court
Prairie Village, Ks

From: [Kathy Ashenbrenner](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning proposal
Date: Sunday, May 19, 2024 1:09:50 PM
Attachments: [external.png](#)
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I am concerned about the proposed changes to the rezoning proposals. The proposals currently beinconsidered by the planning commission would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure.

I vote instead for:

- 3-story buildings maximum with a hard stop at 40'
- minimun of 30% green space
- Minimum of 30' setback.

Please forward my email RIGHT AWAY to the Planning Commission.

I do not understand why you are limiting the information flow to the community. Is it because you do not think that we will like the proposals and want to push this through anyway?

Kathy Ashenbrenner
kathyashenbrenner@gmail.com
913-677-2662 (h)
913-530-4798 (c)

From: bakerk1@juno.com
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: [SPAM] [SPAM] Rezoning
Date: Sunday, May 19, 2024 2:42:58 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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· Please consider the following input: 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story) · Minimum of 30' setback (current proposal is 15' with a footnote for zero setback) · Minimum of 30% greenspace (current proposal is 20%) · Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights Ken and Melinda Baker 3606 W 79 Terr Prairie Village, Ks 66208

From: [Nancy Ash](#)
To: [Adam Geffert](#)
Subject: PV future plan
Date: Sunday, May 19, 2024 2:46:37 PM
Attachments: [external.png](#)
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As a long time PV resident (and Leawood prior to that) I'm definitely a member of the STOP campaign. I see nothing to gain for our city by allowing the proposed changes of greater density in it's forms being proposed. This is a big government push, think Washington DC, and holds very little gain for the future of our city. This is not complicated or desirable unless your goal is one of social equalization. That's not the goal of a big number of our residents. I resent the push to accept this or feel that I'm prejudiced and entitled. There are many, many areas of our county that allow a more affordable lifestyle and I don't feel it's up to me to make Prairie Village one of those areas. Thank you for those in our city who have stood on the frontlines and faced the oncoming criticism (and worse!) for taking this stand. Nancy Ash, Prairie Village, KS..

From: [Katherine Seitz](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Council Members](#)
Subject: For the planning commission and city council
Date: Sunday, May 19, 2024 3:01:51 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Good afternoon.

My name is Katherine Hamilton and I live with my spouse and three children at 8445 Briar Lane, Prairie Village, KS 66207.

I'm kindly requesting you forward this email right away to the Planning Commission and copy the City Council.

I have lived here in Prairie Village since the age of three and am very concerned lately about the future of Prairie Village and the quality of life for the residents, especially when it comes to traffic, parking (didn't used to be very difficult to find a parking spot in Corinth and Prairie Village shopping centers), and schools.

In consideration of the current proposal, I'm requesting the following:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

I beg you to retain the small-town charm of Prairie Village. I mourn old Overland Park and now avoid that area. It's awful. Please don't do that to Prairie Village.

Thank you.

Katherine

From: [Tom Thornhill](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: upcoming planning commission meeting
Date: Sunday, May 19, 2024 3:11:53 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward my concern as a twenty year resident of Prairie Village in two separate residences over the prospect for increased density, traffic and the other issues which would impact the quality of life that we enjoy given the proposed zoning changes increasing the permitted height of buildings, a significant reduction in required green space and set back. I am among the many long time residents who object to the prospect of Prairie Village taking on the look of what Overland Park has become and further adopts as the months pass. I endorse the suggested three story building maximum with a hard stop at 40', a minimum of 30% green space and a 30' set back. Prairie Village is landlocked and for the most part built out. Upgrades and replacements should be thoughtfully considered within the limitations that will allow us to preserve the residential community environment carefully balanced with commercial properties providing a level of services which enhances the Prairie Village lifestyle.



Tom Thornhill

Better Homes and Gardens® Real Estate Kansas City Homes

O: 816-410-5536 | M: 816-820-8055

tomthornhill@kansascityhomes.com

tomthornhill.kansascityhomes.com

[7400 Stateline Rd. St. 200. Prairie Village, KS 66208](#)

From: [Inga Selders](#)
To: [Adam Geffert](#)
Cc: [Nickie Lee](#); [Wes Jordan](#)
Subject: My Concerns with the Zoning Recommendations
Date: Sunday, May 19, 2024 3:18:15 PM

Hi Adam, please forward my email to the planning commission.

Hi All,

I felt it was necessary to express the concerns that I've brought up with Chris Brewster during our City Council meetings regarding the proposed recommendations from you all. I am not sure if my concerns have been properly conveyed back to you or not.

I really wish the Council and Planning Commission would have had the opportunity to have a joint workshop to discuss these recommendations before we got to this point, but we did not.

I am very concerned about applying a blanket approach to residential housing in our C districts. This could have significant ramifications for the Village Shops and Corinth Square. I believe allowing residential to be built in either of these centers would fundamentally alter the character of these neighborhood shopping centers.

I think it would be much more appropriate to create overlay districts that precisely identify areas along major thoroughfares that are more suitable for denser or mixed-use development.

Thanks,
Inga Selders

Inga Selders
Ward 2 - Prairie Village City Councilmember
Cell: (913) 648-5804
Email: iselders@pvkansas.com
<https://www.facebook.com/pvward2>

From: tclough62@gmail.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission Recommendations
Date: Sunday, May 19, 2024 3:25:09 PM
Attachments: [external.png](#)

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Adam and Nickie,

I remain very frustrated about the process the planning commission has used to propose zoning changes. Many of these frustrations were on display at the Planning Commission meeting in May as well as my subsequent email to Nicke, which Nicke acknowledged.

- Dropping the proposed zoning ordinances on Friday afternoon in advance of a Tuesday evening meeting is difficult to swallow. Many of us are aware that a common media strategy is to drop bad news on a Friday afternoon to minimize the impact on the news cycle.
- Regardless of how long the PC been reviewing re-zoning the fact that Chris Brewster had notable errors in his May 2024 presentation (e.g., Meadowbrook zoning maps, 6 story MXD building); Ian Graves confused roof height limits on commercial and MXD roofs tells me one thing . . . despite the significant amount of time sent on this, there is still a lack of certainty and clarity.

I would like to supplement my email with the following:

Imagine

An accurate visual representation of a 4-story building with a 50' roof; a 15-foot setback and a 20% reduction in greenspace. If a property is re-zoned MXD and fits this criterion there is no required public notice, no public hearing, no opportunity for any party to provide a differing opinion. If this is incorrect, please point me to the revised ordinance that contradicts this position.

To my knowledge, none of us have been provided with an accurate computer-aided-design (CAD) visual of what this building would look like in an existing property such as the church at 75th & Belinder . . . the parking lot at 71st & Mission . . . the shopping center near 90th & Roe that housed the former Tatzu's restaurant. It would be so easy. Slide one of what the property looks like today. Slide two of what the proposed ordinance would allow. 2 slides. 4 slides if you want two views of the property both before and after. Apples to apples. Clarity.

Conversely, please note however that we have been provided with a CAD design of the proposed new City Hall . . . before it will be voted on.

As the saying goes, "A picture is worth 1,000 words". Getting an accurate depiction of what this would to the properties around the proposed building could provide clarity, regardless of whether you are for or against the proposal. There is still time to do this for the citizens of PV before the PC votes and before the CC accepts/rejects.

What I would support

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback (or compatible with surrounding buildings)

If a structure is rezoned, the residents within 200' will still have the rights we have long enjoyed in Prairie Village. (1. Notify. 2. Be heard. 3. Protest rights).

Upon receipt of this email, please forward to the Planning Commission.

Tom Clough
8510 Delmar Lane
Prairie Village, KS

-

From: kktus@aol.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission Input - Proposed Rezoning Regulations
Date: Sunday, May 19, 2024 4:38:30 PM
Attachments: [external.png](#)
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As a concerned citizen, I am providing the following input for the Planning Commission with regards to the proposed commercial and mixed-use rezoning regulations.

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

The current proposal being considered by Planning Commission would negatively impact our special quality of life with significant changes to:
Traffic, parking, density, school enrollment, green space, and infrastructure.

Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed-uses areas, the unique charm and "Village Feel" will be lost forever.

Please forward my message right away to the Planning Commission, with a copy to the City Council, so that is received by the May 24 deadline.

Thank you.

Julie Tushaus

From: [Joan Clough](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission / Zoning Ordinances
Date: Sunday, May 19, 2024 5:16:52 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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Dear Prairie Village Staff,

I support the following three bullet points new zoning ordinances:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback (or compatible with surrounding buildings)

Additionally, if structure is rezoned, the residents within 200' will still have the rights we have long enjoyed in Prairie Village. (1. Notify. 2. Be heard. 3. Protest rights).

Upon receipt of this email, please forward to the Planning Commission.

Joan Clough

8510 Delmar Lane

Prairie Village, KS

From: [Bill Watson](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Council Members](#)
Subject: Feedback for June 4th Planning Commission Meeting
Date: Sunday, May 19, 2024 6:29:54 PM
Attachments: [external.png](#)

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TO PLANNING COMMISSION MEMBERS:

After reviewing the proposed commercial and mixed-use rezoning regulations, I would make the following strong statements:

1. A building shall not exceed 3 storys in height with a hard stop at 40'
2. A building shall have a setback of no less than 30'
3. There must be at least 30% for greenspace
4. A citizen's rights shall be maintained as follows:
 - Be notified if a proposed building is to be within 200' of their property
 - Have the right to a public hearing on the matter
 - Maintain the right to protest a proposed decision

Please listen to the residents of Prairie Village who want to maintain our beautiful city which is already one of the most dense cities in Johnson County.

Thank you.

Bill Watson
7877 Howe Circle

From: [Brian Lee](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Regarding proposed commercial and mixed use zoning regulation
Date: Sunday, May 19, 2024 9:03:29 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward to the right away to the Planning Commission and City Council

I'm writing to express concern over proposals to changes in the commercial and mixed use zoning regulations. In particular changes in the maximum height allowances, reduction in greenspace and reduction in setbacks. Although increased heights and reduced setbacks may be appropriate on some sites, I do not believe the proposed changes are for all of Prairie Village. By the nature of zoning, the codes must be of the most restrictive regulations that are appropriate for all sites and exceptions and variances can be approved on an individual basis on their own merits where appropriate. With the limited amount of Commercial and mixed use properties in Prairie Village, I think this very doable and appropriate. This maintains the input from all stakeholders for future developments outside the current codes and allows less restrictive builds where they might work. Meadowbrook park is a great example of this and was built using the current codes.

Once greenspace is lost it's very difficult to get back. I am also concerned about overpopulation putting further constraints on our resources. Shawnee Mission has 2 elementary schools above capacity, BOTH are in Prairie Village.

Thank you for taking the time in considering my feedback,

Brian Lee
5401 W 83rd ST
Prairie Village

From: [THOMAS MALONE](#)
To: [Adam Geffert](#); [Eric Mikkelsen](#); [Ian Graves](#); [Inga Selders](#); [Terry Gallagher](#); [Tucker Poling](#); [Wes Jordan](#)
Cc: [Terry O'Toole](#)
Subject: Rezoning
Date: Monday, May 20, 2024 7:26:07 AM
Attachments: [external.png](#)
[first time sender warning.png](#)
[finance warning.png](#)

 External email >

 First time sender >

 Contains topics of a financial nature >

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Dear Sirs :

I am just appalled, after living in Prairie Village since 1986, at what is happening as a result of the recent City Councils and Mayor.

If any living here that long, believe we are on the right course I will be surprised.

This is not about resistance to change, this is about keeping an American City from becoming what we see in Chicago, New York and Detroit.

Perhaps some of you came from these enclaves and brought your ideas with you.

Please leave our City the way you found it. A bedroom community of single housing that new couples and those wishing the American Dream can start out in.

We have watched schools where kids could walk to, closed and pupils consolidated into huge classes where individuality and ability for one on one, has been destroyed in the name of tax revenue and ideas not becoming of true honor and representation.

Feeding on the trough of Federal money as if pigs, our parks are not ours any longer and the drumbeat of "progress" and the phoney diversity, equity, inclusion nonsense has taken over emotions and minds sets.

Enough is enough. Northeast Johnson County may have been infected with liberal, progressive, Democrat Marxist thinking and actions, but the time has come for the nonsense and unAmerican European modeling to end.

Please cease and desist this rezoning scheme that has been rejected in mass by the Prairie Village citizens. You deliberately thumbed your nose at us and used tactics to thwart the will of the People.

I include anti American, European Marxism, Democrat ideology in our description of the Mayor and certain Council members because it is EXACTLY what it is, and who those exhibiting the behaviors are.

Those with the sense of patriotism, honor and morality have proposed an alternative to your grand scheme of destruction to our City and hometown feel.

I ask you to cease and desist, totally this rezoning, and spend your time and our money in a different direction.

Immediatly abandon this "rezoning" and abandon fighting the will of the People for your want and vision.

The honorable people leading this fight against you want this:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback (or compatible with surrounding buildings)

With this proposal, if a structure is rezoned, the residents within 200' will still have the rights we have long enjoyed in Prairie Village. (1. Notify. 2. Be heard. 3. Protest rights).

In our neighborhood we wish you to do one of the other.

Abandon the rezoning nonsense altogether and/ or listen to the People who have organized alternatives.

Shame on You all at the Council for what you have done and allowed in PV over and over and over. Covid restrictions, BLM, Antifa, Rezoning, dictatorship and tyrannical tendencies in what was once a shining star. Shame on you.

Tom Malone

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Commercial zoning
Date: Monday, May 20, 2024 9:49:05 PM

From: DICK STRONG <dicklanna@aol.com>
Sent: Monday, May 20, 2024 5:29 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject: Commercial zoning

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please keep the commercial zoning the way it has been in the past. Prairie Village has a beautiful charm with the height of our commercial buildings. The way they are now and the setbacks in our greenery. I have lived here for 54 years and it's a great place and great charm. Please don't change it.

Sent from my iPhone

From: [Aaron Imm](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: PV Rezoning Regulations - Feedback from a concerned citizen
Date: Monday, May 20, 2024 8:06:27 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

 First time sender >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please help us and all our neighbors with:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights.

Thanks,

Aaron Imm, MBA
816.699.5095
aaroncimm@gmail.com
3808 W 83rd Terrace, Prairie Village, KS 66206

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Proposed Rezoning Changes - Resident request
Date: Monday, May 20, 2024 8:07:36 AM

From: Ritchie Patterson <ritchiepatterson@gmail.com>
Sent: Sunday, May 19, 2024 11:55 AM
To: Nickie Lee <nlee@pvkansas.com>
Cc: Terry O'Toole <totoole@pvkansas.com>
Subject: Proposed Rezoning Changes - Resident request

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Dear Members of the City Council Planning Committee:

I was born and raised in Kansas City, graduated from SM East, and bought a house in PV 3 years ago. After college, I lived in the Denver/Boulder area for 20 years. I moved back to KC to escape the congestion and skyrocketing prices that have forever altered the landscape of the Front Range. What I am starting to see in Prairie Village very much reminds me of what I saw in Boulder years ago. While the allure of financial gain from increased real estate prices is very tempting, it can also destroy a neighborhood - eliminating its charm, friendliness, and ease of living. Increasing the density of housing did NOT bring housing prices down in Boulder or Denver, it in fact INCREASED rent and home prices. Many people I knew in the Denver/Boulder area, including myself, moved away because it was no longer a livable city.

I am concerned with the proposed changes to residential and commercial zoning. We are an already densely populated neighborhood, with traffic congestion and parking issues in the shopping areas. I find myself dodging cars while walking my dog and crossing the street.

If rezoning is absolutely necessary, please consider these changes instead of the more drastic measures the committee has proposed. I am asking for this instead:

- <!--[if !supportLists]-->1. <!--[endif]-->3 story buildings, max, with a hard stop at 40'
- <!--[if !supportLists]-->2. <!--[endif]-->a minimum of 30% green space - this is part of what makes PV so unique!
- <!--[if !supportLists]-->3. <!--[endif]-->a minimum of 30' setback
- <!--[if !supportLists]-->4. <!--[endif]-->continuation of property owners' existing rights when property within 200' is up for rezoning

Thank you for your time and consideration.

Sincerely,
Ritchie Patterson

74th Street and Mission Road

From: [The Meekers](#)
To: [Council Members; Adam Geffert; Nickie Lee; pv.housing.update2-gmail@pvunited.ccsend.com](#)
Subject: Proposed commercial and mixed-use rezoning regulations
Date: Monday, May 20, 2024 8:50:09 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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I support the following zoning requirements:

- 3-story maximum building height with a hard stop at 40'
- Minimum of 30' setback
- Minimum of 30% greenspace
- Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights

Bill Meeker
4401 W 69th Terrace
Resident since 1984

From: [Steve Lightstone](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#); isharpdec28@gmail.com
Subject: Proposed Zoning Changes
Date: Monday, May 20, 2024 8:56:57 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Adam & Nickie

Please forward my email to the Planning Commission right away so it will be there before May 24, 2024.

Planning Commission

We are against the proposed zoning changes by the Planning Commission and are not pleased there will be no public comments at the June 4 meeting.

After input that was obtained from residents, developers, architects and planners by Lori Sharp, Prairie Village City Council member, we support another plan that is more appropriate for Prairie Village KS.

We are asking for this instead of your current proposed zoning changes:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be Heard. Protest Rights.

Thank you for your consideration.

Steve

Stephen Lightstone
9329 Linden Reserve Dr
Prairie Village, KS 66207
Mobile - 816-590-0855
s.lightstone@sbcglobal.net

From: [Terry Lightstone](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [lsharpdec28@gmail.com](#); [STEVE Lightstone](#)
Subject: Proposed Zoning Changes
Date: Monday, May 20, 2024 9:00:58 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Adam & Nickie

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We are asking for this instead of your current proposed zoning changes:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be Heard. Protest Rights.

Thank you for your consideration.
Terry

Terry Lightstone
9329 Linden Reserve Dr
Prairie Village, KS 66207
terrylightstone@yahoo.com
Mobile - 913-645-5133

From: mcavell@swbell.net
To: [Adam Geffert](#)
Subject: Fw: Zone changes under review
Date: Monday, May 20, 2024 9:11:19 AM
Attachments: [graymail.png](#)
[external.png](#)
[first_time_sender_warning.png](#)

 Graymail >

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***This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders ***

The below seems reasonable. Set back, height and notice. The name of our city itself would suggest not becoming what the proposed changes anticipate: Neither 1. Prairie nor 2. Village would have meaning in a city with 4 story bulidings, little set back, no or minimal green space.

[Sent from Yahoo Mail for iPad](#)

On Saturday, May 18, 2024, 5:19 PM. PV United <pv.housing.update2-gmail@pvunited.ccsend.com> wrote:

Dear PV Residents,

At the last Planning Commission meeting, Commissioners asked residents for specific input on what they want with regards to the proposed commercial and mixed-use rezoning regulations.

The Planning Commission is only taking emails up to 5pm on May 24 (for their June 4 meeting). No public comment will be allowed at that meeting.

So we only have a few days to relay our message – and the message could not be more important to the future of Prairie Village!! After research with developers, architects, planners and residents, the most sensible option seems to be the following:

Please help us and all our neighbors by emailing the Planning Commission asking for:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

If a project is presented and fits the proposed criteria there will be NO resident rights to public notice, hearing or protest. Imagine 15' off the

road (that's 2.5 arms length) and a 4-story building looming over the road and surrounding buildings.

The current proposal being considered by Planning Commission would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure. Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed-uses areas, the unique charm and "Village Feel" will be lost forever. (think Overland Park).

BEFORE MAY 24, please email:

Ageffert@pvkansas.com

nlee@pvkansas.com

copy to: councilmembers@pvkansas.com

Ask that your email be forwarded right away to the Planning Commission and copied to the City Council.

Thank you for your help and thank you for keeping up the good fight to protect what makes our community special !!

Sincerely,

PV United for the Right to Vote and STOP REZONING

Click to see illustrations: [LINK](#)

PV United | P.O. Box 8023 | Prairie Village, KS 66208 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)

Constant Contact



From: [joan shields](#)
To: [Adam Geffert](#)
Cc: [Terrence Gallagher](#); [Ian Graves](#); [Nickie Lee](#)
Subject: Planning Commission zone changes
Date: Monday, May 20, 2024 9:22:12 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To PV officials:

My husband and I have lived at 3629 Somerset Drive for 35 years. We have been residents of the City since 1963.

The current proposals for zoning changes are very concerning. We oppose many of them and suggest that you consider a 3-story maximum building height of 40' and a minimum of 30' setback. We prefer 25%-30%-greenspace.

Please notify us of Public hearings and give us the right to protest!

Thank you for your consideration of our wishes and the people of Prairie Village.

--
Joanie Shields
913-908-7840

From: [john.seward](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Proposed commercial and mixed-use rezoning regulations
Date: Monday, May 20, 2024 9:30:39 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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The purpose of this email is to give you our input concerning the proposed changes to the commercial and mixed-use rezoning regulations. We believe that the proposed changes will have a negative impact with changes to parking, traffic, density, green space and infrastructure.
We are in agreement with the following:

3-story buildings maximum with a hard stop at 40 feet.

Minimum of 30% green space

Minimum of 30-foot set back

Continuation of property owner's existing rights when property within 200 feet is up for rezoning: Notify, be heard, protest rights.

Please forward this message to the Planning Commission.

Thank you,
John & Gayle Seward

From: [Mary O Connor](#)
To: [City Clerk](#)
Cc: [Terry O'Toole](#); [Nickie Lee](#); [Adam Geffert](#)
Subject: Fw: PLANNING COMMISSION / ZONING ORDINANCES
Date: Monday, May 20, 2024 10:08:35 AM
Attachments: [external.png](#)

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May 20, 2024

Dear Prairie Village Staff,

I write in full support of the following (3) zoning ordinances:

1. All buildings to be no more than 3-story w/ maximum hard stop of 40 ft.
2. Minimum of 30% green space.
3. Minimum of 30 ft. setback, or compatible with surrounding buildings.

Additionally, if a structure is rezoned, all property owners / residents within 200' continue to retain the rights we have all enjoyed in Prairie Village, inc:

1. Public notification
2. Public hearings
3. Protest rights

Upon receipt of this email, I request that you please forward to the Prairie Village Planning Commission in a timely manner, to be received no later than May 23, 2024.

Respectfully,

Mary B. O'Connor
3690 West 75 St.
Prairie Village, KS 66208

From: [casey roth](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Subject: Rezoning mixed-use and commercial
Date: Monday, May 20, 2024 10:30:54 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission,

Please consider how important it is to keep Prairie Village a charming community. PV has a dense population and you don't need to make such dramatic changes to keep up with Overland Park. We like our city as it is.

We want the specifications below for the mixed-use and commercial rezoning regulations.

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Will you please immediately forward this email to the planning commission and copy to the city council.

Thank you,
Casey Roth

From: gary@kc-qualitysystems.com
To: [Adam Geffert](#)
Cc: [Nickie Lee](#)
Subject: Zoning
Date: Monday, May 20, 2024 10:55:14 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[Gary Showalter.pdf](#)

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Please see attached document pertaining to zoning changes.

Gary and Jane Showalter
3518 W 73rd Terrace
Prairie Village KS 66208

Residents since 1972



Virus-free. www.avg.com

From: [Cole Bakalar](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Input on Proposals
Date: Monday, May 20, 2024 11:41:28 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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All - Please consider the following when voting at the 6/4 meeting. If you could please forward this to the Planning Commission and copy the City Council:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1.) Be notified 2.) Public hearing 3.) Protest rights

Residents of PV do not want rezoning, and the current proposals are a short-term play. Please consider what residents would like to see over the long-term, and that is to keep things the way they are. There is a reason this part of the city is so coveted!

Thanks,

Cole Bakalar

Mobile: (913) 548-1161

Email: colebakalar@gmail.com

LinkedIn: www.linkedin.com/in/colebakalar

From: [katie beary](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning Concerns
Date: Monday, May 20, 2024 12:03:07 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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To Whom it may concern,

I am very concerned about purposed zoning changes for Prairie Village. Prairie Village is already very dense & the traffic over the last several years has greatly increased. Why are we pushing these zoning changes so aggressively when there are so many concerned citizens? A 15' setback would change the whole feel of Prairie Village. Are 4 story apartments/buildings really necessary? You have got the very large Meadowbrook Apartments, you have very large Kenilworth Apartments, you have numerous apartments up & down Mission Road & Somerset Road, not to mention all the apartments butting up to Prairie Village in other municipalities. You have commercial buildings all over with empty spaces & "for lease" signs up. I have known several people in the last couple of years who have rented apartments in Prairie Village with no problems of availability. We are lacking in green space. Meadowbrook has great green space, but it used to be all green & once that is gone you can never get it back. Green space is so important for our climate & the environment. Why can't we be a leader in figuring out how to add more green space instead of taking it away? Let's set an example for other communities instead of being like every other one. Lets discuss different ways forward that would set us apart. The zoning changes being purposed will only cause stress on our schools, emergency services & our infrastructure. Please at least consider these compromises.

3-story buildings maximum, with hard stop at 40'

Minimum of 30% Green Space

Minimum of 30' setback

Continuation of property owners' existing rights when property is within 200' is up for rezoning: Notify, Be Heard, Protest Rights

Please forward this email to the Planning Commission.

Sincerely,

Catherine Kuhn

From: [SUE](#)
To: [Adam Geffert](#)
Cc: [Council Members](#)
Subject: Proposed commercial and mixed-use rezoning regulations
Date: Monday, May 20, 2024 12:05:37 PM
Attachments: [external.png](#)

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Hello Mr. Geffert,

We would like to respond to the Planning Commission's proposed commercial and mixed-use rezoning regulations. It is our belief that the proposal currently under consideration by the Commission will negatively impact the quality of life in our community.

Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed-uses areas, the unique charm and Village Feel will be lost.

We believe a minimum of a 30' setback, with a maximum building height of 3 stories and a hard stop at 40', a minimum of 30% greenspace are essential parts to keeping Prairie Village's charm and avoiding significant changes to traffic, parking, density, school enrollment, green space, and infrastructure. We believe in maintaining citizen rights, within 200 ft. to 1) be notified of any changes; 2) public hearing to be held regarding the changes; and 3) protest rights related to the proposed changes.

We hope our response will be seriously considered.

Pat & Sue Fagan

From: [Dave Rupp](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Date: Monday, May 20, 2024 12:13:54 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward this email to the Planning Commission and copy to the City Council.

To whom it may concern:

With regards to the proposed commercial and mixed use rezoning regulations, I disagree with the Planning Commission's proposal and would suggest the following:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50' 4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Thanks,

Dave Rupp

david.rupp36@gmail.com | 913.626.9503
www.linkedin.com/in/daverupp36

From: [Sergei Snapkovsky](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Changes to commercial zoning.
Date: Monday, May 20, 2024 12:52:20 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello,

I am a resident of Prairie Village.

5401 west 81 street,
Prairie Village, KS 66208.

I would like you to support guidelines that stop building at 3 stories (40'), include a setback of 30 feet and protect 30% green space.

Thank you for your work.
Sergei Snapkovsky.
314-952-6642

From: [Kuhn, Bryan](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Zoning Concerns
Date: Monday, May 20, 2024 12:59:13 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

To all concerned,

Prairie Village is already very dense & the traffic over the last several years has greatly increased. Why are we pushing these zoning changes so aggressively when there are so many concerned citizens?

A 15' setback would change the whole feel of Prairie Village. Are 4 story apartments/buildings really necessary? You have got the very large Meadowbrook Apartments, you have very large Kenilworth Apartments, you have numerous apartments up & down Mission Road & Somerset Road, not to mention all the apartments butting up to Prairie Village in other municipalities. You have commercial buildings all over with empty spaces & "for lease" signs up. Several people in the last couple of years who have rented apartments in Prairie Village with no problems of availability.

We are lacking in green space. Meadowbrook has great green space, but it used to be all green & once that is gone you can never get it back. Green space is so important for our climate & the environment.

Why can't we be a leader in figuring out how to add more green space instead of taking it away? Let's discuss different ways forward that would set us apart.

The zoning changes being purposed will only cause stress on our roads, schools, emergency services & our infrastructure.

Please at least consider these compromises.

3-story buildings maximum, with hard stop at 40'

Minimum of 30% Green Space

Minimum of 30' setback

Continuation of property owners' existing rights when property is within 200' is up for rezoning: Notify, Be Heard, Protest Rights

Please forward this email to the Planning Commission.

Sincerely,

Bryan Kuhn
Prairie Village, KS

From: [Ronna Nussbaum](#)
To: [Council Members; Adam Geffert; Nickie Lee](#)
Subject: On behalf of the Nussbaum family of PVKS
Date: Monday, May 20, 2024 1:00:06 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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1. Stop building height at 3 stories (40')
2. Include a setback of 30'
3. Protect 30% green space.

These guidelines are reasonable to both preserve and advance our sought after city Please proceed with your current residents as your priority

From: [Todd Race](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: In support of our evolving community
Date: Monday, May 20, 2024 1:07:15 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear esteemed public servants,

While I do not feel comfortable attending meetings on this topic, I would like to voice support for Prairie Village Planning Commission's ongoing attempt to discuss the future of our city.

I do not have any urban planning expertise and I do not have a vision for what would be best for all current or future residents, but I believe it is correct for the planning commission to be actively leading this discussion. I hope outcomes will reflect the city as a whole, not just the most vocal residents.

Best of luck.

--

Todd Race
e: todd_race@yahoo.com

PS: How do I get off mailing lists I never opted into, and haven't been removed from upon request?

URGENT ZONING ALERT:

PV Planning Commission is considering changes that would allow for massive revisions in commercial zoning.

PLEASE EMAIL:

ageffert@pvkansas.com
nlee@pvkansas.com
councilmembers@pvkansas.com

ASK FOR THEM TO SUPPORT GUIDELINES WHICH:

1. Stop building height at 3 stories (40')
2. Include a setback of 30'
3. Protect 30% green space



EMAIL MUST BE RECEIVED BY FRIDAY, MAY 24 AT 5:00 PM

THIS MESSAGE IS PAID FOR BY PV UNITED.

From: [John Dougherty](#)
To: [Council Members](#)
Subject: Changes to building codes Please don't make changes
Date: Monday, May 20, 2024 1:07:19 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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1. Stop building height at 3 stories (40')
2. Include a setback of 30'
3. Protect 30% green space
4. We don't need change. Nothing g is broke
5. Take a look get view. And wait until the next election. So you can run "for or against". Any zoning changes

Thank you for listening to my thought

John Dougherty
9108 Fontana St
Prairie Village, Ks 66208
(816)820-3334 Mobile
Sent from my iPhone
jtpdougherty@yahoo.com

From: [Shirley Doering](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Please Support These Guidelines for PV
Date: Monday, May 20, 2024 1:15:17 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Good afternoon,

I received a message regarding the significant changes to commercial zoning that will impact our special quality of life.

I would like you to support guidelines that reflect the following:

1. Stop building height at 3 stories (40')
2. Include a setback of 30'
3. Protect 30% green space

Thank you,

Shirley Doering

From: [Brenda Satterlee](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission Zoning letter
Date: Monday, May 20, 2024 1:16:32 PM
Attachments: [external.png](#)
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Adam,

Please forward our email to PC and Council prior to May 24, 2024.

Prairie Village Planning Commissioners and City Council,

It has come to my attention that the Governing body has proposed updates to all our zoning categories except R1. These updates increase density and reduce greenspace.

This City has always operated by protecting the character of Prairie Village, protecting green space, and making the City safe for walking. The proposed changes go against all these values. It is obvious from resident input in the last two years that the majority of Prairie Village residents do not want more density and want to protect the green space. The current government has discussed larger setbacks and smaller heights requirements for new builds in certain R1 neighborhoods. In contrast, why would anyone think the residents of Prairie Village want taller apartments and taller commercial buildings with smaller setbacks? Again, these proposals do not make sense and do not reflect what the citizens of Prairie Village desire.

Please keep the height of buildings to three stories, 40 feet. Please keep the setbacks to a minimum of 30 feet. Fifteen feet is out of character, unsafe and shrinks our green space.

Respectfully,

Brenda Satterlee
Craig Satterlee
Ward 5

From: [Greg Hawkins](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#); [Deb](#)
Subject: please forward to Planning Commission
Date: Monday, May 20, 2024 1:20:52 PM
Attachments: [external.png](#)
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Dear Planning Commissioners,

Please note as residents and citizens we respectfully request the following be enacted at your next meeting:

- 3-story maximum building height with a hard stop at 40' (discard the current proposal of 50'/4 story)
- Minimum of 30' setback (discard the current proposal of 15'; delete footnote for zero setback)
- Minimum of 30% greenspace (discard the current proposal of 20%)
- Maintain citizen rights, within 200 ft. to: 1).be notified; 2). public hearing; 3.) protest rights.

Thank you for hearing our request.

Sincerely, Greg & Debbie Hawkins

43 year residents, Prairie Village, KS;

32 years at 5300 W. 84th Street, PV KS plus 11 years at 4701 W. 70th

Terrace, PV KS

913-515-6707

From: [Shawn H Vadnais](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Cc: [Tyler Agniel](#); [Dave Robinson](#)
Subject: Stop Changes to our City's zoning
Date: Monday, May 20, 2024 1:27:02 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)

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To all members of the PV city council and the planning commission,

Please stop trying to rezone our city. Once again it has come to our attention that the planning commission is looking to rezone commercial real estate areas. There is nothing wrong with our current zoning. In fact, there's nothing wrong with the zoning in the entire city. Yet once again the City Council seems to be adamant about changing the landscape of our city. The question has been asked on multiple occasions and has never been answered. What is the problem statement that is making the City Council ask the Planning Commission to reconsider zoning and zoning restrictions. Our city is a land locked. We don't have a lack of revenue problem, and no one can state that this rezoning is to provide affordable housing because we all know that anything that goes in place is not affordable. So someone please explain to me in clear terms why we need to rezone any of our residential or commercial zones.

If the City Council had allowed this zoning debate to come to a vote, I believe that the people of this city would have had their voices finally heard. We don't want our city rezoned. We don't want our city to become another Overland Park. We don't need our city to look like every other city and the Kansas City Metropolitan Area. Just leave things alone.

The only logical reason I can think of for the city council to want to rezone any part of Prairie Village has to do with lining the pockets of builders and themselves. We have far and away started the destruction of prairie village by allowing monster houses to be put on postage stamp lots. Yet the City Council continues to push that agenda forward. And during COVID they quietly snuck village vision 2.0 through without any input from the community. Again, had that come to a public vote that measure would have never passed.

Please support the following.

1. Stop building height at 3 stories.
2. Include a setback of 30'.
3. Protect 30% green space limits.

Please stop trying to reshape our city without our input. We don't care what builders tell you. They don't live here they're only interested in making money off of our properties. Stop the madness!

Shawn H Vadnais
8212 Roe Ave

From: [Debbie Schulte](#)
To: [Council Members](#)
Subject: Commercial Zoning vote
Date: Monday, May 20, 2024 1:28:54 PM
Attachments: [external.png](#)
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Good afternoon,

I have been a homeowner of 2 different Prairie Village homes since 1992. One walkable to PVOC and the other walkable to Corinth Shops. I live across from Mission Chateau (thankfully we were able to have this property both reduced in size and height).

The latest significant change to commercial zoning which the Planning Commission has recommended is for building Height to double and buildable area 15' from roads is simply unacceptable to me. All of the green space is what caused me to consider buying in PV in my late twenties--then moving to a bigger home with new family in my 30's.

I am strongly against this commercial zoning change. Please vote against this latest recommendation.

Thank you,
Debbie Schulte
8425 Reinhardt ST
PVKS 66206

From: [Suzanne Spencer](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: PV Zoning
Date: Monday, May 20, 2024 1:30:56 PM
Attachments: [external.png](#)
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Good afternoon PV zoning committee.

As a resident of PV for over 20 years, I am disappointed in the lack of concern for the long term residents and how these new housing builds are affecting the charming look and feel of the neighborhood.

Also, out pricing older residents in being able to afford the astronomical rise in property taxes. What are you doing to assist with an offset in property taxes for those of us who own these older original PV homes and have heavily invested in maintaining them.

We are at capacity so why make the issues worse? Accidents happen frequently on my 4-way intersection and no cameras, humps in the neighborhood cross streets to slow traffic! When is this issue going to be addressed? Why you would look at adding bike lanes to Nall is absurd, not to mention a huge safety issue. Doesn't quality of living matter? I can no longer see anything but my neighbors home thanks to one of these large builds, and no longer any privacy! We need green space more so than ever due to the extra square footage and hard spaces of these large homes. Why are better conservation methods being used to offset this major run off such as rain gardens, French drains that tie into the drain lines to the collection basin of the rain garden. What about bio-swells for new building areas to capture excess run off. We already are spending millions for new waste water drainage as we have antiquated facilities currently. Let's invest in better living and conservation methods and a nice community center and library such as the other communities have done. Just my thoughts.

1. building height at 3 stories (40')
2. Include a setback of 30'
3. Protect 30% green space

Thanks,
Suzanne Spencer

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From: [Cynthia](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Prairie Village rezoning issue
Date: Monday, May 20, 2024 1:33:15 PM
Attachments: [external.png](#)
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Dear Commissioners,

I'm writing to express my concern about the direction the commission is taking regarding rezoning in Prairie Village. My concern is that the changes will bring about unwanted larger buildings and other structures, less green space, and less setback space. I would agree with a 3-story building maximum with a hard stop at 40', a minimum of 30% green space and a minimum of 30' setback. The charm and beauty of our spaces in Prairie Village will be compromised and that is what seems to concern most residents. My other concern is that there are no resident rights: no public notice, no public hearings, and no protest rights. Does that seem to be a fair way to make decisions for our city? Please forward this to the Planning Commissioners so they can read it before the May 24th meeting.

Respectfully,
Cynthia Creal
3915 West 89th St
PV KS

From: [Kelli Cooley](#)
To: [Adam Geffert](#)
Subject: Community Center Campus
Date: Monday, May 20, 2024 1:34:54 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward this email to the Planning Commission for the proposed Community Center Campus development and to the City Council.

Dear Council Members and Planning Commission,

This email is in reference to the proposed development of the Community Center Campus for Prairie Village. Prairie Village residents have chosen to rent and buy homes in our quaint city for its proximity to cool shops and restaurants within Prairie Village as well as the overall feel of the older neighborhoods with their tall trees and well established, safe neighborhoods. Although, Prairie Village is a densely populated city, it doesn't feel that way right now because of the well thought out city plan that was implemented decades ago. Please do not copy what downtown old Overland Park has built up in the last few years. It has become a crowded area that is difficult to navigate and enjoy. There is also an "inner city" feel developing in old Overland Park that frankly, Prairie Village residents opted not to live in. We chose quaint, beautiful, relaxing Prairie Village.

Thank you,
Kelli Cooley

From: [Gina Workman](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Proposed Zoning changes-Prairie Village
Date: Monday, May 20, 2024 1:36:50 PM
Attachments: [external.png](#)
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Dear Commissioners Geffert and Lee,

I feel the proposed zoning changes increasing building size to 4 stories with a 15' setback and 20% reduction in green space is out of line with the needs and aesthetic of our small, lovely Prairie Village community. Once the 'village feel' of Prairie Village is gone, we won't be able to get it back. That is upsetting to me as I have chosen to live in this area for the small town feeling that it provides. I oppose the proposal as currently presented and support a compromised proposal put forth by Councilwoman Lori Sharp as follows:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Thank you

Gina Workman

3417 W 74th Street

Prairie Village, KS

66208

From: [C Schaefer](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Commercial Zoning Guidelines
Date: Monday, May 20, 2024 1:37:03 PM
Attachments: [external.png](#)
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Hello,

My family and I are residents of Prairie Village and we want to ask you to please preserve the quaint village look and feel of our community as you consider revising commercial zoning.

Prairie Village is a unique community not just locally, but in the state of Kansas and across the nation, as it was the #1 searched city on Zillow in 2022.

We must consider why we are getting national attention and what makes us different from other local cities like Leawood and Overland Park, with their large commercial buildings, concrete surroundings, wide roads, and minimal green spaces. We must preserve the charm that not only serves residents, but brings visitors into our city (who travel 10 miles off the highway) to shop, eat, play, and relax.

Before I lived in Prairie Village I worked in Prairie Village, while a resident of Kansas City. The scenic drive down Mission, Lee Blvd, through the neighborhoods and around town is what led me to want to live here. It feels like a village; something rather out of a Hallmark movie; a snapshot in time; a place that offers conveniences without compromising the integrity of history and design. It feels like a friendly, safe, small community in which me and my family would thrive.

The design of our city impacts the behavior of the community. We can safely walk everywhere - to dinner, to ice cream, to the grocery store, to a toy store and clothing boutiques, to workout -- while still experiencing the beauty of old trees, wide green spaces, well-kept parks. Our community is out and about, walking, riding, gathering, because it is a beautiful place to do so.

We have enough cities around us that crowd large commercial buildings with little greenery. We have enough cities that have traded scenic green spaces for more concrete and brick. We may be one of the last towns to preserve quaintness and small-townlike charm, and if we lose it, we can't get it back.

If we change what makes our town special, we will cease to be the destination that has put us on the map.

Please as you consider revising zones, I ask you to:

1. Maintain the architecture and design of the village charm
2. Stop building height at 3 stories, preferably 2
3. Include a setback of at least 30'

4. Protect 3-30-300 rule of thumb for urban forestry and urban greening -- a) 3 = every citizen should be able to see at least three trees from their home b) 30 = percent tree canopy cover, including commercial spaces and c) 300 = not live more than 300 m away from the nearest park or green space.

Thank you for your time and consideration,
Crystal Schaefer

From: [Jo Anna Beal](#)
To: [Adam Geffert](#)
Subject: Commercial and Mixed Use Guidelines
Date: Monday, May 20, 2024 1:40:28 PM
Attachments: [external.png](#)

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Dear Prairie Village Planning Commission:

I am writing to ask for your support to implement the following guidelines for the proposed commercial and mixed-use rezoning here in Prairie Village, KS. We have lived here for over 20 years, and we love the city. It would be horrible to see a decline in the quality of our city due to guidelines that would take away the beauty of our city.

Please support these guidelines:

1. Stop building height at 3 stories or 40'.
2. Include a setback of 30'.
3. Protect 30% of green space.

Thank you,

Jo Anna Beal

913-526-7545

From: [Sadie Durbin](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Zoning Input
Date: Monday, May 20, 2024 1:58:29 PM
Attachments: [external.png](#)
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Good afternoon,

Emailing again as a community member to ask that you please take into account more public feedback regarding the ongoing zoning changes. We moved to PV b/c it's NOT like Overland Park, or Shawnee with ugly huge apartments in the middle of our communities. I don't want them in the middle of our neighborhoods or in the middle of our quaint (already packed!) shopping centers. I agree with the options outlined below and hope you will hear the voices of residents more than that of developers.

Thank you,
Sadie Durbin

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

--

Sadie Durbin
sadiedurbin@gmail.com
cell: 785-766-7239

From: [Jessica Brous](#)
To: [Adam Geffert](#); [Nickle Lee](#)
Cc: [Council Members](#)
Subject: Stop Rezoning
Date: Thursday, May 23, 2024 9:42:32 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Please forward right away to the Planning Commission.

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Community Center Campus
Date: Monday, May 20, 2024 2:10:50 PM

FYI. I emailed her to email the Councilmember email directly so this just needs shared with the PC.

-Nickie

From: Kelli Cooley <kellicooley@hotmail.com>
Sent: Monday, May 20, 2024 1:36 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject: Community Center Campus

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Please forward this email to the Planning Commission for the proposed Community Center Campus development and to the City Council.

Dear Council Members and Planning Commission,

This email is in reference to the proposed development of the Community Center Campus for Prairie Village. Prairie Village residents have chosen to rent and buy homes in our quaint city for its proximity to cool shops and restaurants within Prairie Village as well as the overall feel of the older neighborhoods with their tall trees and well established, safe neighborhoods. Although, Prairie Village is a densely populated city, it doesn't feel that way right now because of the well thought out city plan that was implemented decades ago. Please do not copy what downtown old Overland Park has built up in the last few years. It has become a crowded area that is difficult to navigate and enjoy. There is also an "inner city" feel developing in old Overland Park that frankly, Prairie Village residents opted not to live in. We chose quaint, beautiful, relaxing Prairie Village.

Thank you,
Kelli Cooley

From: [Mike Haines](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Commercial Zoning Proposed Changes
Date: Monday, May 20, 2024 2:18:14 PM
Attachments: [image001.png](#)
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So that we do not negatively impact the special quality of life we enjoy in Prairie Village and do not damage the unique charm and "Village Feel" that we have as a result of our current commercial zoning rules; I am asking you all to please support guidelines which:

1. Stop building height at 3 stories (40')
2. Include a setback of 30'
3. Protect 30% greenspace

Thank you for

Mike Haines

3916 W. 67th Terrace (Ward 1)



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From: [McMonigle, Shirley](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Rezoning PV
Date: Monday, May 20, 2024 2:23:04 PM
Attachments: [external.png](#)
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Dear Council Members & City Leaders,

My family has resided in Prairie Village for almost 30 years, and my husband's family lived here for an additional 30 years prior to that. As a proud and tax-paying citizen of this great community, I respectfully request that the following guidelines be supported:

- Building height limited at 3 stories (40 feet)
- Include a setback of 30 feet
- Protect 30% green space.

You need not look much farther than the Country Club Plaza to see what commercial rezoning has done to the charm and feel of that **former** gem in our metropolitan area. Please consider keeping Prairie Village charm intact!

Sincerely,

Shirley McMonigle
6503 Granada Dr.
Prairie Village, KS 66208
(913)980-3474

From: [Cameron Addington](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Support for zoning requirements
Date: Monday, May 20, 2024 2:51:29 PM
Attachments: [external.png](#)
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Hello, I am a PV resident (5430 Somerset) and am in favor of the zoning requirements outlined below. I request that the council support these recommendations.

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Thank you,

Cameron Addington
917-526-1640

Sent from my iPhone

From: [Carol Price](#)
To: [Council Members](#)
Subject: Zoning
Date: Monday, May 20, 2024 2:58:08 PM
Attachments: [external.png](#)
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I am concerned about the new bldg codes for our city. I am for not for any bldg above others over 30ft. With that in mind green space minimum 20% and setback of 10 ft.

Our city needs stay as is and not look like OP. PV is charming and I think the majority of its citizens want it to stay that way.

Thank you,

Carol Price

4113 W 85th St

Sent from my iPhone

From: [Mariah Harder](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Planning Commission
Date: Monday, May 20, 2024 2:59:16 PM
Attachments: [external.png](#)
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Hello,

Below are my opinions on rezoning

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Thanks,

Mariah Ritter

resident of ward 3

From: [Betsy Gantt](#)
To: [Adam Geffert](#)
Cc: [Nickie Lee](#); [Council Members](#)
Subject: Zoning and preserving our neighborhoods
Date: Monday, May 20, 2024 3:02:04 PM
Attachments: [external.png](#)
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To whom it may concern:

As a response to all the movements towards development in Prairie Village , we are stating that the beauty of Prairie Village is why we chose to move here.

Please stop building heights at 3 stories.

Include a setback of 30 feet.

Protect 30% green space.

At one point we attended an open house to view some of the plans for the sidewalks- specifically, a plan to widen them significantly and to raise the curbs.

Here are our thoughts:

What a complete waste of money!

Have you actually looked at the results of a sidewalk with new raised curbs? The sidewalk looks like a rollercoaster. Because the curbs are tall, the driveways have to cut in and out, there is a roller coaster effect! Horrible.

No one pushing a baby buggy or pulling a wagon carrying their toddler is going to find any improvement as far as joy and comfort by this decision.

Crazy!

In addition you will begin to get lawsuits from people who are scraping against the tall curbs, damaging their wheels and tire sidewalls in an attempt to park on an already narrow street.

It is much more graceful and esthetically pleasing to have the curb ease down to the street.

Why do we need wider sidewalks?

We don't.

One lady at the open house said if it was wider, she could ride her electric bicycle. We have bike lanes for that. Right?

Sidewalks are for strolling, walking, enjoying our friends, families , children and pets.

Why not spend our hard earned tax payer money on maintaining the beauty of the sidewalk and parks experience.

We love the new parks and green spaces.

Let's maintain them. Why not create a crew or department focusing on this? Have a group of people dedicated to maintaining the beauty of prairie Village-a new upbeat office in City Hall.

The trees need to be pruned and replaced if necessary. For example there is a tree near 67th street and Elmonte that has been hit by a car a few years back, damaging the tree trunk. It is unhealthy and awkward. Every storm, branches break off. Today May 20th, due to this tornado that came thru, there is a split in the trunk. It is broken at a 90 degree angle and is precariously hovering over the sidewalk where families, and children go up the street to attend Prairie Star Elementary daily-another lawsuit when it falls on a small child, or a lovely senior on a morning walk.

Help.

Get it removed.

There is another tree near 67th and Nall that has been chopped and has only vines covering it. It looks messy and definitely needs to go.

What about the trees that have been pruned by the electric company to clear electrical wires to the point that they look like deformed trees.

We all know of some of these...

Let's not spend money for the sake of spending money.

Thank you,

Betsy and Randy Stewart

4304 W 67th st.

From: [Nancy Watson](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: councilmembers@pvks.com
Subject: Feedback for June 4th Planning Commission Meeting
Date: Monday, May 20, 2024 3:02:39 PM
Attachments: [external.png](#)
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I have reviewed the proposed regulations for commercial and mixed-use rezoning and want to express my immediate reaction to the Planning Commission Members and make the following statements in the strongest possible terms:

1. A building shall not exceed 3 storys in height with a hard stop at 40'
2. A building shall have a setback of no less than 30'
3. There must be at least 30% for greenspace
4. A citizen's rights shall be maintained as follows:
 - Be notified if a proposed building is to be within 200' of their property
 - Have the right to a public hearing on the matter
 - Maintain the right to protest a proposed decision

Please listen to the residents of Prairie Village who want to maintain our beautiful city which is already one of the most dense cities in Johnson County.

Thank you.

Nancy Watson
7877 Howe Circle

From: [Carla Ingraham](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Important - For June 4 Prairie Village Planning Commission Meeting
Date: Monday, May 20, 2024 3:39:31 PM
Attachments: [external.png](#)
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Dear City Council Members and Members of the Prairie Village Planning Commission,

I am writing to express my deep concern regarding the current proposal being considered by the Planning Commission. This proposal stands to negatively impact our special quality of life with significant changes to traffic, parking, social services, density, school enrollment, green space, increased noise and light pollution, and overall infrastructure.

Moreover, the proposal would lead to increased financial costs, creating a strain on our city budget. Maintaining the high level of city services we rely on—including public safety, social services, road and traffic maintenance, code enforcement, and sewer and water line maintenance—would necessitate higher property taxes. These taxes are already pricing some of our long-term residents out of their homes.

The financial implications of this proposal have not been adequately detailed, making it difficult to make fiscally sound decisions for the residents of Prairie Village, who will bear the financial burden going forward. Developers, who will simply take their profits and move on to the next project, have no lasting investment in our community.

Prairie Village is already one of the most densely populated cities in Johnson County. If we double the height of buildings, allow only a 15-foot setback from the road, and reduce green space in our commercial and mixed-use areas, we will lose the unique charm and "Village Feel" that makes our community special (much like what has happened in Overland Park).

After consulting with developers, architects, planners, and residents, the most sensible option appears to be:

1. A maximum building height of 3 stories with a hard stop at 40 feet (the current proposal suggests 50 feet and 4 stories).
2. A minimum setback of 30 feet (the current proposal suggests 15 feet with a provision for zero setback).

3. A minimum of 30% green space (the current proposal suggests 20%).
4. Maintaining citizen rights within 200 feet to:
 - Be notified
 - Have a public hearing
 - Protest rights

I urge you to consider these suggestions to preserve the quality of life in Prairie Village and to protect the interests of its residents.

Thank you for your time and consideration.

Sincerely,
Carla Ingraham
7605 Mohawk Drive
Prairie Village, KS 66208
913-579-4500

From: [Lori Sharp](#)
To: [Terry O'Toole](#); [Adam Geffert](#)
Subject: Fwd: My Letter on Zoning Regulations
Date: Monday, May 20, 2024 3:41:42 PM
Attachments: [Letter to Planning - May 20th, 2024.pdf](#)
[external.png](#)

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Please fwd to planning commission

Colleen Duggan <duggch@gmail.com> wrote:

To Whom It May Concern:

I have been a resident of Prairie Village since 1984 and have seen changes occur during this time. The current changes being proposed are NOT ones that I want for my community. The proposal currently being considered by the Planning Commission would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure.

Prairie Village is already one of the densest cities in Johnson County. If we double the height of buildings, allow buildings only 15' from the road, and reduce the green space of our commercial and mixed-use areas... it will most certainly change the essence of Prairie Village and the reason individuals want to live here and raise their families in a safe community.

I would support the following (and would like my email to be forwarded **immediately** to the Planning Commission):

- **3-story buildings maximum, with a hard stop at 40'**
- **Minimum of 30% green space**
- **Minimum of 30' setback**
- **Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.**

Sincerely,

Colleen Duggan
7216 Cherokee Dr.
Prairie Village, KS 66208

And copy council liaison: totoole@pvkansas.com

Ask that your email be forwarded right away to the Planning Commission. (In the past, messages have been held until right before the meeting, but commissioners need to hear from you well in advance of the meeting this time!)

From: [Bob Ingraham](#)
To: [Adam Seltzer](#); [Nick Lee](#)
Cc: [Council Members](#); [Celia Ingraham](#)
Subject: Important - For June 4 Prairie Village Planning Commission Meeting
Date: Monday, May 20, 2024, 3:40:15 PM
Attachments: [prairie_village_planning_commission_meeting_agenda.pdf](#)
[prairie_village_planning_commission_meeting_agenda.pdf](#)

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Fast time sender >
Contains topics of a financial nature >

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Dear City Council Members and Members of the Prairie Village Planning Commission,

I am writing to express my deep concern regarding the current proposal being considered by the Planning Commission. This proposal stands to negatively impact our special quality of life with significant changes to traffic, parking, social services, density, school enrollment, green space, increased noise and light pollution, and overall infrastructure.

Moreover, the proposal would lead to increased financial costs, creating a strain on our city budget. Maintaining the high level of city services we rely on—including public safety, social services, road and traffic maintenance, code enforcement, and sewer and water line maintenance—would necessitate higher property taxes. These taxes are already pricing some of our long-term residents out of their homes.

The financial implications of this proposal have not been adequately detailed, making it difficult to make fiscally sound decisions for the residents of Prairie Village, who will bear the financial burden going forward. Developers, who will simply take their profits and move on to the next project, have no lasting investment in our community.

Prairie Village is already one of the most densely populated cities in Johnson County. If we double the height of buildings, allow only a 15-foot setback from the road, and reduce green space in our commercial and mixed-use areas, we will lose the unique charm and "Village Feel" that makes our community special (much like what has happened in Overland Park).

After consulting with developers, architects, planners, and residents, the most sensible option appears to be:

1. A maximum building height of 3 stories with a hard stop at 40 feet (the current proposal suggests 50 feet and 4 stories).
2. A minimum setback of 30 feet (the current proposal suggests 15 feet with a provision for zero setback).
3. A minimum of 30% green space (the current proposal suggests 20%).
4. Maintaining citizen rights within 200 feet to:
 - Be notified
 - Have a public hearing
 - Protest rights

I urge you to consider these suggestions to preserve the quality of life in Prairie Village and to protect the interests of its residents.

Thank you for your time and consideration.

Sincerely,
Robert Ingraham
7605 Mohawk Drive
Prairie Village, KS 66208
913-908-5978

From: [Catherine](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Zoning Preferences
Date: Monday, May 20, 2024 3:49:44 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To Whom It May Concern,

I wanted to voice my support for the following guidelines when you consider revising commercial zoning laws in Prairie Village. I ask you to support guidelines that:

1. stop building height at three stories (40')
2. include a setback of 30'
3. protect 30% green space

I grew up in a Prairie Village home, bought the house from my mom, raised my children in the house, and have strong ties to the city in general. My mom was the first City Clerk of PV, and their house was one of the first built. I have a great love for this city and have stayed here all of these years for the charm and certain feel that PV has to it; I would hate to see it become more commercialized, aka like every other city in Johnson County (and beyond).

Thank you for reviewing my request, and for representing our great city,

Best,
Katie Aaronson

From: [McClelland, M.Bruce](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Rezoning proposal
Date: Monday, May 20, 2024 3:53:29 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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Council members,

We are quite concerned about the significant Rezoning changes the Council is considering for Prairie Village. We urge you to consider alternative measures as follows;

- 3-story buildings maximum, with a hard stop at 40'*
- Minimum of 30% green space*
- Minimum of 30' setback*
- Continuation of property owners existing rights, when property within 200' is up for rezoning; Notify. Be heard. Protest rights.*

We feel this is a reasonable approach in a contentious debate, over the future development path in our special city.

Bruce & Carol McClelland

2501 Mw 71st ST

Prairie Village, KS 66208

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From: [jim aldrich](#)
To: [Adam Geffert](#)
Subject: Fw: Resident input on the Planning Commission proposed Commercial and mixed use rezoning regs
Date: Monday, May 20, 2024 3:56:21 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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From: jim aldrich <jaldrich007@hotmail.com>
Sent: Monday, May 20, 2024 3:53 PM
To: ageffert@pvkansas <ageffert@pvkansas>; nlee@pvkansas.com <nlee@pvkansas.com>
Cc: tootoole@pvkansas.com <tootoole@pvkansas.com>
Subject: Re: Resident input on the Planning Commission proposed Commercial and mixed use rezoning regs

Greetings:

At the last Planning Commision, residents were asked to submit specific input on what we want/ our concerns with regard to new proposed regs, referenced above.

Since no public comments are being entertained, **here are our thoughts regarding the proposal:**

If property is within 200' of a residents property, notice must be given, and the right of resident to lodge protest and a Hearing are essential.

Maximum height of buildings: 3 Stories... no higher than 40'

Setback minimum from street of 30'

30% minimum green space

Thank you for considering your residents input on these proposed changes

Jim and Ann Aldrich
1906 W 72nd Terr

From: [Mark Brandsted](#)
To: [Adam Geffert](#)
Cc: [Nickie Lee](#)
Subject: Commercial zoning changes
Date: Monday, May 20, 2024 4:01:35 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I am a prairie Village resident and would like to voice my alternative proposal to the ones proposed by the planning commission. Please forward this email to the planning commission as soon as possible.

The following are my proposals. Number 1: a three story max on all new structures with a 40 foot hard stop.

Number 2: a minimum of 30% green space.

Number 3: minimum of a 30 foot setback or comparable to surrounding structures.

Number 4: continued existing property owners rights, which includes timely and informative notification, the right to be heard and express opinions and protest if necessary.

Thank you, Mark and Pam Brandsted, 38 Coventry Court, Prairie Village, Kansas

Sent from my iPhone

From: [Brian O'Laughlin](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: City Zoning and Planning URGENT AND TIME SENSITIVE.
Date: Monday, May 20, 2024 4:11:24 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please take this request VERY seriously. I am not in favor of the proposed changes in the commercial and mixed-use rezoning regulations.

At the maximum, to preserve the integrity of the Village of PV, I agree with those who are lobbying for the following maximum changes:

3-story maximum building height with a hard stop at 40' (current proposal is 50' 1/4 story)

- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

I have not been pleased with the mayor and previous council with their insistence of increasing the population of PV via zoning changes. I have an office and home in Prairie Village and spend much of my life in this fantastic Village. To increase the density of the Village would be doing it a great disservice.

Affordable housing is a concept where you take a blighted area and improve it both aesthetically as well as with new citizens. There are many successful examples of this concept worldwide. I cannot find any blighted area of Prairie Village, can you? If so, please let me know.

This Village is not beholden to developers and builders, nor should we be. What is in this for This City Council? What is in this for the current mayor? I would like full disclosure on what outside pressures are being exerted on our current Council and leadership. Honestly, FULL DISCLOSURE.

Feel free to call me with any questions or input.

Very truly yours,
Brian O'L
Brian M. O'Laughlin
4200 Somerset Dr., Suite 202
Prairie Village, KS 66208
(913) 341-3313 w
(913) 226-6480 c

From: [Steve Patsch](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: new building zoning codes being considered
Date: Monday, May 20, 2024 4:27:38 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello All; I am curious about changes to zoning codes how can I get more info
Thanks Steve Patsch
4530 W 75th St, Prairie Village, KS 66208

From: [Patricia Uhlmann](#)
To: [Adam Geffert](#); [Lori Sharp](#); [Terry O'Toole](#)
Subject: URGENT MESSAGE TO THE PV PLANNING COMMISSION
Date: Monday, May 20, 2024 5:06:46 PM
Attachments: [external.png](#)

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PLEASE FORWARD THIS EMAIL TO ALL MEMBERS OF THE PV PLANNING COMMISSION ASAP!!

I have lived in Prairie Village for over 50 years and I do NOT want our beautiful city ruined by unnecessary and intrusive zoning changes!!

Please please follow these guidelines to protect the integrity, beauty, green space, setbacks, property values and owners existing rights to be heard, control density, and keep Prairie Village NOT looking like Overland Park at 79th and Metcalf covered with 4 story apartment buildings above commercial real estate!

Therefore please:

1. 3 story building max. not to exceed 40 feet
2. 30% green space minimum
3. 30 foot setback minimums
4. Continue property owners existing rights when property within 200 feet is up for rezoning:
I.E>
NOTIFY/ BE HEARD/ PROTEST RIGHTS.

Thank you,
Patricia W Uhlmann 8221 N

From: [Chris Kirley](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Proposed Zoning and Building Changes
Date: Monday, May 20, 2024 5:39:43 PM
Attachments: [external.png](#)
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[finance_warning.png](#)

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Charles Kirley

Terri Kirley

2425 W. 71st Street

Prairie Village, KS 66208

May 20, 2024

Re: Proposed Zoning and Building Changes

To the Members of the Prairie Village Planning Commission:

THIS IS TO NOTE FOR THE RECORD THAT WE STRONGLY OPPOSE THE PROPOSED CHANGES TO THE PRAIRIE VILLAGE, KANSAS ZONING AND BUILDING PROVISIONS AS THEY UNREASONABLY ALTER ESTABLISHED PROPERTY RIGHTS AND ELIMINATE EXISTING RIGHTS OF DUE PROCESS.

THAT BEING SAID, SO LONG AS THERE IS A CONTINUATION OF THE EXISTING RIGHTS OF PROPERTY OWNERS WITHIN 200 FEET OF A PROPOSED REZONING TO RECEIVE NOTICE WITH THE RIGHT TO BE HEARD ON AND PROTEST ANY REZONING AND ASSOCIATED CHANGES; WE WOULD SUPPORT A THREE-STORY MAXIMUM (WITH A HARD STOP AT 40 FEET), A MINIMUM OF 30% GREEN SPACE, AND A MINIMUM SET BACK OF 30 FEET.

We are longtime residents of Prairie Village. Terri bought her first house here in 1984, and the two of us have resided at our current address since 1998. The initial and continuing decisions to remain in Prairie Village were based largely on the fact that Prairie Village was a

landlocked, mostly developed single family residential municipality with stable taxes, good schools, well trained and responsive police and fire departments, and a modest supporting commercial infrastructure. At no time was there any indication that Prairie Village aspired to be a high density urban area with multi-family housing and expanded commercial uses shoehorned into every available square inch. One wonders what is driving the current proposed change in course. It is certainly not any demonstrated need of the City or a cry from the citizens.

When the citizens of Prairie Village are allowed to speak and vote on the matter, it is apparent that the desire to preserve the Prairie Village that we chose and love is paramount. The proposed zoning, building and procedural changes take away established rights and seem to benefit only the insatiable desire of developers to maximize density and profits. It is very difficult to imagine how the proposed changes serve any public purpose as required. This is particularly true considering the government's own studies that conclude Prairie Village is the last place that these sorts of changes should be implemented.

We feel that valuable and irretrievable property and procedural rights will be taken from us if these proposed changes are implemented. We believe that the Kansas Court of Appeals' decision in Creegan v. State, 342 P.3d 2 (Kan. Ct. App. 2015) supports that conclusion.

Sincerely,

Terri Kirley and Charles Kirley

From: [Mike Schupp](#)
To: [Council Members](#)
Subject: Proposed commercial permit changes
Date: Monday, May 20, 2024 6:11:05 PM
Attachments: [external.png](#)
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Respectfully, as a longtime resident and home owner in Prairie Village, I want to encourage you not to expand the requirements that would reduce our green space, increase height of commercial buildings or encroach on streets.

Thank you,

Michael Schupp

Sent from my iPhone

From: [Mellamia Ignotus](#)
To: [City Clerk; Adam Geffert; Nickie Lee; Council Members](#)
Cc: [melanie cameron](#)
Subject: Resident thoughts on proposed zoning changes - Ordinance 2494
Date: Monday, May 20, 2024 7:26:42 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[orange.png](#)

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To whom it may concern,

As a home owner and resident of Prairie Village, KS, I would like to provide my thoughts on the proposed commercial/mixed use zoning changes.

In order to protect the charm and appeal of our community, we must maintain certain standards and limitations for any future (or repurposed existing) commercial and mixed use construction.

Stop building height at 3 stories, or 40 feet.

Include a mandatory, minimum building setback of 30 feet.

Protect a minimum of 30% green space per lot.

I hope the voices of the residents are heard.

Thank you for your consideration,

Melanie Cameron

mlbcameron@gmail.com

3900 w 90th ter

PVKS 66207

From: cichrls@yahoo.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: PV zoning issue
Date: Monday, May 20, 2024 7:46:47 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello. I am a resident of Prairie Village and I'm writing with concerns about the rezoning considerations that are on the table right now.

As a resident, I believe that the current proposal being considered by Planning Commission would negatively impact our special quality of life with significant changes to: traffic, parking , density, school enrollment, green space, and infrastructure.

In order to keep the village feel that makes us such a unique and coveted area to live please consider the following:

- 3-story maximum building height with a hard stop at 40'
- Minimum of 30' setback
- Minimum of 30% greenspace
- Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights

My husband and I chose to move to Prairie Village ten years ago because of the village feel that sets our neighborhood apart from Overland Park and other area suburbs. We are concerned about the changes that are being considered and would like our voice to be heard.

Please forward my email right away to the Planning Commission and copy the City Council. Thank you so much.

Christine Stidham

From: [Christine Adams](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Zoning Concerns
Date: Monday, May 20, 2024 8:21:47 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Staff & Council Member O'Toole:

I would appreciate it if you could forward my concerns regarding proposed zoning changes in Prairie Village to the actual zoning board. Adding this layer of communication seems unnecessary and less than transparent but I will work with the system. My basic issues are as follows.

1. Raising the maximum height restrictions for commercial building
2. Minimizing the green space requirements
3. Disallowing the notification of adjacent property owners prior to new construction

The ramification of the above changes will have truly detrimental effects on our city and the surrounding communities. Having been the recipient of flash flooding at my personal business in three separate locations, I know that green space, easements and expanded footprints matter. Zoning rules and regulations are needed for these and many additional reasons. I have also lived in a construction zone in my neighborhood for many years at this point and as I write this email (8:30 pm in the evening) I am listen to construction machines working at the new home site across the street, something I have no control over. Once again zoning rules and enforcement matter.

I hope the zoning board has the opportunity to review All thoughts, and details on the matter of zoning that will impact out wonderful city for generations to come.

Sincerely,

Christine Hoferer
4910 W 49th St.

From: [Bea Garcia](#)
To: [Adam Geffert](#)
Subject: PV Rezoning
Date: Monday, May 20, 2024 9:39:38 PM
Attachments: [external.png](#)
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I vote to STOP rezoning in PV.

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Commercial zoning
Date: Monday, May 20, 2024 9:49:05 PM

From: DICK STRONG <dicklanna@aol.com>
Sent: Monday, May 20, 2024 5:29 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject: Commercial zoning

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please keep the commercial zoning the way it has been in the past. Prairie Village has a beautiful charm with the height of our commercial buildings. The way they are now and the setbacks in our greenery. I have lived here for 54 years and it's a great place and great charm. Please don't change it.

Sent from my iPhone

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Prairie Village planning commission
Date: Monday, May 20, 2024 9:49:26 PM

From: Lindsey Stewart <lindsey.stewart1@gmail.com>
Sent: Monday, May 20, 2024 5:27 PM
To: Nickie Lee <nlee@pvkansas.com>
Subject: Prairie Village planning commission

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Which constituents are calling for all of these changes? Which residents are demanding that we have all of these changes that will lead to more density, more traffic, less safety, lower income housing, and lower property values? Whose agenda is this?

I say there should be no changes in zoning, no changes in building height or setbacks and residents should still be able to be notified and protest any exceptions or changes.

This has gotten ridiculous and is wasting our time.

Lindsey Stewart
3400 W. 71st St.
Prairie Village, KS 66208

From: [sarah blick](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission
Date: Monday, May 20, 2024 10:33:59 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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To the Prairie Village Planning Commission.

I have been a resident in Prairie village for the past 33 years. My husband and I have always been very happy living here. Our two daughters grew up here and went to the public schools, when so many of our friends had to send their children to private schools.

We have enjoyed Prairie Village so much that our younger daughter moved back from Chicago to raise her two children here. She had such a wonderful experience here that she wants her children to experience the same as she did.

It has been brought to my attention, at the last Planning Commission meeting, that Commissioners asked residents for specific input on what we, the public, wanted with regards to the proposed commercial and mixed-use rezoning regulations.

This is what i am asking for:

#1

3 - story maximum building height with a hard stop at 40 degrees

#2

Minimum of 30' set back (current proposal is 15" with a footnote for zero setback)

#3

Minimum of 30% greenspace (current proposal is 20%)

#4

Maintain citizens rights, within 200ft. to

1. Be Notified

2. Public hearing

3. Protest rights.

Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed use areas, the unique charm and "Village Fell" will be lost forever.

Please take this into consideration.

Thank you for your time.

Sarah McBride-Blick

Please forward my email to the planning Commission as soon as you can and copy it to the City Council.

Thank you.

From: [Joyce Muecke](#)
To: [Council Members](#)
Subject: Rezoning Decision
Date: Monday, May 20, 2024 10:39:58 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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As a 45 year resident, I am asking that you stop making rezoning decisions on commercial property. You have already made decisions that makes Prairie Village unwelcome and unaffordable to your long time residents and to future generations, and now you dare to assume to know what will be best for Prairie Village in commercial rezoning that will change our city and have lasting effects forever. Stop and listen to the people who helped make PV a good place to live and may know more than you do about making a community and quality of life. Thank you.

From: [Patricia Nelson](#)
To: [Adam Geffert](#); [Council Members](#); [Nickie Lee](#)
Subject: please be thoughtful of everyone
Date: Tuesday, May 21, 2024 6:57:54 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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1. Stop building height at 3 stories (40')
2. Include a setback of 30'
3. Protect 30% green space

I appreciate your consideration.

Trish Nelson
7932 Dearborn Dr
Prairie Village, KS 66208

From: [Pauline Okeefe](#)
To: [Adam Geffert](#)
Cc: [Nickie Lee](#)
Subject: Last Planning Commission
Date: Tuesday, May 21, 2024 8:03:49 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Commissioners,

I am writing to you to let you know that I am concerned about what you have recently proposed for the guidelines for our "perfect village".

I am definitely against doubling the height of buildings and allowing only 15 feet from the road which will reduce the green space of our commercial and mixed-uses areas. What you are considering will definitely impact our quality of life with changes to traffic, parking, school enrollment etc. I am sure you know that Prairie Village is already one of the most dense cities in Johnson County.

Please forward my email right away to the Planning Commission.

Thank you,
Pauline

From: pfourn6321@gmail.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Prairie Village Planning Commission
Date: Tuesday, May 21, 2024 9:07:08 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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To: Prairie Village Planning Commission

From: Paul Fournier

Address: 4400 West 89th Street, Prairie Village KS 66207

Dear Planning Commission Members,

I am requesting the planning commission follow these restrictions as to zoning.

Area 1- Structures

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)

Area 2- Citizen Rights

- All residents must retain all rights to public notice, hearing, or protest. Maintain citizen rights, within 200 ft. to 1).

In my view, it's a travesty any elected or appointed city official would attempt to limit or eliminate public notice, hearing, or disallow citizens' rights to protest your decisions. The City Council and Planning Commission have established the appearance of being influenced by developers and other financial interests to the detriment of all Prairie Village citizens. This is not a kingdom.

I shall continue to vote to remove any council representative failing to uphold the current Prairie Village qualities, and strongly participate in any recall efforts.

Sincerely,

Paul Fournier

913.530.8494

From: [Craig Mahurin](#)
To: [Council Members](#); [Nickie Lee](#); [Adam Geffert](#); [Terry O'Toole](#)
Subject: Prairie Village Rezoning Issue 2024
Date: Tuesday, May 21, 2024 9:38:48 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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To: Prairie Village Council Members, Planning Commission Members

I recently learned that the Planning Commission is **once again** considering zoning changes to make Prairie Village which is already one of the densest cities in Johnson County even more dense. I don't understand what vision or agenda is driving these changes but if it is attainable/affordable housing, you live in a dream world. It appears, the council and planning commission **once again** wants to ram this proposal through before the city at large has a chance to adequately review. A small group of people **once again** are trying force their vision on city residents that are mostly clueless to the rezoning implications. Has a study been done to assess the impact on traffic, green space, parking, infrastructure, and school enrollment? **Once again**, if the proposed rezoning is approved residents also lose their rights to public notice, public hearing, and protest. Why do residents ever need to give up their rights?

I am firmly against the current proposal and furthermore, at the very least significant rezoning issues need to be voted on by the residents of Prairie Village!

Craig Mahurin

7878 Howe Circle

Prairie Village, Kansas 66208

913-708-1740

From: [Tim Kyndesen](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission Rezoning proposal input
Date: Tuesday, May 21, 2024 9:46:44 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Regarding the Commission's proposed commercial and mixed used rezoning regulations, I am writing to go on record as opposing the suggested changes. Since specific input has been requested, I would support the following based on recommendations from other like-minded PV residents:

- Maximum 3 story / 40 ft height restriction
- Not less than 30% green space
- Not less than 30 ft setback
- Continuation of property owners existing rights when property within 200 ft is up for rezoning

I don't understand the continual push by some PV representatives to find ways to increase density within our city. In my opinion, no one has made a clear economic or quality of life case to support altering the existing character of PV. Once the character and charm of our city is changed, there is no turning back.

Please immediately forward this e-mail to the planning commission for their consideration, and cc the city council.

Thank you!

Tim Kyndesen
Ward IV

From: [Sean Robertson](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: councilmembers@pvkansas.com
Subject: Planning Commission Recommendations
Date: Tuesday, May 21, 2024 10:22:46 AM
Attachments: [external.png](#)
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To Whom It may Concern,

I would like to submit a request for recommendation to the Planning Commission. The requests are listed below.

3 Story Maximum Building Height with a hard stop at 40 feet.

Minimum of 30 foot setback

Minimum of 30% Greenspace!

Maintain Citizens Rights within 200 ft to be notified, have a public hearing and protest rights.

Please forward my email to the Planning Commission for their review.

Thank you,
Sean Robertson

From: [Matt Nevinger](#)
To: [Adam Geffert](#)
Subject: Zoning Guidelines
Date: Tuesday, May 21, 2024 10:28:32 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I'm writing after hearing the discussions on potential changes to the current commercial zoning requirements.

I have lived at my house for 11 years (owner) in the Granthurst area. I believe that as our society is changing, it is important that our community evolve to provide the best future for current residents and those who will come later. Pretending what was "best" 10, 20, 30, or 40 years ago is not in our best interests. I hope that the commission evaluates all options and makes the decisions—including changes where necessary—that will help Prairie Village attract investment, provide the services and experience that make it desirable for homeowners, and continue to create a special experience that makes it one of the best places to live in Kansas City.

Thank you,
Matt

From: mallee.gunsmithingonly.com
To: [Adam Geffert](#)
Subject: I am using my voice
Date: Tuesday, May 21, 2024 10:57:46 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[orange.png](#)

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As a Prairie Village Resident. And a registered voter, I fully oppose building apartments that would change the character and feel of the city.

I think allowing ANY in would be the nose under the tent. So I say No apartments should be allowed period.

Michael D. Allee
8117 Tomahawk Road
Prairie Village Ks 66208

From: [Ann](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: New Regulations for Developers
Date: Tuesday, May 21, 2024 11:22:01 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To the PV Planning Commission,

I want to go on record against the new proposed commercial and mixed-use rezoning regulations.

We live in Prairie VILLAGE and there are no problems finding other people who want to live in this VILLAGE with its open spaces, low density, low building heights, views of the sky and sufficient parking. Please do not do to Prairie VILLAGE what developers have done to the Plaza - all to make a quick buck. It is dying; it has been ruined; its architecture has lost its distinction and its attraction. The beautiful Hall's building has been 'tarted up' and has lost its elegance and appeal. This is a VILLAGE, may it remain so.

Please maintain:

- * a 3 story maximum height of up to 40 feet.
- * a minimum of 30 feet setback from the street
- * a minimum of 30% green space
- * citizens' rights within 200 feet to be notified with public hearings and right of protest.

We are a VILLAGE and do not want to be a city like Overland Park. Commercial areas there are ugly and sometimes claustrophobic - Park Place.

Our new schools are already not able to take students from outside their boundaries now. We do not need more families. We do not want structured parking.

There is no lack of people who want to live here in this VILLAGE as is.

I will be watching your actions and vote.

Sincerely, Ann Renne

Ann Renne

"I don't know what your destiny will be, but one thing I do know: the only ones among you who will be really happy are those who have sought and found how to serve." Dr. Albert Schweitzer

From: [Jack](#)
To: [Adam Geffert](#)
Subject: Commercial and mixed-use guidelines
Date: Tuesday, May 21, 2024 11:56:13 AM
Attachments: [external.png](#)

 External email >

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Dear Prairie Village Planning Commission:

I am writing to ask for your support to implement the following guidelines for the proposed commercial and mixed-use rezoning here in Prairie Village, KS. We have lived here for over 20 years, and we love the city. It would be horrible to see a decline in the quality of our city due to guidelines that would take away the beauty of our city.

Please support these guidelines:

Stop building height at 3 stories or 40'.

Include a setback of 30'.

Protect 30% of green space.

Thank you,

Jack Beal

913-439-9181

From: [Carolyn Londerholm](#)
To: [Council Members](#)
Cc: [Adam Geffert](#); nlee@pfkansas.com
Subject: Zoning
Date: Tuesday, May 21, 2024 12:05:29 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I have been a resident for 60 years . Please support guidelines which stop building height at 3 stories, include a setback of 30', protect 30% green space.

Prairie Village is a very desirable location. Many homes can be listed for sale and be sold in a week.

Why would a council try to change the ambience of our city when it is so desirable. I think the changes will invite deteriorating conditions and crime.

Sent from my iPad

From: [Bob Sanders](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Lori Sharp](#)
Cc: [Council Members](#)
Subject: Proposed Rezoning Prairie Village Ks. 2024
Date: Tuesday, May 21, 2024 12:06:47 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To Whom It May Concern,

What is the purpose for changing the existing city character? What is the focus? What would be the trade off in increasing the existing density? How would the city benefit from the proposed rezoning? These questions have not been answered in any concrete terms that are convincing.

P.V. already has a town which is a "community" that was created by J.C. Nichols in the 1950's. This sense of community has endured for some 75 years. There is a harmony that binds buildings, open space, streets, landscape together and welds the whole together. This has been recognized in the past. In 1949 P.V. was named the best planned community in America. In 2005 P.V. was named 1 of 5 best suburban cities in the region. Prairie Village has developed excellent public services. The city has been recognized to have a unique blend of land uses, housing, recreation, commercial and government. As long as the citizens want a high quality community they can have it. These are the reasons to continue with the present zoning regulations. The city is completely built out, there is no vacant land to be developed. Recognizing this there has been significant redevelopment within the existing rules and regulations, namely Meadowbrook, 95th and Nall, existing large homes demolished and new houses built on the existing lot.

I and others in the city are OPPOSED to the proposed rezoning changes proposed. These proposed changes include R-2, R-3, C-O, C-1 and MXD districts. Redevelopment can take place in the future within the existing zoning regulations without creating a significant impact on surrounding neighborhoods.

From: [Victor Cosentino](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: zoning changes
Date: Tuesday, May 21, 2024 12:37:13 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I don't quite understand what the rush is to get these zoning changes approved, with so many of your constituents / neighbors / voters concerned. I think the middle ground would be ... 3-story buildings maximum with a hard stop at 40'.....Minimum of 30% green space and a Minimum of 30' setback (safety reasons.) Continue property owners existing rights when property within 200' is up for rezoning : Notify. Be heard. Protest rights. Thank you for your time. Please forward to the Planning Commission as soon as possible. Thanks again,

--

Victor Cosentino
Executive Vice President
913-749-1616

Cosentino Enterprises
13180 Metcalf, OPKS 66213



From: [Caroline Pruett](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Planning Commission Input
Date: Tuesday, May 21, 2024 12:44:29 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I would like to add our two cents to this conversation. I share the opinion of many others that we need to have written in the PV Zoning Code:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning.

Thank you,

Caroline Pruett
12 Le Mans Ct.
Prairie Village, KS 66208

From: [Kolb Jerry](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Proposed Housing Plan
Date: Tuesday, May 21, 2024 1:21:27 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Re: the proposed changes for PV housing, I would like to request that the following be adopted:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50' 1/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Thank you. Jerry Kolb

Jerry and Brenda Kolb
8256 Outlook Ln
Prairie Village, KS 66208-4840
913-568-4101 (Jerry)
913-481-9923 (Brenda)
jerryandbrendakolb@gmail.com

From: [Pam Justus](#)
To: [Council Members](#); [Nickie Lee](#); [Adam Geffert](#)
Subject: Density
Date: Tuesday, May 21, 2024 1:22:17 PM
Attachments: [external.png](#)

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Planning Committee and Council,
Please stop building more apartments in Prairie Village. Some are proposing this as “affordable housing”. Anyone realizes building a new apartment will NOT be affordable and totally in opposition for your drive for affordable housing. Over 25% are rentals now. Let’s update and remodel what we have which would not create more density. Please do what is best for your current residents, as opposed to advocating for developers and non-residents of P.V.
Thank you,
Pam Justus

[Sent from Yahoo Mail for iPad](#)

From: [Mark Finkelston](#)
To: [Adam Geffert](#)
Cc: [Council Members](#)
Subject: Proposed Zoning Regulations
Date: Tuesday, May 21, 2024 1:50:39 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Mr. Geffert:

As a resident of Prairie Village for the last 32 years, I am concerned about the proposed zoning regulations the city Planning Commission is considering. Specifically, I want to express my opposition to making changes in the maximum building height allowed, the minimum setback required, the minimum amount of greenspace required and the proposal to somewhat limit the ability of citizens to due process if there is disagreement with what happens on or near their property.

I believe the proper regulations for each of these parameters are those that are currently in place with building height not more than 40 feet, a minimum setback of 30 feet, a minimum of 30% greenspace, and to maintain appropriate citizens' rights to be notified, have a public hearing and be able to protest their rights in case of an adverse decision.

I respectfully request you forward my concerns to the Planning Commission.

Thank you,

Mark S. Finkelston
8905 Cedar Dr.
mobile: 913-963-2030

From: [Tom Phillips](#)
To: [City Clerk](#); [Nickie Lee](#); [Adam Geffert](#); [Terry O'Toole](#)
Subject: Prairie Village Rezoning
Date: Thursday, May 23, 2024 2:55:24 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission and Council Members;

Please forward this email immediately to the Planning Commission.

The proposed rezoning regulations are ridiculous. Prairie Village does NOT need to increase its density! As statistics show, PV is more dense than Overland Park or Kansas City, MO!

I support Lori Sharp's alternative proposal;

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Prairie Village residents should be involved in the process of any proposed zoning changes that will affect the quality, character, and future of our city.

Please reject the current proposal and let the residents provide true input as to the future of our city. Create a plan and a vision that the residents can and will support – so please, let's slow this process down, take a step back, heal our city, and create a new vision together.

Tom Phillips
Ward 4

From: irlatenser@aol.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Proposed change in city zoning
Date: Tuesday, May 21, 2024 2:10:25 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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To Whom It May Concern,

I am writing to ask that you please consider the character of Prairie Village (I am a 45 year resident) when voting on the proposed zoning changes.

Please consider:

3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)

- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed-uses areas, the unique charm and "Village Feel" will be lost forever. If I wanted to live in Downtown Overland Park, I would.

Thank you,
Mary Kierl-Latenser

From: [Madelyn Samuel](#)
To: [City Clerk](#)
Cc: [Council Members](#)
Subject: Planning Commission
Date: Tuesday, May 21, 2024 2:21:27 PM
Attachments: [external.png](#)
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[finance_warning.png](#)

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Hello,

I have sent emails in the past supporting affordable housing and necessary changes to zoning. Once again I am writing in support of the same.

Having watched the last planning meeting, despite public feedback to the contrary, I feel strongly that the planning commission can put together a reasonable plan, which Council will need to approve.

Doing nothing is not a viable option. Change is happening whether we like it or not. Now is PV's opportunity to make the most of our future and our inevitable evolution. If the planning commission and city council listen to the loudest voices of a few angry and misinformed residents, nothing would change and developers would continue to find other communities to invest in - leaving residents to fill future city funding gaps. Without development, we would also continue to see more aging, distressed and vacant properties - which I believe no one wants to live next to.

I support rezoning to make PV competitive in our future - even if that means four story apartments, or new mixed use space. I have confidence that Melissa Brown and the rest of the planning commission can put together a sensible and forward-thinking plan for PV.

Regards,

Maddie Samuel - Ward 3
msamuel4588@me.com
913.486.2335

From: [Amy Anderson](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: PV United for the Right to Vote and STOP REZONING
Date: Tuesday, May 21, 2024 2:22:26 PM
Attachments: [external.png](#)
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To the PV Planning commission:

We have very clear and serious concerns regarding the proposed commercial and mixed-use rezoning regulations. It is imperative that the following concerns are addressed!!

- **3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)**
- **Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)**
- **Minimum of 30% green-space (current proposal is 20%)**
- **Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights**

We believe that the current proposal being considered would negatively impact our special quality of life. It would affect traffic, parking, density, school enrollment, green space and infrastructure. The city of Prairie Village is already one of the most dense cities in Johnson county. This would ruin our very special place to live, FOREVER!! Please STOP REZONING!!

Please forward this email immediately to the Planning commission and copied to the City council

Tom and Amy Anderson
8543 Roe Ave
Prairie Village, KS. 66207

From: er
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Housing and commercial zoning issue.
Date: Tuesday, May 21, 2024 3:02:44 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
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As a concerned resident of Prairie Village, I feel it is important to keep mentioning to our leaders, that I and many in our town, want to maintain what makes it special.

I know for years people have said "Oh, you live in perfect village", when I spoke of where I chose to live. This is a widely held perception of this town. Of course, this was before we were being directed into a city plan that would turn it into an uninspired mismatch of large "luxury" apartments, mixed use commercial blocks and grey and beige mini mansions. If people want something like the further outreaches of the suburbs where everything looks contrived and homogenous, they can find those in the edges of Olathe, South Overland Park etc.

It was evident from the planning meeting a few weeks ago, that there is a large group of citizens who would like to see this city stay livable. I am among them.

I am aware that all the wonderful civic buildings that the powers that be want to push for, evidently seem to require a speedy resolution. They want to create a buffet of new construction, including a new city hall, police station, YMCA and library mash up. Our library was closed last Monday, to test the area for pollution after 15 or twenty years, due to a gas tank leak. Someone decides that pollution from yesteryear, needs to finally be addressed. I guess there needs to be a "reason" for a new library. This seems pretty contrived.

All these proposed developer friendly zone changes would no doubt create revenue that would be added to the large house tax bonuses that are designed to make all the projects attainable.

I would be glad to see these projects happen organically, rather than just being forced

upon the tax payers in this city.

As our representative Lori Sharp keeps us up to date on the zoning issues, I tend to feel that this list, of the number of possible lists of changes she sent to us, seems the most workable in my opinion. I did copy and paste...

- **3-story buildings maximum, with a hard stop at 40'**
- **Minimum of 30% green space**
- **Minimum of 30' setback**
- **Continuation of property owners' existing rights when property within 200' is up for rezoning**

I haven't even mentioned the issues of city density and that legal petitions are getting sidelined, let alone the property tax burden that all this "progress" makes for we the people.

The citizens are the squeaky wheels that need to be addressed.

Please consider our concerns.

Tim Higgins

3711 West 74th Street.

From: [Peggy Couch](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Planning Commission meeting
Date: Tuesday, May 21, 2024 3:03:17 PM
Attachments: [external.png](#)

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Please consider:

1. 3-story maxes building height with 40' hard stop.
2. Minimum 30' setback.
3. Minimum 30% green space.

Maintain citizens' rights within 200' to:

- a. Be notified.
- b. Hold a public hearing
- c. Protest rights

Thank you.

Peggy Couch

Sent from my iPhone Peggy Couch

From: [Thomas B.Hall](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Opposition to rezoning in Prairie Village
Date: Tuesday, May 21, 2024 3:41:05 PM
Attachments: [ATT00001.htm](#)
[Prairie Village Planning Commission letter 5-20-2024.docx](#)
[ATT00002.htm](#)
[external.png](#)
[first_time_sender_warning.png](#)

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Please forward this message now to the Prairie Village City Planning Commission.

Please do not delay forwarding this message. Thank you.

From: [MICHAEL SLAPPER](#)
To: [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Rezoning Proposed changes R-2,R-2,R-3,R-4
Date: Tuesday, May 21, 2024 3:43:19 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward these objections to proposed changes to the planning commission and send a copy to the City Council.

3 -story maximum building height with a hard stop at 40' (current proposal is 50'4 story)

- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1).Be notified

2). Public hearing

3.) Protest rights

PV is not Overland Park and this is what attracts people to our community. The proposed changes will not offer the charm which is why people buy in PV. We do not agree with the proposed changes and have included other options that we would agree too.

Mike and Robin Slapper.

Sent from my iPhone

From: [Lily Gorosh](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Prairie Village Zoning Feedback
Date: Tuesday, May 21, 2024 3:46:05 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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Hello,

In order to keep the integrity and charm of PV, I'd like the following requests to be forwarded to the planning commission ASAP please.

- 3 story building maximum, with a hard stop at 40'
- minimum of 30% green space
- minimum of 30' setback (or compatible with other buildings)
- continuation of property owners existing rights when property within 200' is up for rezoning.

Thank you,
Lily Gorosh

From: [Lois Davidson](#)
To: [Adam Geffert](#)
Subject: Urgent Message to Planning Commission
Date: Tuesday, May 21, 2024 6:09:46 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I am a concerned resident of Prairie Village. I do not want my city ruined by the new proposed zoning changes.

I suggest you follow these guidelines:

- 1) 3 story building maximum, not to exceed 40 feet
- 2) 30% green space
- 3) 30 foot setback minimum
- 4) Continue property owners existing rights when property within 200 feet is up for rezoning: Notify/ Be heard/ Protest rights.

Please forward this message to the Planning Commission immediately.

Thank you very much.

Lois Davidson
Claridge Court
8101 Mission Road
Sent from my iPhone

From: [Lori Sharp](#)
To: [Terry O'Toole](#); [Adam Geffert](#)
Subject: Fwd: Opposition to rezoning in Prairie Village
Date: Tuesday, May 21, 2024 6:41:53 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[alias_impersonation_warning.png](#)
[Prairie Village Planning Commission letter 5-20-2024.docx](#)

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 This email shows signs of impersonation >

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Plz fwd to PV.
Thanks

Lori
Sent from my iPhone

Begin forwarded message:

From: "Thomas B.Hall" <tbhall65@gmail.com>
Date: May 21, 2024 at 3:40:55 PM CDT
To: ageffert@pvkansas.com, nlee@pvkansas.com
Cc: Totoole@pvkansas.com
Subject: Opposition to rezoning in Prairie Village

Please forward this message now to the Prairie Village City Planning Commission.
Please do not delay forwarding this message. Thank you.

66208

2402 West 71st Terrace
Prairie Village, Kansas

May 20, 2024

Prairie Village City Planning Commission
City of Prairie Village Kansas

Dear City Planning Commissioners:

We have lived at our present address, 2402 West 71st Terrace, for 47 years. We are opposed to the suggested plans for rezoning in Prairie Village.

Specifically, we feel strongly that no buildings should be allowed of more than three stories in height, with a maximum height of 40 feet. All new construction should be required to have a minimum of 30% of green space on the building lot.

There must be a minimum of 30 feet setback of any new building from the front property line. Neighbors within 200 feet of any rezoned area must have the right to be notified of any changes in rezoning, and to speak at all meetings about the proposed rezoning, and to protest any proposed rezoning, in person, by mail or email, and by legal action.

It is not forward-thinking to be proposing anything that increases building density and an increase in impervious surfaces in Prairie Village.

We moved into our present house in July 1977. Two months later, in September 1977, the Plaza Flood killed 25 people and caused \$100 million in property damage. Most of the property damage was in the Country Club Plaza shopping center, but many of the deaths were in economically disadvantaged areas east of the Plaza. The flooding was caused by 16 inches of rain in a 24 hour period, much of it concentrated in the city limits of Prairie Village. This caused uncontrolled storm water runoff in the drainage area of Brush Creek, which runs east from the state line, directly through the Plaza and on downstream until Brush Creek empties into the Blue River.

The drainage area of Brush Creek is almost 100% in the cities of Prairie Village and Mission Hills. Mission Hills was not much of a problem in the 1977 Plaza Flood, because the flood water could expand onto the three golf courses that are located inside the city limits of Mission Hills. The flooding was caused by almost completely uncontrolled runoff of storm water within the city limits of Prairie Village.

Something like the Plaza Flood of 1977 will inevitably happen again, probably sooner rather than later, due to climate change and more frequent heavy rainfalls and storms. At this time, the city of Prairie Village should be talking about ways to decrease impervious surfaces and density of buildings in our city, not increasing these. Increased density in Prairie Village would worsen future flooding in the drainage area of Brush Creek. Prairie Village will be blamed as a very bad neighbor, if we do anything that would increase the amount of storm water draining into Brush Creek, which will cause future flooding downstream. A future flood of this kind will cause much condemnation of the city of Prairie Village, for not having taken the steps necessary to prevent this kind of increasing stormwater runoff.

For environmental reasons alone, the Prairie Village City Planning Commission should not be considering anything that would increase building density, more impervious surfaces, more streets, driveways, parking lots and sidewalks, and less green space in Prairie Village. There are also many other reasons that increased density should not be allowed in Prairie Village. Ignoring our responsibility to our neighbors across the state line in Missouri would be especially shameful and Prairie Village will be condemned as short-sighted, selfish and thoughtless if our city allows increased density and more stormwater runoff.

It will be extremely important for you to take these environmental concerns very seriously in your planning and in any considerations of rezoning.

B. Hall
Hall)

Sincerely,
Dr. and Mrs. Thomas
(Tom and Margaret

From: [Lori Sharp](#)
To: [Terry O'Toole](#); [Adam Geffert](#)
Subject: Fwd: My response to the May 24th deadline.
Date: Tuesday, May 21, 2024 6:42:59 PM
Attachments: [external.png](#)
[finance_warning.png](#)

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 Contains topics of a financial nature >

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Plz fwd to planning commission

Lori
Sent from my iPhone

Begin forwarded message:

From: er <careti3@aol.com>
Date: May 21, 2024 at 3:03:11 PM CDT
To: Lori Sharp <lsharpdec28@gmail.com>
Subject: My response to the May 24th deadline.

As a concerned resident of Prairie Village, I feel it is important to keep mentioning to our leaders, that I and many in our town, want to maintain what makes it special. I know for years people have said "Oh, you live in perfect village", when I spoke of where I chose to live. This is a widely held perception of this town. Of course, this was before we were being directed into a city plan that would turn it into an uninspired mismatch of large "luxury" apartments, mixed use commercial blocks and grey and beige mini mansions. If people want something like the further outreaches of the suburbs where everything looks contrived and homogenous, they can find those in the edges of Olathe, South Overland Park etc.

It was evident from the planning meeting a few weeks ago, that there is a large group of citizens who would like to see this city stay livable. I am among them.

I am aware that all the wonderful civic buildings that the powers that be want to push for, evidently seem to require a speedy resolution.

they want to create a buffet of new construction, including a new city hall, police station, YMCA and library mash up, Our library was closed last Monday, to test the area for pollution after 15 or twenty years, due to a gas tank leak. Someone decides that pollution from yesteryear, needs to finally be addressed. I guess there needs to be a "reason " for a new library. This seems pretty contrived.

All these proposed developer friendly zone changes would no doubt create revenue that would be added to the large house tax bonuses that are designed to make all the projects attainable.

I would be glad to see these projects happen organically, rather than just being forced upon the tax payers in this city.

As our representative Lori Sharp keeps us up to date on the zoning issues, I tend to feel that this list, of the number of possible lists of changes she sent to us, seems the most workable in my opinion. I did copy and paste...

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning

I haven't even mentioned the issues of city density and that legal petitions are getting sidelined, let alone the property tax burden that all this "progress' makes for we the people.

The citizens are the squeaky wheels that need to be addressed.

Please consider our concerns.

Tim Higgins

3711 West 74th Street.

From: [Loretta McCarthy](#)
To: [Adam Geffert](#)
Subject: Prairie Village
Date: Tuesday, May 21, 2024 6:53:49 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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We have lived in Prairie Village then Mission Hills then Prairie Village since 1962 and are totally against the changes you want to make to Prairie Village! The rezoning and density will completely change the character of this charming and friendly suburb. We lived in PV as newlyweds - our first house - because we could afford it. Many people want an affordable home with a yard and stable neighbors. Many people want a neighborhood not a highrise.

I am so disappointed in our mayor!

Don't know where he grew up but he certainly has no affection for Prairie Village!

This has always been a neighborhood with a lot of character, families with a lot of kids and a lot of welcoming people.

Let's keep it that way!

Loretta and Dick McCarthy

3627 Somerset Drive

PV Ks 66208

From: [Roger Copple](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Re: PV rezoning
Date: Tuesday, May 21, 2024 7:28:37 PM
Attachments: [external.png](#)

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Hello again - Please for this along to the Planning commission and cc the City council. Again, OP is the worst now. We don't need another OP.

Thanks

On Sun, May 19, 2024 at 3:51 PM Roger Copple <rogercopp1@gmail.com> wrote:
Hello

Regarding the re-zoning of PV, requesting the following:

3-story maximum building height with a hard stop at 40'

- Minimum of 30' setback
- Minimum of 30% greenspace - anything less than this amount of greenspace is insane.
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Absolutely not interested in PV becoming another OP.

From: [Katie Chalfant](#)
To: [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: proposed zoning changes
Date: Tuesday, May 21, 2024 7:56:18 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello,

I am reaching out as a concerned resident of Prairie Village. For so many reasons (that you've already heard), I would appreciate your consideration for the following zoning/rezoning framework:

- 3-story buildings maximum with a hard stop at 40'. This is so important in keeping the Village feel that we all love so much.
- minimum of 30% green space
- minimum of 30' setback
- continuation of property owners' existing right when property within 200' is up for rezoning. Our voices need to be heard.

The above seems to be a reasonable compromise to the proposed changes which (if enacted) would adversely affect traffic, parking, density, green space and infrastructure. Our wonderful city is easy to navigate and is so charming which is why we love living here. Let's keep it that way while still making some minor changes.

Please forward this email to the planning commission as soon as possible. Thank you so much.

Katie Chalfant
16 Coventry Ct
Prairie Village, KS 66208

From: [Steve Slater](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Criteria for proposed commercial and mixed-use zoning regulations
Date: Tuesday, May 21, 2024 8:40:57 PM
Attachments: [sjsdr1.png](#)
[external.png](#)
[first_time_sender_warning.png](#)

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PV Planning Commission,

My wife and I have been residents of Prairie Village for over 20 years.

I support reasonable commercial development plans that are compatible with the existing commercial properties and the character of Prairie Village neighborhoods.
You requested input from Prairie Village residents regarding the criteria to be applied to proposed commercial and mixed-use zoning regulation changes.

Please make these criteria as mandatory for the proposed changes:

1. A maximum 3-story building height not to exceed 40' in height
2. Minimum of 30' setback
3. Minimum greenspace percentage of 30%
4. Maintain citizen rights within 200' to be notified, have the matter discussed at a public hearing and have the right to protest the proposal

Best Regards,
Steve



Steve Slater
913.449.8283

From: [Maggie Bates](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission Rezoning Proposal
Date: Tuesday, May 21, 2024 9:23:53 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello,

I am emailing in regards to the proposed commercial and mixed-use rezoning regulations that the Planning commission has requested feedback on.

Based on discussions with neighbors, I would like the following to be included in the zoning requirements:

1. 3-story maximum building height with a hard stop at 40 ft.
2. Minimum of 30 ft. setback.
3. Minimum of 30% greenspace.
4. Maintain citizen rights, within 200 ft. to:
 - a. Be notified
 - b. Public hearing
 - c. Protest rights

Please forward this email to the Planning Commission and copy the PV City Council as well.

Thank you,

Maggie Bates

PV Resident

From: [Jonathan Bates](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Date: Tuesday, May 21, 2024 9:30:26 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello,

I am emailing in regards to the proposed commercial and mixed-use rezoning regulations that the Planning commission has requested feedback on.

Based on discussions with neighbors, I would like the following to be included in the zoning requirements:

1. 3-story maximum building height with a hard stop at 40'
2. Minimum of 30' setback
3. Minimum of 30% greenspace
4. Maintain citizen rights, within 200 ft. to:
 - a. Be notified
 - b. Public hearing
 - c. Protest rights

Please forward this email to the Planning Commission and copy the PV City Council.

Thank you,

Jon Bates

PV Resident

From: [Troy Simons](#)
To: [Adam Geffert](#); [Council Members](#); [Nickie Lee](#)
Subject: Changes to commercial zoning
Date: Tuesday, May 21, 2024 9:37:16 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I'm against all zoning changes, including changes to commercial zoning. If I want more density, taller buildings, and busier roads there are many places within 20 minutes for that. Keep Prairie Village quiet, calm, and green.

PV United is suggesting I ask you too keep buildings under 3 stories, include setback of 30 feet, and ensure 30% green space. Honestly, I'd prefer a 40foot setback, and even more green space.

I have no idea where all these idiotic ideas for changing PV are coming from, but I'll be signing on for the recall of the mayor, and voting out the council members that are in favor of any changes similar to the last council elections. No idea how/when this PV Planning commission was created, but I will do what I can to oppose any changes which will increase density, commercial buildings, apartments, and traffic congestion.

Troy Simons
8321 Juniper St

From: [Julie Lederer](#)
To: [City Clerk](#)
Subject: Comments on Ordinance 2494
Date: Wednesday, May 22, 2024 12:28:17 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Good evening,

Regarding PC2024-107 on Ordinance 2494:

I appreciate the efforts to clarify the zoning code and the work of the Planning Commission.

In table 19.23A (MXD building type standards), I recommend:

- limiting building heights to 40 feet and 3 stories,
- increasing the minimum green space to 30%, and
- increasing the minimum front setback to 30 feet.

I also recommend **not** allowing residential uses in commercial districts C-1 and C-2.

Thank you for taking these comments.

Sincerely,

Julie Lederer
5210 Arbor Dr.

From: [Corey Mueller](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: PV Zoning
Date: Wednesday, May 22, 2024 6:59:00 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I ask that my email be forwarded right away to the Planning Commission.

I support:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

--

Thank you,
Corey Mueller
913-563-8507

From: [Chris Gigstad](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Planning Commission Email
Date: Wednesday, May 22, 2024 7:56:22 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Hello,

We live at 8229 Nall Ave, Prairie Village, KS 66208.

I would ask for the following to be used in this zoning debate:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback

Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

I ask that my email be forwarded right away to the Planning Commission.

Regards,

Robert Gigstad

8229 Nall Ave, Prairie Village, KS 66208.

Robert "Chris" Gigstad
(785)448-4181

From: [Bruce Tuschhoff](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Prairie Village Rezoning
Date: Wednesday, May 22, 2024 8:18:35 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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I am respectfully asking the Planning Commission for the following zoning requirements in Prairie Village:

1. three story maximum building height with a hard stop at 40 feet
2. a minimum of 30 feet setback with a minimum of 30% greenspace
3. maintaining citizen rights within 200 feet of new construction/remodeling be notified, public hearings on the plan, and protest rights.

The rationale for these asks is to maintain the unique "village" charm between neighboring cities that have different goals. Prairie Village can be the peaceful space between urban like areas of downtown Overland Park and other neighboring cities.

Thanks,

Ward 3 Member Bruce Tuschhoff

Bruce Tuschhoff betuschhoff@yahoo.com

From: [Mex Cooper](#)
To: [Council Members](#)
Subject: 4 story plan
Date: Wednesday, May 22, 2024 9:28:24 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Four story building(s) seems efficient. Keys will be the quality of the building & placement, as proposed.

From: [Kate Sullinger](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Planning Commission Comments
Date: Wednesday, May 22, 2024 9:39:47 AM
Attachments: [external.png](#)
[finance_warning.png](#)

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 Contains topics of a financial nature >

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Hello,

I am a Prairie Village resident and have been paying taxes here since 2008, as well as growing up in PV, attending Corinth, Mission Valley and SME.

I'm writing you to urge you to please stop the proposal of changes to commercial zoning. A reason I live here is for good schools, green space, sense of community and for the way PV was originally designed. I do NOT want to double the height of buildings, or allow only 15' of space from the road. We have no room for more density and I can't for the life of me figure out why some are working so hard for it.

Our public schools are already full or nearly full. Indian Hills is a miserable place where they have to omit the use of backpacks to conserve room in the hallways. Kids fall on the stairs daily because there are too many kids to pass and drop all their belongings because they don't have a backpack with them. Some of my daughter's classes have close to 30 students in them, which impairs their learning so we have to supplement with a tutor. Teachers are tired and can be unpleasant because they have too much to do with too many students.

My taxes have more than doubled since we purchased our second PV home in 2013. Our Mayor wants to make more room for "attainable housing" when all along, the citizens are becoming overburdened by poor spending choices, making PV less and less affordable.

Please STOP all of these zoning changes. Take care of our existing properties, preserve the integrity of what we have, plant trees, take care of parks, roads, police and fire, etc. – all the things that city officials are supposed to do. All these drastic changes are completely unnecessary, not what the residents want and are frankly exhausting.

Thank you for your time, efforts and consideration of the citizens' voices.

Sincerely,
Kate Sullinger

Sent from [Mail](#) for Windows

From: [Elaine Dunn](#)
To: [Adam Geffert](#)
Subject: Commercial and Mixed use rezoning
Date: Wednesday, May 22, 2024 10:20:44 AM
Attachments: [external.png](#)

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please forward this email to the Planning Commission and City Council.

Please support this sensible proposal for the good of our city and residents!!

3-story maximum building height with a hard stop at 40' (current proposal is 50' 4 story)

- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Sent from my iPhone

From: [Nickie Lee](#)
To: [Adam Geffert](#)
Subject: FW: Commercial/Mixed Use Rezoning
Date: Wednesday, May 22, 2024 10:25:06 AM

From: Elaine Dunn <laniedunn@gmail.com>
Sent: Wednesday, May 22, 2024 10:23 AM
To: Nickie Lee <nlee@pvkansas.com>
Cc: Terry O'Toole <totoole@pvkansas.com>
Subject: Commercial/Mixed Use Rezoning

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please forward to Planning Commission and City Council.

Please forward this email to the Planning Commission and City Council.

Please support this sensible proposal for the good of our city and residents!!

3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)

- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Sent from my iPhone

Sent from my iPhone

From: [RANDOLPH OLIVER](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning
Date: Wednesday, May 22, 2024 10:26:09 AM
Attachments: [external.png](#)
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- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights

The above listed is a sensible option with which we are in complete agreement. Prairie Village is already one of the densest and land locked cities in Johnson County. We have been tax paying residents for 24 years and wish to be heard on this very important matter.

Randolph and Martha Oliver
8009 Granada Road

From: [Kathy Finkelston](#)
To: [Adam Geffert](#)
Subject: Proposed commercial/mixed-use rezoning regulations
Date: Wednesday, May 22, 2024 10:57:42 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
Importance: High

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Planning Commission:

I am a PV resident, 8905 Cedar Drive. Please review below my thoughts on the proposed commercial and mixed-use rezoning regulations.

3 -story maximum building height with a hard stop at 40 feet

Minimum of 30 feet setback

Minimum of 30% greenspace

Maintain citizen rights, within 200ft. to: Be notified. Public hearing Protest rights.

Please forward this email RIGHT away to the Planning Commission and copied to the City Council.

Thank you,

Kathy Finkelston
913-271-4309

From: [Susan Robinette](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: PV zoning
Date: Wednesday, May 22, 2024 12:22:36 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I have lived in Prairie Village for eight years now and am concerned that some of the proposed changes to our zoning codes will negatively affect the quality of life for residents in major ways. Therefore I ask that you:

Do not allow buildings that exceed 3 stories and/or 40 feet in height.

Require that green space is at least 30% of lot area.

Require a setback of at least 30' from the street for any building.

Respect the rights of property owners with regard to rezoning. This would include published notification of proposed projects, the right of citizens to be heard in public meetings and the right to allow residents to vote on major changes to zoning codes and notification of residents within 200' of proposed to be notified of projects and to contest changes in a public forum.

Thank you for your consideration,
Please forward my email to the Planning Commission and the PV council promptly

Susan Robinette
4910 W 67th

Sent from my iPad

From: [Dennis Boody](#)
To: [City Clerk](#); [Nickie Lee](#)
Subject: pls share with PC
Date: Wednesday, May 22, 2024 12:49:46 PM
Attachments: [external.png](#)
[finance_warning.png](#)

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Adam and Nickie,

First, I believe that something like City Workers week just occurred. THANK YOU for your dedication and hard work promoting the public good. Many of us appreciate you and your efforts (and believe you should have pay parity).

Please share my statement below with the members of the Planning Commission. Thanks!

Yours, through struggle for sanity and truth in PV,

Dennis Boody

To Prairie Village Planning Commission:

I support the current proposals that would allow for rental units above commercial property in parts of PV and I encourage each Planning Commission member to pass the recommendations.

PV was established and thrived as a middle class community. It was never intended to be nor should it be another Mission Hills. Economically diverse neighborhoods are healthier and more vibrant for our nation, our schools and our children.

As our older and relatively more affordable housing stock is replaced with high-end, high-cost houses, the cost of buying *any* home increases, rents increase, property taxes increase. If this trend continues without action to ensure attainable housing, then thousands of families like mine will be forced out of PV or prevented from even dreaming of living here. My kids' teachers used to live in our neighborhood. One of our police officers did too. And probably some City employees. That is no longer possible.

The opponents of the proposed changes have argued loudly and persistently—keep PV the same! Well, it's too late—PV has already changed. But only in a way that benefits the wealthy. I have heard, read and observed members of the United/Stop group state what are, at best, elitist, classiest and ignorant statements; I believe too many of them are acting from

greed and prejudice. In 2024, here in PV KS—the heartland of our country—we cannot let those attitudes prevail over common sense and right.

Thank you for volunteering your time and expertise for what is sometimes undersappreciated work.

Dennis Boody
7639 Chadwick St.
PV, KS 66208

913. 963.4526

From: [Shannon Healy](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Cc: [Pat Healy](#)
Subject: PV Planning Commission meeting June 4
Date: Wednesday, May 22, 2024 2:18:28 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Planning Commission members. I know you have already heard from my husband, but I am writing to emphasize our commitment to preserving our community.

At the Planning Commission meeting on June 4, we would like to see:

*3-story buildings maximum with a hard stop at 40 feet

*30% green space MINIMUM

*30' setback MINIMUM

*Continue property owners' existing rights to be notified when property within 200' is up for rezoning. Notify, be heard, protect rights.

Frankly, I can't imagine why anyone would think a property owner would agree to giving up these rights.

Please protect Prairie Village and maintain its value, livability and charm.

Sincerely,

Shannon Healy
3104 West 71st Street

From: [Georgia](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Council Members](#)
Subject: Please forward to the planning commission & city council
Date: Wednesday, May 22, 2024 2:57:00 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
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We do not understand why you keep trying to fix something that is not broken,,ie Prairie Village. We cherish our green spaces or what is left after the oversized new homes have depleted so much. We also cherish our skyline as is. In downtown Overland Park there is no view but half empty apartment buildings and you want to put 4 story apartment buildings on top of existing shops & buildings. Sounds as tho you might like

New York or other places of very high population density,
horrific parking & traffic problems, overworked & underpaid cops. Are you really thinking of adding massive parking lots therefore taking up more green space & adding to concrete not vegetation? Aside from developers

has there really been support for any of this that will challenge our schools, our utilities, our infrastructure? If you are set on spending tax payer dollars could you please bury our power lines instead? Something that

actually gives added value to our city instead of your plan.

How does this play with the businesses that will have to close (due to liability) while your developers are overhead putting up several stories of low rent housing? I doubt Corinth Square would look at this as increased potential customers. We are landlocked, it is part of the charm, it hasn't hurt Fairway. Please leave PV as is, your plan would be a huge detriment to our city. We have been extremely frustrated at your persistent need to fix something that works so well. Maybe you all should PLAN to leave our Village as is and work towards that end.

Georgia & John Van Dyke

Sent from [AOL Desktop](#)

From: [Stuart McCausland](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Commercial and Mixed-Use Zoning
Date: Wednesday, May 22, 2024 4:10:10 PM
Attachments: [external.png](#)
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Hello,

I am writing regarding the proposal to modify the zoning language for commercial and mixed-use properties. I do not want any changes that would result in the population density increasing or a change to the architectural atmosphere of the town. The city is a premier place for people to live because of its quaint nature, which includes short buildings, a relative lack of apartments, and mostly quiet streets. Any increase of building height or reduction in required setback will significantly take away from the cities' atmosphere. The zoning rules have sufficed for many years and there is no reason to change them now. The government should not be involved in attempting to impact the cost of living, unless it's through tax-related matters (e.g., reducing sales tax, the mill rate, home appraisals, etc.) or reduced/more efficient spending. An increase in businesses and apartments would increase traffic, take away from the "village" atmosphere, increase traffic resulting in safety concerns, cause parking issues, and put a strain on the neighborhood schools. A prime example of the schooling issue is my street was recently zoned out of Briarwood Elementary due to elevated enrollment and can now no longer walk to the neighborhood school other kids in our HOA attend. Adding residents will only exacerbate this issue. Additionally, renters do not tend to have a vested interest in where they live, which is not positive for a town's safety or local feel.

Thank you,

Stuart McCausland
713-836-9744

4809 West 81st St
Prairie Village, KS 66208

From: [Kim Rock](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Commercial and Mixed-use Rezoning Proposal
Date: Wednesday, May 22, 2024 4:59:06 PM
Attachments: [external.png](#)
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Hello,

We wanted to express our concern regarding the current commercial and mixed-use proposal being considered by the Planning Commission. Prairie Village was planned as a suburban community for families. The intent was not to be a commercial metropolis. It is supposed to be a family community. There is no need to continue to add density to the city by increasing building heights and decreasing setbacks, minimizing green space. We do not want taller buildings towering over homes and other surrounding areas.

All of the public schools in Prairie Village are currently at capacity or near capacity. The Shawnee Mission School District reports that there are 8 grade schools at capacity and 4 of them are in Prairie Village. Our only middle school (thanks to the short-sightedness of many) is at capacity, with Shawnee Mission East near capacity. We can't undo what has already been done, but we can stop it from becoming a bigger and continuing problem.

Allowing taller buildings and smaller setbacks will increase density which will create and exacerbate problems. It would significantly increase traffic, parking, school enrollment issues, decrease our green space, cause more runoff and flooding issues, not to mention the negative impact to the skyline. Our city is already one of the most dense in Johnson County. We live here because of the unique charm and "village" feel and do not want to lose that. We ask for:

- A 3-story maximum building height with a hard stop at 40'
- A minimum of 30' setbacks
- A minimum of 30% greenspace

Please share this email with the Planning Commission.
Thank you.

Kim Rock and Bill Barr
8600 Delmar Lane

From: [Lathrop Backstrom](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: [Prairie Village Comprehensive plan](#)
Date: Wednesday, May 22, 2024 7:13:50 PM
Attachments: [external.png](#)
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I have lived in or near Prairie Village since 1945. Then much of PV land was pasture & farm land. It was planned about 1950 as a residential Village located near a large metropolitan city, where families could have good schools, parks, churches & neighborhood shopping centers to serve their growing families needs. I have spent 60 years of my professional life brokering land all over the Kansas City Metro area to developers of all kinds of industrial, residential & commercial developments. It is widely acknowledged in the real estate industry that our Village is a rewarding place to invest in all types of real estate. It has several of the very best neighborhood shopping centers and also is one of the best places to invest in a family residence in the entire metro area. I believe that because about 80% of the residential units in our Village are owner occupied is a major factor in steadily increasing RE Values in our Village. I believe KC has about 50 % owner occupied residential units & because of currently falling real estate values may be on the verge of failing to be able to generate sufficient real estate taxes to support city services for their citizens. Declining values makes investors reluctant to invest their money & increasing values attracts investment. Increasing density will help make a big profit for some developers who can move on with their profits, but reducing high percentage of home ownership will not in the long run attract home owner investments & increasing real estate tax revenue to Prairie Village

The present density in Prairie Village is still creating & will continue to create the same successful Village residential community with increasing property values near a big metropolitan that was planned 70 years ago.

I support:

- 1)stop building heights at 3 stories-40'or less
- 2)include a set back of 30'
- 3)protect 30 % green space

From: cbabb83089@aol.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Commercial/Mixed Use Rezoning of Prairie Village
Date: Wednesday, May 22, 2024 7:15:13 PM
Attachments: [external.png](#)
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Dear Adam Geffert, Nicki Lee, Planning Commissioners and Council Members,

I wanted to write and register my concern that in the course of new building and city expansion planning, current existing residents may not be allowed the right to public notice, hearing or protest to said new building developments in our charming park-like village neighborhoods. Any and all developmental changes will significantly impact traffic, parking, schools, and parks.

I wanted to register my request for the following...

1. 3-story maximum building height with a hard stop at 40'
2. Minimum of 30' setback off the road
3. Minimum of 30% green space
4. Continued maintenance of current citizen rights within 200 ft. to
 1. Be notified
 2. Public hearings
 3. Protest rights

I thank you for giving attention to these requests.
Sincerely,

Debbie and Craig Babb
2914 West 73 Terrace
Prairie Village, KS 66208

From: lstjohn@kc.rr.com
To: [Adam Geffert](#)
Date: Wednesday, May 22, 2024 11:41:51 PM
Attachments: [external.png](#)
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I am opposed to current considerations regarding making Prairie Village more dense. We are already a dense city. I advocate for no more than 3 story buildings with maximum height of 40 feet. I also want to maintain green space, which is what makes our city lovely. Thus I think a minimum setback of 30 feet is needed. Let's preserve what makes our city livable and attractive. In attempting to add affordable housing, let's not lose what makes Prairie Village special.

Linnea St John

Sent from my iPhone

From: [Art Kennedy](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#); [Tonyia](#); [Cole Robinson](#)
Subject: Prairie Village Zoning Regulations
Date: Thursday, May 23, 2024 7:37:56 AM
Attachments: [external.png](#)
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Dear Prairie Village,

My wife Tonyia & I have lived in NE Johnson since 1991 and specifically in Prairie Village since 2001. I am embarrassed by proposals, actions and conduct of some members of our council/city representatives and members of our municipal system pushing solutions that are inappropriate for one of the densely populated cities in the state. My expectation is that common sense, competent and rational decision making drive our policies and regulations.

I support:

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback (or compatible with surrounding buildings)

Please contact me with any questions.

Thank you,
Art Kennedy
5219 W 68th St
Prairie Village, KS 66208

From: [Kim Rock](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Re: Commercial and Mixed-use Rezoning Proposal
Date: Thursday, May 23, 2024 7:50:34 AM
Attachments: [external.png](#)

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In addition to our requests listed below, we want to be sure that residents within 200 feet of new construction have the right to: 1) be notified of the construction 2) appear before the council and state their objections, and 3) protest, to ask for a change.

Again, please share this additional email with the Planning Commission.

Thank you.

Kim Rock and Bill Barr
8600 Delmar

On Wed, May 22, 2024 at 4:58 PM Kim Rock <kimezrock@gmail.com> wrote:
Hello,

We wanted to express our concern regarding the current commercial and mixed-use proposal being considered by the Planning Commission. Prairie Village was planned as a suburban community for families. The intent was not to be a commercial metropolis. It is supposed to be a family community. There is no need to continue to add density to the city by increasing building heights and decreasing setbacks, minimizing green space. We do not want taller buildings towering over homes and other surrounding areas.

All of the public schools in Prairie Village are currently at capacity or near capacity. The Shawnee Mission School District reports that there are 8 grade schools at capacity and 4 of them are in Prairie Village. Our only middle school (thanks to the short-sightedness of many) is at capacity, with Shawnee Mission East near capacity. We can't undo what has already been done, but we can stop it from becoming a bigger and continuing problem.

Allowing taller buildings and smaller setbacks will increase density which will create and exacerbate problems. It would significantly increase traffic, parking, school enrollment issues, decrease our green space, cause more runoff and flooding issues, not to mention the negative impact to the skyline. Our city is already one of the most dense in Johnson County. We live here because of the unique charm and "village" feel and do not want to lose that. We ask for:

- A 3-story maximum building height with a hard stop at 40'
- A minimum of 30' setbacks
- A minimum of 30% greenspace

Please share this email with the Planning Commission.

Thank you.

Kim Rock and Bill Barr

8600 Delmar Lane

From: [Pestinger, Colin](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Please stop huge changes to commercial zoning
Date: Thursday, May 23, 2024 9:34:09 AM
Attachments: [external.png](#)
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PV Planning Commission / City Council,

Please hear the community when they ask you to stop extreme commercial zoning changes.
Please protect 30% green space.
Please stop building height at three stories or 40 feet.
Please mandate a setback of 30 feet.

Or please enlighten me why you feel changes to commercial zoning would help Prairie Village. Do we want to look like old downtown Overland Park?

Thank you for the consideration,
Colin on Falmouth



<!--[if !vml]--><!--[endif]-->Colin Pestinger
Sys Admin-Virtualization-Experienced
Federal Reserve System | National IT | Platform Virtualization
1 Memorial Drive
Kansas City Mo 64198
Phone: 816-881-5744
Mobile&SMS 24/7: 816-506-2320
Email: Colin.Pestinger@frit.frb.org

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From: [Dennis Nealey](#)
To: [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Commercial Zoning Rules
Date: Thursday, May 23, 2024 10:00:32 AM
Attachments: [external.png](#)
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We disagree with the proposed changes the commercial zoning rules. These changes are not why we chose to live in Prairie Village, and will adversely affect the character of our city.

Dennis & Donna Nealey
7306 Birch St, Prairie Village, KS 66208

From: [Cassie Bahr](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission Citizen Feedback
Date: Thursday, May 23, 2024 10:36:09 AM
Attachments: [external.png](#)
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To whom it concerns on the Planning Commission.
As a citizen of Prairie Village, I would appreciate you taking into consideration the changes below to your current proposal.

I think the current proposal negatively impacts our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure. Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green space of our commercial and mixed-uses areas, the unique charm and "Village Feel" will be lost.

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Please forward this email right away to the Planning Commission and copy it to the City Council.

Thank you for your consideration.
Cassie Bahr

From: [Denise Ray](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#); [Eric Mikkelsen](#)
Subject: Plans for Our Future
Date: Thursday, May 23, 2024 10:42:48 AM
Attachments: [external.png](#)
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Good Morning,

As a resident of Prairie Village, I am concerned about the direction the Planning Commission, Mayor and City Council are moving to alter the beautiful community that we call home.

Through the years, Prairie Village has made it a priority to keep our community free of Quik Trips, massive numbers of fast food restaurants, and created regulations for homeowners to keep our densely populated community one of the most sought after, high quality places to live in the country. I want to keep the integrity of our community.

I know that change is inevitable. I kindly ask that you consider the long term effects of your decision making power as you make your final decision on the future of our Prairie Village community.

I am asking for:

- **3-Story maximum on buildings with a Hard stop at 40'**
- **Minimum of 30% green space**
- **Minimum of 30' setback**
- **Continuation of property owners existing rights when property within 200' is up for rezoning.**

Please keep the integrity of what we have built for decades.

Best regards,
Denise Carrier Ray

2205 West 74th Street
Prairie Village, KS

From: [Kathi Robards](#)
To: [City Clerk](#)
Cc: [Terry O'Toole](#)
Subject: Proposed Zoning Ordinance amendment comments
Date: Thursday, May 23, 2024 11:03:47 AM
Attachments: [external.png](#)
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Good morning,

I am providing my comments on the proposed Zoning Ordinance amendments. Please forward this email to the Planning Commission members as well as the full Governing Body as soon as possible. And please do not delay in sending in order to allow the members plenty of time to review.

I'm also asking for confirmation that the City Clerk has received this email. Thank you.

Dear Planning Commission Members:

I want to first thank you for your service to the City. It is a thankless job. I also want to apologize for the tone of many of the members of the public who spoke at the last meeting. That said, I'm not disagreeing with anything that was said, but I was disappointed with the unkind tone that was directed toward you.

I am also disappointed that the public will not have a second public hearing opportunity to be heard regarding the zoning ordinance changes. The changes are extremely complicated, and quite frankly very difficult for the layman to comprehend.

1. Site Plan procedures, Public Hearings, and Protest Petitions. The Public Hearing notice and protest petition provisions as set out in the Kansas Statutes should be required for every site plan and site plan amendment within the R-2, R-3, R-4, MXD and all Commercial districts. The property owners who own property within 200 feet of these zoned districts have every right to be aware of and speak to the proposed site plans and changes to site plans in these districts. Noting, I live in R-1 zoned property and under the current zoning ordinance I am required to provide notice to my neighbors within 200 feet of my property line and obtain site plan approval from the Planning Commission in order to construct a 150 square foot (10' by 15') room addition on my home, which is not a large addition by any means. Making the approval process easier for property owners of districts other than R-1 makes no sense and is discriminatory. Additionally, many property owners of the districts this zoning ordinance amends are not residents i.e. these properties are typically non-owner occupied. Why should they have an easier, less restrictive process than those who own and occupy their property?
2. To Melissa Brown's comment that builders can't make any money building developments under the current zoning ordinance seems off to me. Noting in several areas the proposed ordinance updates actually add restrictions around developments in

some districts that are currently non-existent, so her comment doesn't make too much sense. Besides that, when did we become concerned about how much money a developer can make on a project in Prairie Village? I don't see a lot of turnover of businesses in Prairie Village. It's a vibrant, highly successful, sought after area. Granted we do have the vacant church at 7501 Belinder, which was purchased by Karbank in October 2023. Given that Karbank Real Estate has not re-listed the site for sale, I suspect they are waiting for more favorable zoning changes before making application to develop this site. I'll add that this could be a great location for the Corinth Library if the other options don't work out.

3. Lot building coverage maximum in R-2, R-3, R-4 and MXD should be 30% or less and Greenspace minimum should be 30%. To be honest I'd like to see a 50% greenspace requirement for all lots in these districts. We have a significant stormwater issue in Prairie Village to the degree that we all pay a Stormwater Utility Fee based upon our impervious square footage area of our lots. I will also suggest that any districts (including commercial districts) allowed to exceed the R-1 greenspace minimum (less than 30% greenspace) should also be required to pay a proportionately higher Stormwater Utility Fee. This would be a more fair application of the Fee.
4. Front setbacks in R-2, R-3, R-4 and MXD should be 30'. We are not, nor do we want to be, downtown Overland Park. The shorter front setbacks make for problematic traffic site distance issues and allow more density in an already highly dense suburban area.
5. Building height maximums in R-2, R-3, R-4, MXD and all Commercial zones should be 3 stories, not to exceed 35' in height with no opportunity for deviations or variances. As I recall PC member Melissa Temple pointed out that there is a typo with respect to building height in the presentation that I don't believe has been rectified. Given that the presentation is part of the official city record it should be corrected. Please correct it.
6. Density is a real concern in Prairie Village and should be considered in every decision made by the Governing Body. Adding significant density to our area will have a detrimental effect on our public utilities, primarily our electrical grid, the Johnson County sanitary sewer system, and most importantly our stormwater system. Additionally our public schools are currently at maximum capacity, many of our narrow streets have homes with single driveways and single car garages which results in more street parking and congested traffic.

If you read this far, thank you. I appreciate your time and I apologize for the long email. As you all know the zoning ordinance is an important issue and we all want to get it right. We are all on the same team! You are welcome to contact me at Kathirobards@gmail.com. I am happy to discuss!

Again, thank you for your service to the city. I am fully aware of the time it takes you from your families and your personal lives. You are appreciated.

Kathi Robards
7216 High Drive

From: [Bob Nowatzke](#)
To: [Adam Geffert](#); nice@pykansas.com; [Council Members](#)
Subject: Commercial and Mixed Use Rezoning
Date: Thursday, May 23, 2024 11:43:57 AM
Attachments: [external.png](#)
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To Prairie Village Planning Commission and all interested parties,

We would like to submit the following alternate proposals:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50' 1/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% green space (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

We do not like many of the dense building approaches used especially in downtown Overland Park.

Thank You for your consideration.

Robert & Nancy Nowatzke
4018 W. 74th Terrace
Prairie Village, KS 66208

From: [Corey Iqbal](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: PV Zoning
Date: Thursday, May 23, 2024 11:49:45 AM
Attachments: [external.png](#)
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As a resident of Prairie Village, I am writing to voice my objection to the proposed zoning changes for the city.

I support maintaining the current building height, a setback of 30 feet, and protecting 30% green space.

Thank you for considering the concerns of the citizens.

-Corey W. Iqbal, MD, FACS
5100 W. 84th street

From: [MARYMICHAEL STERCHI](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Objections to Massive Zoning Changes
Date: Thursday, May 23, 2024 12:26:07 PM
Attachments: [external.png](#)
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Dear Mr. Geffert, Ms. Lee & Mr. O'Toole:

Please forward this email right away to members of the PV Planning Commission/Committee, as well as all other letters received on this issue from PV Residents. The changes requested by the Mayor & some council members are too voluminous to have the PV Planning Committee process this information immediately before their June 3rd meeting.

Below are my general & specific objections to the massive zoning changes being proposed to R-2, R-3, R-4 residential zones as well as all Commercial districts & proposed MDX (mixed use).

I am not opposed to some residential in Commercial or office districts if they follow existing ordinances on height, square footage, etc.. One major exception to that is: side set backs should be amended going forward to require the same amount of setback on each side of the property line. For example: If 15 feet is the side set back between residential properties, then each owner should be required to be 7' back from the property line. Not fair or sensible to let first to build be 5' back which would require second to build to have a 10' side set back. Just grandfather in what has already inequitably been built.

General Objections to what our Mayor & some council members are proposing through Chris Brewster as contracted City Planner:

A. 15 foot set back from the road for a 3 (or 4) story Apartment Bldg., Duplex or Rowhouse is awful. Drive down Metcalf or 80th Street, west of Metcalf. The new builds there have a 15 foot set back. You feel like you are in Chicago or San Francisco with these massive structures looming over you. 30 feet should be the minimum set back from the road.

B. Green space on a lot, whether residential or commercial, should be 30% of the lot to preserve the lovely Prairie Village feel of our City.

C. With All Due Respect, this is a Density Issue. The massive proposals for decreasing square footage requirements for duplexes, rowhouses (which are terrible with almost no natural light...even if you call them townhomes. The name change is just putting lipstick on a something awful.) and apartments are

all designed to increase the city's very dense population. Our city is already at the tipping point on traffic gridlock during morning and evening rush hours and 11:30-1:30 pm. For some insane reason the city council, with a few exceptions, is decreasing Nall & Mission (2 of our main north-south thoroughfares) down to 2 lanes from 4. Adding to our population will cause gridlock as well as push our elementary and single middle school past their comfortable capacity. Not to mention the hardship on our elderly plumbing system. We are already far more dense in population than the City of Kansas City, KC Metro, Leawood and Overland Park. See U.S. Census Figures below:

1. Prairie Village, Ks 2020
Pop./Sq.Mile: 3,696.2
2. City of KCMo 2020
Pop./Sq.Mile: 1,614.5
3. Leawood, Ks 2020
Pop./Sq.Mile: 2,244.3
4. Overland Park, Ks 2020
Pop./Sq.Mile: 2623.4

D. Wipes Out Existing Rights of Prairie Village Residents to 1. Notice, 2. The Right to Have Concerns Heard, and 3. Protest Rights and Appeals. The changes being proposed for our R-2, 3, 4, Office, Commercial and MDX districts are massive. They may adversely affect existing owners' property values. Prairie Village Residents deserve the right to be heard on these major changes to our city especially when being built practically in their backyards. I don't live right next to the Village Shops, or Corinth Square or the Corinth Library. However, my friends and neighbors who do are losing sleep over what these changes may do to their enjoyment of their homes and property values. My additional concern is a possible Massive Class Action against our city because the issues & concerns of our citizens were not taken into consideration. Village Vision 2, passed during Covid with less than 200 people's input (who may not have been PV Citizens) should not be used as a shield or justification for this massive rezoning.

Specific Objections:

1. MXD Sec. 19.23.015 Table 19.23A:
 - -Front Building Range Set Back should be 30'.
 - Street set back should be 30'.
 - - All residential housing should comply with current ordinances, except height & side set back rules.
2. R-3 & R-4 Chapters 19.12 & 19.14: Ordinances should not change except to allow 4 story apartments rather than 3 story in areas that will not adversely impact existing residential areas. For example, if the Corinth Library is moved and that site turned into an apartment building, no higher than 2-3 stories should be allowed. That will still be incredibly detrimental to the residents who bought next to the nice, quiet, 1 story library.
3. Notice to neighbors, public hearing and all legal appeal rights should continue.
4. Meadowbrook was a very large & unique site for MDX. The sites the Mayor & Developers have in mind for future MDX communities are not such large areas and should be heavily scrutinized by the council with neighbor input. Those sites also take away large amounts of City green space.
5. R-2 Housing Chapter 19.10 and all subchapters should be left as is, just as the previous PV Planning Committee/Commission decided. Sub-chapter 19.10.030 is Absolutely Outrageous and should be rejected. It is a "Back-Door" into substantial R-2 changes.

6. R-3 Garden Apartments Chapter 19.23 should all be rejected for the above reasons. Additionally, a reduction of apartment size from 2,500 sq. ft to 1,750 is a 30% reduction in size.

7. R-4 Apartment District,

Chapter 19.14 and changes to all subsections should all be rejected for above reasons except to allow 4 story apt. buildings when deemed appropriate by planning commission after notice and hearing by surrounding residents. Again, this chapter has the “back-door” ordinance that would strip residents of their current protest rights.

8. C-O office Buildings Chapter 19.16 and all subsections should be rejected. Residential in this district should only be allowed if it complies with current residential ordinances for R-1, 2, 3 & 4 zoning.

In summary, I ask you to reject all the changes proposed by the Mayor & some council members, thru the contracted City Planner, except:

1. Allow residential in Office, Commercial & MDX if, and only if, those plans comply with current rules, regulations and ordinances currently in force for R-1, 2, 3 & 4 in Prairie Village. The only exception to this preceding should be:

A. Allowance of 4 stories in certain situations where surrounding neighbors & residences will not be adversely effected, after full notice, hearing and appeal rights of PV residents is given as is their constitutional right; and

B. Side set backs should be equal on both sides of the property going forward;

C. Street setback for all property should be 30 feet.

Please keep in mind out of state developers, like Maryland based First Washington Realty, (owners of The Village Shops & Corinth Square) would have those properties up for sale if they were not profitable. No For Sales Signs are up because those commercial centers are profitable. These developers just want to see how far they can push communities like ours to make even more \$. They don't live here and do not want to live here. Please do as I know is in your hearts & minds to protect our beautiful community and the life that we all enjoy together.

Respectfully Submittted,
MaryMichael Sterchi
Retired from Law, Not Life
8401 Linden Lane
Prairie Village, Kansas
66207
(C) 816-519-7568

P.S. Will submit by separate email why these proposed rezoning measures will not help affordable housing in our community. The older apartment complexes are much more affordable than the new builds.

From: [Amy Taylor](#)
To: [Council Members](#)
Subject: planning commission zoning proposals
Date: Thursday, May 23, 2024 1:49:16 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
[finance_warning.png](#)

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Hello council members,

As a longtime resident of PV, I am compelled to voice my opinion on a few of the proposed changes to some of the proposed zoning regulations.

The two that are most troublesome in my opinion is the proposed setback of only 15' from the road and the proposed reduction of green space to 20%.

PV is still one of the most desirable suburbs in the metro area, in large part because of the small town feel and the green space. Change to a city is inevitable, as we are currently seeing in the rise of million dollar homes being built next to a traditional cape cod or ranch style home. I would really encourage the planning commission to carefully consider the opinions of PV residents, before moving forward.

Thank you for your time,

Amy Taylor

4815 W. 77th Ter.

From: [Ryan Werth](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Input regarding proposed commercial and mixed-use rezoning regs. - PV resident Ryan Werth
Date: Thursday, May 23, 2024 2:14:44 PM
Attachments: [external.png](#)
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Hello

Please see my input regarding the Planning Committee's proposed commercial and mixed-use rezoning regulations.

I prefer:

- 3-story buildings maximum, with a hard stop at 40'

- Minimum of 30% green space

- Minimum of 30' setback (or compatible with surrounding buildings)

- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify Be heard. Protest rights.

Thank you

Ryan Werth

3506 W 73rd St

PVKS 66208

From: [William Kanaga](#)
To: [Adam Geffert](#)
Cc: [Council Members](#)
Subject: Planning topics
Date: Thursday, May 23, 2024 2:17:32 PM
Attachments: [external.png](#)
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I have lived in Prairie Village since 1992 and these are the guidelines that I would like to see:

1. Minimum of 30 feet setback
2. Minimum of 30% greenspace
3. 3 Story maximum with 40 foot max height
4. Neighbors that if building is within 200 feet of their house:
 - A. To be notified
 - B. To have a public hearing
 - C. To have the right to protest

Thank you for your consideration.

William Kanaga
4519 West 69th Street
Prairie Village, KS 66208

[Sent from Yahoo Mail for iPad](#)

From: [Linda Sybrant](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#); [Linda](#)
Subject: proposed rezoning regulations
Date: Thursday, May 23, 2024 2:44:18 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please be advised that I am writing this email as a concerned citizen and am not a member of any noisy group. At the same time, I agree that the suggested new regulations are contrary to what Prairie Village is and will ruin the character of the Village.

We are a Village and do not need more density. We do not need any buildings more than 3 stories and 40' in height. The setback should remain at 30'. The green space should be 30%. And as unpleasant as it may be and even when the vocal are inappropriately vocal, citizens must retain the right to speak out.

I moved here a few years ago because of the character of Prairie Village. I don't want to see us become just another unattractive, look the same, community. Changing the regulations as proposed will do just that.

Please preserve what we have in the Village.

Thank you for your attention.

Please forward this email to the Planning Commission and City Council.

Linda Sybrant
A resident of Prairie Village
913-481-9491

From: klp@gophillips.com
To: [City Clerk](#); [Nickie Lee](#); [Adam Geffert](#); [Terry O'Toole](#)
Subject: Prairie Village Rezoning
Date: Thursday, May 23, 2024 2:44:55 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission and Council Members;

Please forward this email immediately to the Planning Commission.

The proposed rezoning regulations are completely unnecessary. Prairie Village does NOT need to increase its density!

Our community profile completed by Gould-Evans stated that “compared to nearby suburbs, Prairie Village has greater density of both population and housing. With a population density more than double the Johnson County average. Prairie Village is one of the densest suburban communities in the metro.”

An alternative proposal was shared by Lori Sharp. That is;

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify, Be heard. Protest rights.

Prairie Village residents should be involved in the process of any proposed zoning changes that will affect the quality, character, and future of our city.

Please reject the current proposal and let the residents provide true input as to the future of our city. Create a plan and a vision that the residents can and will support – so please, let's slow this process down, take a step back, heal our city, and create a new vision together.

Kim Phillips
Ward 4

From: [Fred Fischer](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Proposed commercial and mixed-use rezoning regulations
Date: Thursday, May 23, 2024 2:47:11 PM
Attachments: [external.png](#)
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Please enact the following:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights

F W Fischer
7820 Tomahawk Rd

From: [ka_l](#)
To: [City Clerk](#); [Nickie Lee](#); [Adam Geffert](#); [Terry O'Toole](#)
Subject: Prairie Village Rezoning Effort
Date: Thursday, May 23, 2024 2:49:20 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission and Council Members;

Please forward this email immediately to the Planning Commission.

The proposed rezoning regulations are ridiculous. Prairie Village does NOT need to increase its density! As statistics show, PV is more dense than Overland Park or Kansas City, MO!

I support Lori Sharp's alternative proposal;

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Prairie Village residents should be involved in the process of any proposed zoning changes that will affect the quality, character, and future of our city.

Please reject the current proposal and let the residents provide true input as to the future of our city. Create a plan and a vision that the residents can and will support – so please, let's slow this process down, take a step back, heal our city, and create a new vision together.

James Phillips

Ward 4

From: llint53@aol.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission
Date: Thursday, May 23, 2024 2:50:46 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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We are writing to you to relay our thoughts concerning future commercial and mixed-use rezoning regulations. We support the following:

- # story maximum building height with a hard stop at 40'
- Minimum of 30' setback
- Minimum of 30% greenspace
- Maintain citizen rights (within 200 feet) to 1. Be notified 2. A Public Hearing 3. Protest Rights

We would appreciate your consideration of our concerns.

Laura and Fred Lintecum
9309 Linden Reserve Drive
Prairie Village, KS 66207

From: [Tom Phillips](#)
To: [City Clerk](#); [Nickie Lee](#); [Adam Geffert](#); [Terry O'Toole](#)
Subject: Prairie Village Rezoning
Date: Thursday, May 23, 2024 2:55:24 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Planning Commission and Council Members;

Please forward this email immediately to the Planning Commission.

The proposed rezoning regulations are ridiculous. Prairie Village does NOT need to increase its density! As statistics show, PV is more dense than Overland Park or Kansas City, MO!

I support Lori Sharp's alternative proposal;

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Prairie Village residents should be involved in the process of any proposed zoning changes that will affect the quality, character, and future of our city.

Please reject the current proposal and let the residents provide true input as to the future of our city. Create a plan and a vision that the residents can and will support – so please, let's slow this process down, take a step back, heal our city, and create a new vision together.

Tom Phillips
Ward 4

From: [Robert Kohl](#)
To: [Adam Geffert](#)
Cc: [Ron Nelson](#); [inga.selders](#); [Nickie Lee](#)
Subject: Fwd: Mixed use Zoning comments please forward on the the planning commission
Date: Thursday, May 23, 2024 3:08:46 PM
Attachments: [external.png](#)

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Adam

Please forward my comments on to the planning commission.

Hello,

My summary of feedback on Mix used developments in Prairie Village.

The planning commission should be writing the new codes, not Chris!

Establish 30' max height.

Maintain 30% green space and 30' setbacks - not just from the road but from neighboring properties as well

Maintain rights of homeowners to allow feed back and comments periods

Require each project to go to the people and have 3D virtual or chip board modeling made so the project can be envisioned. For example - what could work for the Macy's building may not work at the church at 75th and Belinder.

Traffic flow and trash collection need also need to keenly integrated into the design. And be more responsive and responsible to the fine residents of this city rather than marginalize and ignore them regarding codes that currently exist. If thinking that once these new codes are passed and a mixed use development is built, that it will be the end of it, everyone will just move on.... Any reasonable person can see it will just be the beginning of mountain of problems due to all the unintended consequences that will surface.

Look at each project separately, not just change the codes for the whole city and let whatever happens happen.

This is currently what is going on with existing housing codes as I see remodels in 2023 and 2024 that clearly don't comply with the current code, yet get inspected, and approved. So when I heard a planning member say during the last Planning Commission meeting, 'you have to trust us' I was astonished, as any level of trust has been eroded completely based on what I live with everyday and have seen in the 3 years of living here!!! This is just outrageous!!

The below are my first hand comments on what it is like living adjacent to the 75 Deville housing complex on the south side of 75th st east of Nall and west of Juniper.

Trash in yard: I have to pick up trash every week in my back yard from the housing complex.

Noise: Amazon, UPS, Fedex delivery trucks, weekly moving vans all made worse by the two speed bumps in the lot.

Car noise /traffic: One way traffic so every car has to drive through the parking lots twice each time they come and go.

Living adjacent to this gives the 'Fish bowl' effect with only 2 stories. I can only imagine what 3,4, or 5 stories would be.

As a comparative alternative, this was attempted by the developer of One19 in Leawood, but the city residents, who had preserved rights objected. This ended with a 2 story development and an adequate buffer space between the development and the single family homes on the back side. Even the former mayor of Leawood, Peggy Dunn admitted to me that because they have public comments on their new developments, they end with far better final results!

This is not what PV has allowed to occur with 75 Deville as there is NO buffer from the developments on the south side of 75th between Nall and Juniper. Unless of course you count the 8" wide curb as a 'buffer.'

My property has been further negatively impacted by the lights installed at the direction of Deville75 HOA and the Masonic temple building. I have complained about this code violation to the city since October 2023. The violation of 19.34.040 and provisions of 19.34.050 including a, b1, d1, d2, f, and a few others.

Upon making this code violation complaint in October of 2023 I was met with immediate resistance from the city. After pursuing this for 8 months now, adjustment of one light has been made and shields have been put on two others. However, the underlying code violations still remain. In fact it has been made crystal clear by 4 city employees that the 2 buildings in that development don't have to go through ANY planning commission approval for the lights on the 2 properties. I was told point blank 'they're exempt from having to go to the planning commission'. Why have codes, if the city had no intention to enforce them? When I asked why this is not a code violation or why they won't pursue this, my questions remain unanswered, and I've asked several times over the past 6 I have asked this question for months to 3 of the 4 people involved, yet I'm ignored. There is no excuse for this level of marginalization!

Thanks
Rob Kohl
Sent via mobile

From: [John Stacy](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Cc: [Dave Robinson](#); [Tyler Agniel](#)
Subject: Commercial and mixed use rezoning regulations
Date: Thursday, May 23, 2024 3:20:46 PM
Attachments: [external.png](#)
Importance: High

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Planning Commission and City Council

At the last Planning Commission meeting, Commissioners asked residents for specific input on what they want with regards to the proposed commercial and mixed-use rezoning regulations. I for one want no changes to the existing zoning regs as things are fine the way they are and that is why so many of us enjoy living here in PV. And no one on the last council or the Mayor has ever answered my question... What citizen or citizens of PV ever requested starting this rezoning process years ago or was it administratively done? And to refer to a citizen survey and suggest that many, many citizens replied in favor of rezoning-- we all know now is just outright bogus.

However, I would offer the following for limitations to what you are considering...

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights.

If a project is presented and fits the proposed criteria there will be **No resident rights to public notice, hearing or protest**. Imagine 15' off the road (that's 2.5 arm's length) and a 4-story building looming over the road and surrounding buildings. **Not Right**.

The current proposal being considered by you would negatively impact our special quality of life with significant changes to: traffic, parking, density, school enrollment, green space, and infrastructure. Prairie Village is already one of the most dense cities in Johnson County. If we double the height of buildings, allow only 15' from the road and reduce the green

space of our commercial and mixed-uses areas, the unique charm and "Village Feel" will be lost forever. (think Overland Park).

Sincerely

John Stacy Ward 4

From: [Laura Lutz](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Rezoning regulations concerns
Date: Thursday, May 23, 2024 3:29:57 PM
Attachments: [external.png](#)
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To the Planning Commission of Prairie Village,

There are numerous issues with the proposed PV Rezoning Regulations that the planning commission is trying to implement. This rezoning will affect not only those who live in Prairie Village but also those in surrounding neighborhoods.

I am writing to request the following;

- There must be a minimum of 30% green space
- Minimum of 30" setback
- Continuation of property owners' existing rights when property within 200' feet is up for rezoning.
- 3-story buildings maximum, with a hard stop at 40'. PV does not need or want 4 story buildings with 0' setbacks.

It is imperative that the public be fully notified of these potential changes and that these changes are not appropriate for Prairie Village. There has been lack of transparency, lack of communication, and lack of ANY community meetings. These changes will adversely affect density, parking, trash services, green space, infrastructure and school enrollment. As noted by Gould Evans in a study done in 2018, PV is one of the densest suburban communities in the metro area. PV does not need more density! Prairie Village will lose its unique charm if these zoning regulations go into effect. The Planning Commission needs to work on behalf of the community in order to maintain and preserve the city of Prairie Village in its entirety.

Please forward this email immediately to the Planning Commission.

Regards,
Laura Weber Lutz

From: [Jerome Hughes](#)
To: [Adam Geffert](#); [Nickle Lee](#)
Cc: [Council Members](#)
Date: Thursday, May 23, 2024 4:03:31 PM
Attachments: [external.png](#)

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Please make no changes to our zoning

From: [Betsy Rushton](#)
To: [Adam Geffert](#)
Subject: Rezoning
Date: Thursday, May 23, 2024 5:56:26 PM
Attachments: [external.png](#)
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Hi Adam. I would like to add my voice opposing the rezoning being put forth by the planning committee. I read comments about making sure the developers make money and I am distressed. Please take my comments into consideration.

Also, as a PV resident who has stayed at The Village at Mission I would never recommend it. Even the staff I asked stated they would not place their relatives there!

Try to maintain our city as is. That is why we are here.

Betsy Rushton

From: porterrnl@aim.com
To: [Council Members](#)
Subject: Fw: REZONING PRAIRIE VILLAGE
Date: Thursday, May 23, 2024 5:58:24 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
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Sent from AOL on Android

----- Forwarded Message -----

From: "porterrnl@aim.com" <porterrnl@aim.com>

To: "Ageffert@pvkansas.com" <Ageffert@pvkansas.com>, "nlee@pvkansas.com" <nlee@pvkansas.com>

Cc: "councilmember@pvkansas.com" <councilmember@pvkansas.com>

Sent: Thu, May 23, 2024 at 10:21 AM

Subject: REZONING PRAIRIE VILLAGE

My name is Ron Porter. My wife, family, and I have lived in our home for 53 years. We are shocked for what we are seeing and experiencing in our city. Prairie Village is not the quiet, friendly neighborhood we once had. Our block is full of rental homes. Homes sold, investors buying the property, maybe doing a little remodeling, then renting them out. Sometimes mulitable families living in one home. Multiple dogs. Yards unkempt and trash unkempt also. Then on blocks right behind us, realty company's are buying properties, tearing down nice affordable ranch homes, then building 2 story, huge million dollar homes with small yards privacy fences! What is happening! We need nice affordable homes in Prairie Village! Mission Hills can have the million dollar homes. I don't want them next to my house! Just ask the residents what they want. Quit making decisions without having our vote on it! Keep the zoning rules as they were intended. We don't want hugh structures in our peaceful neighborhoods. You are ruining my city and making unaffordable for me to live in. Please STOP!!

Sent from AOL on Android

From: csternberg22@gmail.com
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Cc: [Dave Robinson](#); tyler.agniel@gmail.com
Subject: Commercial & Mixed Use Rezoning
Date: Thursday, May 23, 2024 6:03:02 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
Importance: High

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Esteemed City Council Members & Planning Commission,

As you have requested, I am writing to provide my input on the proposed commercial and mixed-use rezoning regulations. My husband and I are residents of Prairie Village along with our 3 teen-age children. We moved to Prairie Village almost 3 years ago from Kansas City, Missouri. Many of the potential changes to the PV zoning would make it quite like the zoning that we experienced in Kansas City and precisely why we moved to Prairie Village. We want no changes to the existing zoning. We are dismayed that we choose this new community, have only recently settled in and now face the possibility that it might be adopting zoning like that of which we purposely left. We believe strongly that the proposed language would negatively impact our quality of life and lead to significant negative changes in public infrastructure and diminution of character. We do not support changes to the zoning regulations and are dismayed that they are under consideration.

Best,
Christina Sternberg
816-985-4590
csternberg22@gmail.com

From: [Ann Ye](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Rezoning Proposal - Planning Commission
Date: Thursday, May 23, 2024 6:18:27 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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I grew up in the Prairie Village area and recently moved back here from CA.
I bought a house in this area because it still has the village feel, rather than the densely populated condensed feel of CA. So great to come back to!

I understand that the proposed zoning changes include:

- Increase: 50' or 4-story buildings
- Reduction: 20% green space
- Reduction: 15' set back
- If a structure is rezoned and fits these criteria... NO residents rights. (1. No public notice 2. No public hearing. 3. No protest rights.)

Oh no! Please don't allow my precious friendly village to change in this manner!

Instead, please propose these guidelines:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning:
Notify. Be heard. Protest rights.

Please **forward this email immediately** to the Planning Commission, so they have time to hear from me.

Sincerely,
Ann Yé

From: [Jay McNitt](#)
To: [Council Members](#)
Date: Thursday, May 23, 2024 6:52:36 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)
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Do we need to have the highest density in the State?
If the "Y" is so outstanding let them invest, not the citizens.

From: [missy](#)
To: [Adam Gelfert](#)
Subject: no to rezoning
Date: Thursday, May 23, 2024 7:13:51 PM
Attachments: [external.png](#)
[finance_warning.png](#)

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missy
From: mmmcuddy1@aol.com
To: counselmembers@pvkansas.com

Thu, May 23 at 2:18 PM

to all city counsel persons: I do not think we in PV need to emulate old Overland Park by encouraging 4 story mixed use/apartment complexes for several reasons

even if they are limited to "commercial areas" they still will tower over homes located in their "backyard" or across the street and property values of these homes will plummet.

PV already has a density problem—parking in the village is already an issue and we don't want larger parking lots causing less green space. Our schools may be close to capacity especially since we've sacrificed a middle school.

PV is attractive due to its homey appearance, high-rises are not homey

why are we catering to developers and builders when PROPERTY OWNERS should be considered first and foremost!

even if apartments are added, there is no guarantee that the units will be "affordable" and that hasn't even been defined as far as I can tell.

In a time when inflation is up as well as interest rates we also do not need to commit to over 30 million for a new city hall. The only thing that seems to have outgrown its space is the police department. Especially if we downsize the city counsel.

and finally, the homeowners do NOT WANT the burden and RISK of financing a rec center when we have 2 perfectly good ones (Matt Ross and Sylvester Powel) within a couple minutes drive!

Missy McGillicuddy
4902 west 69 terrace

From: [Tim Swanson](#)
To: [Nickie Lee](#); [Adam Geffert](#)
Cc: [Terry O'Toole](#)
Subject: Please forward this email ASAP to the Planning Commission
Date: Thursday, May 23, 2024 8:47:55 PM
Attachments: [external.png](#)
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Dear Prairie Village Planning Commission,

I am writing concerning the proposed far-reaching changes to our city's zoning regulations. I believe that the Planning Commission and City Council should act in the people's best interest. In my opinion, the current proposal being considered by the Planning Commission is too far-reaching and would negatively impact the current character of Prairie Village.

Prairie Village is already one of the most dense cities in Johnson County. These proposed changes would affect traffic, parking, density, school enrollment, and green space. It is my understanding that we don't even have the infrastructure to handle the big projects, another HUGE hidden cost.

My suggestion would be to require:

- 1. Maximum of 3-story buildings, or no more than 40'**
- 2. 30' setback from the street (or distance compatible to adjacent properties)**
- 3. 30% to 40% green space**

There is nothing wrong with the current guidelines. Many other projects were developed under these and are just fine. What the developers need is not our concern; we are the taxpayers, and it should be what we want.

Thank you,

Timothy Swanson

From: [Cate Jenks](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Planning Commission Zoning conversation
Date: Thursday, May 23, 2024 8:50:05 PM
Attachments: [external.png](#)
[first time sender warning.png](#)
[finance warning.png](#)

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Contains topics of a financial nature >

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Please FORWARD ASAP to Prairie Village Planning Commission:

I, along with many other Prairie Village residents, have spent hours "catching up" with considered potential changes that our City and Planning Commission have pushed forward in the recent months and years. I am thankful for my Ward council member, Lori Sharp, for her help in deciphering what has been happening recently with the Planning Commission. I am unclear on what is not working that is leading us as a City to make such drastic changes. It is NOT cleaning up language, it is implementing a structure to allow for development that is not needed nor wanted nor being asked for in our City by its residents. I do not believe that a major "Village Vision 2.0" overhaul of our City plan is needed. We are a quaint village in the middle of other cities that already have so much development. There are few places that mixed-use development could even go and even with those, the parking alone would be a nightmare. (Have you even tried to park to go to the Post Office lately in the PV Shops?) I also DO NOT want to see other transitional areas cleared out to make room for other housing types, which would not add a significant amount of housing for others but would rather displace perfectly happy PV neighbors. Plus, the market would never be able to provide an affordable option for people to live in Prairie Village the way I feel some people envision. We need to protect the current residents' ability to live at the cost that they currently are by allowing them to keep and improve their homes, without raising taxes to pay for other needs above what we currently have. If absolutely needed to give some language/structure for future development (to a few key areas), I will agree with the language that Lori help to draft up:

At the Planning Commission's request, I, a Prairie Village resident, am providing specific input to proposed changes to commercial and mixed-use zoning regulations. I hope you'll listen to us.

A more sensible proposal looks like:

- 3-story buildings maximum, with a hard stop at 40'
- Minimum of 30% green space
- Minimum of 30' setback
- Continuation of property owners' existing rights when property within 200' is up for rezoning: Notify. Be heard. Protest rights.

Sincerely,

Cate Jenks

3401 W 71st Street

resident of Prairie Village since 1997

From: [rebecca.arnold](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Please forward to planning commission
Date: Thursday, May 23, 2024 9:26:21 PM
Attachments: [external.png](#)

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City Council and Planning Commission-

I would like to voice my opinion on the planning commission recommendations. We need to preserve the character of Prairie Village and not be concerned about how much money developers can make. The city has done very well with current guidelines and I see no need to push for higher buildings. smaller setbacks and less green space. By doing this you will take away the charm that has made Prairie Village such a great place to live and do business. Residents need to have a say in how their city is developed. We would like to see the following:

Maximum of 3-story buildings, or no more than 40'
30' setback from the street (or distance compatible to adjacent properties)
30% to 40% green space

I appreciate you taking the time to take this under consideration.
Sincerely,

Rebecca Arnold

Please forward this email right away to the Planning Commission

From: [Jim McGrath](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: please pass this along to the planning commission
Date: Thursday, May 23, 2024 9:27:16 PM
Attachments: [external.png](#)
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Dear PV Planning Commission:

We all agree that Prairie Village remains a wonderful place. So, as you contemplate zoning changes, I hope you'll keep in mind that the current zoning rules have served us well for decades. So, I would urge extreme caution when considering changes.

I recommend the following:

- A maximum of 3-stories for apartment or commercial buildings (or no more than 40')
- 30' setback from the street or distance similar to adjacent properties
- And no less than 30 - 40% green space

Sincerely,

Jim McGrath
7178 Buena Vista St, Prairie Village, KS 66208

From: [Jessica Brous](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Stop Rezoning
Date: Thursday, May 23, 2024 9:42:32 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1).Be notified 2). Public hearing 3.) Protest rights

Please forward right away to the Planning Commission.

From: [Jon Wiebe](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Keep the charm
Date: Thursday, May 23, 2024 10:06:05 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Please forward this to the Planning commission

To the Praise Village Planning Commission.

Please keep the charm of Prairie Village. We have lived in two different small homes in Prairie Village for the last fifteen years. Our properties do not need to be additionally dwarfed by tear down/rebuilds that are extravagantly sized. Please have a 3-story maximum with a hard stop at 40'. Do not crowd or streets; please maintain a 30' setback. And help keep a living landscape and healthy watershed by requiring a minimum of 30% greenspace. Keep the right of citizens within 200' to be notified, granted public hearing, and to protest rights.

It is possible to build extremely tasteful, larger homes within our Village. We do not need to give in to developers and change the feel of PV by abandoning much of what is charming about our space.

Emily Wiebe

From: [David Murphy](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Please forward to the Planning Commission my sentiments
Date: Thursday, May 23, 2024 10:27:44 PM
Attachments: [external.png](#)
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Thank you!

They are:

These limits should be put in place for Prairie Village.

3-story buildings maximum, with a hard stop at 40'

Minimum of 30% green space

Minimum of 30' setback (or compatible with surrounding buildings)

With this proposal, if a structure is rezoned, the residents within 200' will still have the rights we have long enjoyed in Prairie Village. (1. Notify. 2. Be heard. 3. Protest rights).

I've lived here on and off since 1983.

Thank you,

David Murphy

7838 Pawnee St, Prairie Village, KS 66208

David Murphy
+1 773-865-7191
davidmurphy321@gmail.com

From: [Lisa Deuschle](#)
To: [City Clerk](#)
Cc: [Cole Robinson](#); [Terry O'Toole](#)
Subject: Planning Commission commercial zoning changes
Date: Thursday, May 23, 2024 10:31:03 PM
Attachments: [external.png](#)
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To the Prairie Village Planning Commission,

I understand that you are considering changes to current commercial and mixed used guidelines. The changes that concern me are:

Allowing a building setback of only 15 feet from the road. I believe that the current setback is 30 feet.

Allowing 4 story apartment buildings.

Some mixed used areas will only have green space of 20%.

If permitted, these changes will result in increased density and loss of the curb appeal that makes Prairie Village unique. This will also increase traffic in a city that is striving to be more bike and pedestrian friendly. And with loss of green space there is increased chance of flooding from storm water runoff.

I do not want Prairie Village to look like what once charming downtown Overland Park has become!

Please consider making no change to the 30-foot setback, allowing buildings of no more than three stories and maintaining a green space of at least 30 to 40%.

Thank you,

Lisa Deuschle

From: zuck.michael@yahoo.com
To: [Adam Geffert](#); [Council Members](#); [Nickie Lee](#)
Subject: Zoning changes in Prairie Village
Date: Thursday, May 23, 2024 10:44:32 PM
Attachments: [external.png](#)
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Dear City Clerk Adam Geffert, Staff Liaison Nikki Lee, Chair Gregory Wolf, and other Planning Commission members,

Please keep the zoning regulations of Prairie Village intact. The city has an amazing feel, and many residents remain proud of their part of the world.

I'm uncertain what financial effect zoning changes might have, but Prairie Village is an extremely desirable place to live--and I believe new zoning might harm how people view living in Prairie Village.

Best Regards,

Michael Zuck

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Marilyn Lederer](#)
To: [City Clerk](#)
Subject: Comments on Ordinance 2494
Date: Friday, May 24, 2024 1:28:44 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Good evening,

Regarding PC2024-107 on Ordinance 2494:

I appreciate the efforts to clarify the zoning code and the work of the Planning Commission.

In table 19.23A (MXD building type standards), I recommend:

- limiting building heights to 40 feet and 3 stories,
- increasing the minimum green space to 30%, and
- increasing the minimum front setback to 30 feet.

I also recommend **not** allowing residential uses in commercial districts C-1 and C-2.

Thank you for taking these comments.

Sincerely,

Marilyn Lederer
5208 Arbor Drive

From: [B.S. PHILIPS](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: commercial and mixed-use zoning regulations
Date: Friday, May 24, 2024 9:01:43 AM
Attachments: [external.png](#)
[first time sender warning.png](#)

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Planning Commissioners,

Please consider following options for zoning to keep the unique charm of Prairie Village which we have had for decades.

- 3-story building height at 40'
- minimum of 30' setback
- minimum of 30% green space
- maintain citizen rights, within 200' - to be notified, public hearing and protest rights

Your current proposal would impact the special quality of life in Prairie Village negatively by traffic, parking, school enrollment, green space, infrastructure and aesthetics.

Thank you,

Barbara Philips
5101 West 70th Terrace
45 year resident

From: [Michael Wehner](#)
To: [City Clerk](#); [Council Members](#); [Adam Geffert](#)
Subject: Zoning
Date: Friday, May 24, 2024 10:10:31 AM
Attachments: [external.png](#)
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Good morning,

As a voter in Prairie Village, I'd kindly ask not to change current zoning laws. We do not want our city looking like downtown Overland Park. We moved here 7 years ago because it truly felt like a special place. Adding 4 story buildings, increasing traffic, and less green space will be very bad for our community.

Also, I'm strongly against a new city hall and helping the ymca build a new community center. Both projects will cost way too much money. Money that could be spent better elsewhere.

Thank you for your consideration.

Michael Wehner

From: [Kevin](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Proposed commercial and mixed-use rezoning regulations
Date: Friday, May 24, 2024 10:12:50 AM
Attachments: [external.png](#)
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TO: The Planning Commission (and cc to the City Council)

I am in agreement with the PV United group regarding proposed commercial and mixed-use rezoning regulations, so I would like the following:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50'/4 story)
- Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
- Minimum of 30% greenspace (current proposal is 20%)
- Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

Thank you.

Kevin Kennedy

7156 Cherokee Dr

Prairie Village, KS 66208

email: kevpro33@gmail.com

From: [Leon Patton](#)
To: [Adam Geffert](#)
Subject: RE: comments on proposed ordinance
Date: Friday, May 24, 2024 10:30:20 AM
Attachments: [external.png](#)

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Thanks, Adam.

I would appreciate it if they could be forwarded to the Planning Commission as soon as possible, so they have time to read them.

Leon

From: Adam Geffert <ageffert@pvkansas.com>
Sent: Friday, May 24, 2024 10:28 AM
To: Leon Patton <Ksgrampa@outlook.com>; Nickie Lee <nlee@pvkansas.com>
Subject: RE: comments on proposed ordinance

Hi Leon,

Either is fine. Nickie is out of the office today, so if you'd like to just sent them to me, I'll make sure they get to the Planning Commission!

Thanks,
Adam

From: Leon Patton <Ksgrampa@outlook.com>
Sent: Friday, May 24, 2024 10:26 AM
To: Nickie Lee <nlee@pvkansas.com>; Adam Geffert <ageffert@pvkansas.com>
Subject: comments on proposed ordinance

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Nickie and Adam,

I am going to send some emails concerning the proposed zoning ordinance that was the subject of the public hearing on May 7.

Should I send them to both of you, or to just one of you, to be forwarded to the Planning Commission?

Thank you.

Leon Patton

From: [RM Evans](#)
To: [Adam Geffert](#)
Subject: Stop the Insanity
Date: Friday, May 24, 2024 11:40:51 AM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Planning Commission,

I have lived in PV for 42 years of my 50-year life. The changes being proposed and pushed by the mayor and this commission disgust and confound me, and ultimately make me question your motives. PV is - and always has been - a special place for its small-city neighborly feel. Nothing can compare. But now, some want to make this like every other city in this town, replete with over-crowding, traffic congestion, less green space (are you serious??!!), etc. — all in a landlocked city that is already one of the most dense. **Stop the insanity and move to Overland Park if that is what you like.**

Should you desire to make changes, I respectfully request:

- 3-story maximum building height with a hard stop at 40' (current proposal is 50' 4 story)
 - Minimum of 30' setback (current proposal is 15' with a footnote for zero setback)
 - Minimum of 30% greenspace (current proposal is 20%)
 - Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.)
- Protest rights

If a project is presented and fits the proposed criteria there will be NO resident rights to public notice, hearing or protest. Imagine 15' off the road (that's 2.5 arms length) and a 4-story building looming over the road and surrounding buildings.

Sincerely,

Ryan and Rebecca Evans
3103 W 72nd Terr

From: [Sheila Myers](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Input on proposed zoning changes for non R1
Date: Friday, May 24, 2024 12:04:25 PM
Attachments: [external.png](#)

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PLEASE FORWARD TO THE PLANNING COMMISSION MEMBERS

Dear Planning Commission members,

I have been a resident of Prairie Village since 1997. I also represented Ward 4 on the city council from 2015 through 2021. I enjoy Prairie Village, especially my location two blocks from Corinth Shopping Center. I can walk to virtually everything I need: groceries, hardware, library, pool, restaurants, and more.

One of the city's few R2 zones is located at the end of my block. It is a short and narrow strip bordering Somerset from Delmar to 83rd and contains about 8 duplexes. The architectural style of these duplexes mirrors the style of the nearby single-family homes. This works nicely and the duplexes rarely advertise vacancies.

I know you are not proposing changes to R2, and that is good, however, I am writing because I am very disturbed by the changes proposed for other multi-family and commercial zones. I am especially alarmed at the comments made by Commissioner Melissa Brown at the May PC meeting: "We have a lot of aging and vacant properties that are not being developed right now. Current developers do not have the ability to work within our existing zoning ordinances, some of them as written...they don't have the ability to do the work there and design these new properties and make money."

First of all, I'd like Ms. Brown to provide the list of the many "aging and vacant" properties in PV. Does Ms. Brown think they are a problem because they are aging, vacant, or both? I am not aware we have so many properties like this.

Second, is it the objective of the Planning Commission to accommodate developers or should your focus be on incorporating the interests of residents and helping to preserve the unique charm and quality of life of PV? If a developer is unable to make money within the current zoning rules, then perhaps that developer needs to go elsewhere. Personally, I'd like to see some developers work at being innovative within the current guidelines or request a variance if their design is so irresistible, instead of building the same old cookie-cutter, sterile boxes designs on multi-family buildings. Make them plead their case for a variance and persuade the residents. Developers are always looking for their next project and they want to build it faster and cheaper, so you will NEVER satisfy them.

I urge the commissioners to adopt/retain the following zoning guidelines for multi-family/commercial zones:

- A 3-story maximum building height with a hard stop at 40'. Reject the current proposal of 50' 1/4 story.
- Maintain a minimum 30' setback. Reject the current proposal of 15' with consideration for zero setback.
- Maintain the minimum green space requirement of 30% and reject the current proposal of 20%.
- Maintain the current option for residents within 200ft of a property to 1) be notified, 2) have a public hearing and 3) submit a protest petition.

Prairie Village has accommodated some beautiful and successful redevelopment under the current zoning guidelines, because developers took advantage of the variance process. This the best way to accommodate developers who want to build something outside our current guidelines because it provides for a slow and deliberative exchange with surrounding residents. It costs more money in the short term, but it results in a more stable and peaceful community.

Thank you for your service and thank you for you consideration,

Sincerely,

Sheila Myers
4505 W 82nd Street

From: [Karen Gibbons](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Letter to Planning Commission, copied to City Council members
Date: Friday, May 24, 2024 12:21:35 PM
Attachments: [external.png](#)

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Please send to all Planning Commission members and all City Council members:

Members of the Planning Commission and City Council Members:

I am writing in response to your request for resident suggestions to the proposed zoning changes. I believe that what we currently have has made Prairie Village the charming small city that we love. I would like to avoid changes that would forever change that character.

I would be in support of the following:

A maximum building **height of 40 feet and 3 stories** (Proposal suggests 50 feet and 4 stories) Current is 35 feet and 2 ½ stories.

A minimum **setback of 30 feet** (Proposal suggests 15 feet with an allowance for zero setback) Current is

Maintain a minimum of **40% green space, which is current standard** (proposal suggests 20%....50% less green space!) There should be a water run-off study done before changing.

Maintain citizen rights within 200 feet to 1) Be notified 2) Public hearing 3) Protest rights

Thank you for your consideration.

Sincerely,

Karen Gibbons

Ward 3

2904 W 71st ST

From: [Eleanor Brown](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Zoning Proposal Concerns
Date: Friday, May 24, 2024 1:05:12 PM
Attachments: [external.png](#)

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I love living in Prairie Village!

I am concerned with the proposed commercial and mixed-use rezoning regulations. Prairie Village is a unique oasis in a large metropolitan area, and the current proposal would dramatically change that.

What is appropriate for our small, densely populated, landlocked community? The KC metro enjoys a variety of unique neighborhoods and options including Prairie Village as it is today. Current zoning can and will keep Prairie Village as a beautiful and unique treasure for the greater KC area.

My hope is that strong consideration be given to maintaining the current zoning, which has served our community so well.

Sincerely
Eleanor Brown
4851 Meadowbrook Parkway
Prairie Village 66207
913-963-4131

From: jeffkokomo@gmail.com
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: To PV Planning Commission re: Proposed Zoning Changes
Date: Friday, May 24, 2024 1:25:46 PM
Attachments: [external.png](#)
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Dear PV Planning Commission Members,

I live in the Somerset Acres West area and have been a long-time board member of our Homes Association. As such, the proposed zoning changes you now have under consideration have **major implications** for our neighborhood. Immediately to our West, between 88th Street and 90th Terrace on the East side of Roe there are 18 buildings that are home to 35 businesses with a very wide range of products and services that they offer to the public. There are three different zoning designations (C-1, C-2 & C-O) between these buildings and an additional governmental designation for the Med-Act building. These buildings were developed with different, specific uses in mind and therefore zoned that way. To paint that property and all of the rest of the commercial property in the City with one broad zoning brush so that some mixed-use buildings can be built by outside developers would be a catastrophic mistake. **I am asking you to deny the current proposal which is way too general and take some time to make a more thoughtful and targeted approach to the rezoning of our City's commercial property.**

There are many reasons that support a more cautious, deliberate approach including:

- Land use decisions have very long-term, often irreversible consequences that should never be rushed as it seems that this initiative is. As evidence, just ask the Shawnee Mission School District. They closed and/or sold very valuable resources in our City including Somerset Elementary, Ridgeview Elementary, Porter Star Elementary and Mission Valley Middle School now causing overcrowding at Indian Hills, Briarwood and Corinth among others. This was a short-sited decision made about a long-term situation.
- The current proposed zoning changes under consideration would allow for increased height to 50' or 4-story buildings, a reduction of green space to 20% and only 15-foot set back. None of this would be consistent with the existing neighborhood.
- Any zoning change that you adopt should require rights for current residents including public notice of new projects, public hearings, and protest rights for every new proposed project. The current proposal does none of this.
- It has been presented and discussed that the proposed changes are intended to attract outside developers to our City. That may be important, but it should be much more important to represent the interests of the people who are already here. It appears that not much of that is being done. Have you spoken to even one of the building owners or business tenants in the Roe corridor who will be

substantially impacted by the proposed zoning change? Or the residents who live right there? I am personal friends with two of the building owners who have not heard one word.

- A one-size-fits-all is not an appropriate policy when it comes to zoning. A project that would be a fit on 75th Street or 95th Street which are four lane truck route streets would probably be entirely inappropriate for the two-lane streets like Roe, 89th Street, 90th Street, and 90th Terrace. Blanket commercial zoning regulations do not address this.
- Our senior council member in Ward 5 hosted a Ward Meeting last August informing residents that the existing commercial property would be the focus of redevelopment after efforts to change R-1 and R-2 were abandoned. Since then, he has told me that the only interest in our Roe corridor area is for patio homes and villa style housing. In order to move forward in that direction, the proposed changes should never be made to the existing Roe area. They must be amended/changed to reflect the type of housing promised.

I know that you have a difficult task at hand. I 100% agree that upgrading and redevelopment of aging, outdated commercial property in Prairie Village should take place and that some zoning changes are in order. However, it should be done with surgical precision rather than taking a sledgehammer to it all. Different areas require different rules and regulations. Many land use decisions are forever. Please take the time to address all zoning changes in a diligent manner and please keep in mind the trust that we have placed in you.

Very truly yours,

Jeff

Jeffrey R. Wright

3916 West 90th Street

(913) 226-5533

From: [ElizabethBrown](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Input to PV Planning Commission re 6/4/2024 meeting on proposed commercial & mixed-use regulations
Date: Friday, May 24, 2024 2:01:55 PM
Attachments: [external.png](#)
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To Prairie Village Planning Commission members -

Thank you for your service to Prairie Village citizens, and for your consideration of this email.

When at your 6/4/2024 meeting, please carefully consider the several Prairie Village citizens (among them developers, architects and attorneys, well-experienced in long range planning, development and zoning regulations) who oppose the proposal before you, for commercial and mixed-use zoning districts.

Please limit maximum building height to 3-stories (not to exceed 40 feet); require minimum set-backs to be at least 30 feet; require a minimum of 30% greenspace; AND maintain Prairie Village citizens' rights to 1) be notified of any proposed development project within a reasonable period; 2) attend and comment at required public hearings on a proposed development; and 3) protest.

Prairie Village is an extremely densely populated city. Its citizens do not want change to Prairie Village's present quality of life, which may well be caused by these proposed commercial & mixed-use regulations, resulting in increased density, traffic, school enrollment, parking and infrastructure expansion.

Overland Park (nearby at Metcalf at 75th) already has multiple, unoccupied mixed-use properties, massively changing the historic charm of their downtown district. Mission continues to battle with its 10+ year fiasco at Roe & Shawnee Mission Parkway. Adding these type uses to Prairie Village is not economically viable or wise.

Prairie Village citizens are sophisticated, well-trained, experienced and wise - it is their voices that should be considered (not the "reports" of some "expert" - paid by the City Council - to provide out-of-state examples.

Thank you,

Elizabeth & Jim Brown

4th Ward Residents - Prairie Village, Kansas

From: clubtony22-mail@yahoo.com
To: Adam Geffert; Nickie Lee
Cc: Council Members; clubtony22-mail@yahoo.com
Subject: Changes to Commercial and Mixed Use Rezoning Changes
Date: Friday, May 24, 2024 2:15:47 PM
Attachments: [external.png](#)
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Adam, please forward to the Planning Commission and copy the City Council. Thank you.

Planning Commission, Council Members and others:

I am writing in response to Changes to Commercial and Mixed Use Rezoning Changes.
I have lived in Prairie Village for 65+ years, thus I have seen many things.

The shopping districts in Prairie Village barely have enough parking for all the stores and restaurants that are located there now. The areas are appealing, so we need to maximize the greenspaces and openness of the area. Prairie Village is perfect the way it is now! That is why PV is in such high demand, (and the previous planning of our elected officials, for decades). Do not make the same mistake they made in "old" Overland Park. Those five story buildings really ruined the character of the area. If anyone wants that environment, I would encourage them to move there.

Right now, I feel safe going by myself at any hour of the day to Corinth Square. Fill all the space possible with apartment buildings, you are seeking, with less parking, having extra people in the area, and the safety decreases. I won't go there as a resident, I and expect some rights to maintain a safe environment.

Adding multistory buildings to the area is wrong. I am aware that having a child living with me, having been long term resident, that the child could not attend the school closes to me. Adding more residents in an already dense area will not improve this.

This is a suburban city, so quit trying to make it something it is not. "If it ain't broke, don't fix it."

**If you want to make an impact in the PV, figure out a way to reduce property taxes. Basing value on existing houses against houses remodeled down to the studs, should be instituted another way. The programs offered for seniors is applied to few residents.

Thank you,

Karen Beatty

From: [Leon Patton](#)
To: [Adam Geffert](#)
Subject: Part of the proposed ordinance is contrary to the City Council's expressed intent.
Date: Friday, May 24, 2024 2:35:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[external.png](#)
[finance_warning.png](#)

External email >

Contains topics of a financial nature >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Dear Members of the Planning Commission,

Some of the provisions in the proposed zoning ordinance are contrary to a directive from the City Council. And it appears they were not mentioned in Chris Brewster's presentation to the City Council on April 15, 2024, even though they were presented to you on March 5, 2024.

The minutes of the October 2, 2023, City Council meeting ([638331254562630000 \(pvkansas.com\)](#)), at pp. 3-4, show the council passed a motion that was made by Greg Shelton after he consulted with Terrence Gallagher and Dave Robinson. The purpose of the motion was "to clarify the City's current plans regarding housing initiatives to address confusion and misinformation . . ."

The motion first "direct[ed] staff to update the current scope of the City's housing initiative" and noted enumerated "current areas of focus. . ."

Then, it stated (at p. 3):

- o Furthermore, we ask staff to note in the update that the following recommendations are NOT being, or never have been, actively developed by staff as part the current housing initiative per prior direction from Council or the Planning Commission:
 - Promote and remove impediments to accessory dwelling units in R-1A and R-1B districts
 - "Neighborhood-scale" housing options in R-1A and R-1B (e.g., small-lot detached houses, courtyard patterns, multi-unit houses)
 - Wider range of small-scale, multi-unit types of housing for the R-2 district (e.g., smaller lot duplexes, 3 and 4-plex "multi-unit" houses, row houses (small lot))
 - Revisions to building permit fees
 - Housing study recommendations
 - Lot size modifications in all zoning districts
 - Revisions to the "Site Plan Approval and Public Notice" code in sections 19.06.050 and 19.08.045 which address the R-1A and R-1B zones respectively in Prairie Village.

So, in pertinent part, it said that "per prior direction from the City Council or the Planning Commission," those recommendations are NOT being, or never had been, actively developed as part of the current housing initiative.

In spite of that, there are key provisions in your proposed ordinance that, at a minimum, are contrary to the intent of that directive.

1. **The directive states that "3 and 4-plex 'multi-unit' houses" are not under consideration in the R-2 district; the proposed ordinance would allow them in an RP-2 district.**

The proposed ordinance adds two new sections that appear to allow the equivalent of triplexes and fourplexes in an RP-2 district, which I believe would be contrary to the expressed intent of the City Council that triplexes and fourplexes would not be allowed in an R-2 district.

Chapter 19.10 of the zoning regulations in the Prairie Village municipal code (PVMC) pertains to District R-2, the two-family (duplex) residential district (([Chapter 19.10 - DISTRICT R-2 TWO FAMILY RESIDENTIAL DISTRICT | Code of Ordinances | Prairie Village, KS | Municode Library](#))).

The proposed ordinance makes a variety of changes to that chapter, including a new section 19.10.030:

19.10.030. PLANNED ZONING APPLICATIONS.

Application of the R-2 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small-scale building types from Section 19.23.015 of the MXD District as the basis for the plan:

- (a) Detached House – Standard Lot
- (b) Detached House – Small Lot
- (c) Attached House

An explanatory note for the “red-lined” (or blue-lined) version shows that section was added “to give more guidance on application of P- districts than is in the current code for potential R-2P (sic) applications”):

19.10.030. PLANNED ZONING APPLICATIONS. Application of the R-2 district through planned zoning applications shall occur according to the procedures and criteria in Chapter 19.24, Planned Zoning District. Plans shall use the following small-scale building types from Section 19.23.015 of the MXD District as the basis for the plan: (a) Detached House – Standard Lot (b) Detached House – Small Lot (c) Attached House	Commentary [CB3]: Added to give more guidance on application of P- districts than is in the current code for potential R-2P applications.

So, what does “attached house” mean?

19.02.208 DWELLING, ATTACHED HOUSE

Attached house means a small-scale residential building type that includes 2 to 4 dwellings that may be joined in a variety of configurations, including combinations of side-by-side, front-back, or up-down configurations. It is distinguished from a townhouse or an small apartment as it maintains the appearance and scale of a single detached house, despite having multiple units, and is distinguished from a duplex as it may have more than 2 units.

These two sections would, if enacted, allow the rezoning of an R-2 property into an RP-2 property that could include an “attached house”; I don’t believe any property in another district would be considered for rezoning to RP-2.

The end result would be that what is now an R-2 property could have a 3- or 4-unit dwelling placed on it, which is contrary to what the City Council intended when it passed Greg Shelton’s motion on October 2, 2023.

Additionally, converting an R-2 property to an RP-2 property could result in massive changes to the size of the dwelling and its setbacks.

As shown above, proposed section 19.10.030 states that “[a]pplication of the R-2 district through planned zoning applications” for an attached house will utilize “Section 19.23.015 of the MXD District as the basis for the plan.”

Proposed section 19.23.015 states that development plans shall be based on Table 19.23.A, which (in pertinent part) is depicted here:

Table 19.23.A: MXD Building Type Standards									
Building Types	# of Units	Lot Standards [1]				Building Standards			
		Area (s.f.)	Width	Building Coverage (max)	Green Space (min.)	Height (max)	Setbacks (min.)		
							Front	Side	Rear
Detached House – Large Lot	1	10K +	80' +	30%	60%	35' 2.5 story	30'	7'	25'
Detached House – Standard Lot	1	6K – 10K	60' +	30%	60%	27' 2 story	30'	6'	25'
Detached House – Small Lot	1	3K – 6K	30' – 50'	50%	30%	22' 1.5 story	15' – 30'	5'	25'
Attached House	2 - 4	6K – 15K 3K / unit	60' - 125'	40%	40%	35' 2.5 story	15' – 30'	7'	25'
Townhouse	3 - 6	1.2K / unit	14' / unit min.	60%	30%	40'	15' – 30'	10' / 15'	15'

So, as compared to PVMC Sections 19.10.20 through 19.10.046, converting an R-2 property to an RP-2 property would change the minimum front yard setback from 30 feet to 15 feet, the minimum lot width would be reduced from 80 feet to 60 feet (which is the current minimum lot width for an R-1b single-family house), the lot area per unit/family would be reduced from 9,600 square feet to

3,000 square feet, and the maximum building coverage would increase from 30 percent to 40 of the net lot area—meaning **the size of the RP-2 “attached house” could be one-third larger than the existing duplex.**

2. **These amendments were presented to the Planning Commission in the packet for its meeting on March 5, 2024.**

The proposed amended section 19.10.030, which mentions allowing attached houses in an RP-2 district, was included at p. 30 of the packet ([638448760310270000 \(pvkansas.com\)](#)) for the March 2, 2024, Planning Commission meeting. Thus, it wasn't created after the April 15, 2024, City Council meeting.

3. **Why wasn't this part of the presentation to the City Council on April 15, 2024?**

On April 15, 2024, Chris Brewster gave an update to the City Council regarding the Planning Commission's proposed zoning code changes.

His presentation as shown in the packet for that meeting ([638484408777030000 \(pvkansas.com\)](#), at pp. 38-64) only made one mention of “attached house,” in which he listed duplexes, 3- and 4-plexes, and townhouses as being types of “attached houses” in the MXD district.



A word search of that document revealed no other uses of “attached house.”

So why didn't he reveal this part of the plan to the City Council?

4. **Conclusion.**

Any proposals that could allow “attached houses” in what is now the R-2 district, simply by rezoning to RP-2, need to be abandoned; not only because they would be a bad idea, but because they would be contrary to the City Council's expressed intent as shown on October 2, 2023.

Otherwise, the citizens of Prairie Village would view this as being a huge betrayal, particularly since the minutes of that meeting show Mr. Brewster was present.

Thank you for considering my thoughts.

Leon Patton
Ward 5

From: [Bob Gibbons](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Council Members](#)
Subject: Planning Commission Public Expression
Date: Friday, May 24, 2024 3:48:24 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

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This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

May 24, 2014 3:40 PM

Members of the Planning Commission and City Council Members:

Thanks for spending your personal time to guide Prairie Village ahead. Most PV residents love the current looks and feel of our city. The suggested revisions contain changes on many pages of the building guidelines. It hard to accept that as a "cleaning up" as proposed are needed. It could change PV in a way that cannot be undone. I believe that a majority of PV residents do not want what you are suggesting.

For example: There is concern now of building over 35 feet but you are suggesting 50! Really?

I would compromise of height at 40 ft no exceptions.

A minimum setback of 30 feet should be the minimum. 15 Feet destroyed the PV feeling in an OP model. Zero is unthinkable as another Waldo.

Green space is critical to maintain the PV feel.

Don't allow developers slip a larger than planning commission building recommendation without neighbor notification, a public hearing, and the right to protest.

The people of PV will know what direction you recommend. Please consider these issues and your obligation to hear the majority.

Thank you for your consideration.

Sincerely,

Bob Gibbons, a resident

2904 W 71st ST

Prairie Village, KS 66208

--
BG



Virus-free www.avast.com

From: [Paige Price](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: Rezoning Regulations for Prairie Village
Date: Friday, May 24, 2024 4:10:03 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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 First time sender >

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Dear Planning Commissioners,

Prairie Village has been a nice place to live for the past 30 years but as a concerned citizen and tax payer of Prairie Village it will loose the Prairie Village feel if changes are made that impact the quality of life.

1. Large high rise projects will change the landscape if our city. We should keep to 40 feet building height or 3 story maximum building height.
2. We should have a minimum of 30 foot setbacks!!! The 15 feet with zero setback which your proposing is a problem and is not the Prairie Village feel.
3. Green space is extremely important so we should have no less than 30%, the proposed 20% is too low. If everyone wants to be green let's show green space. Kids don't want to play in the middle of the street or in parking lots, grass is much nicer
4. Maintain Citizen's rights with the 200 foot notice to a proposed project, public hearing and rights to protest.

Thank you for standing up for the rights of the Prairie Village taxpayers and citizens to be heard.

Paige K Price

From: [Dick](#)
To: nice@pvkansas.com; [Council Members](#); [Adam Geffert](#)
Subject: PLEASE FORWARD IMMEDIATELY TO PLANNING COMMISSION AND CITY COUNCIL Citizens Response -Planning
Date: Commission rezoning commercial and multiuse regulations
Friday, May 24, 2024 4:32:12 PM
Attachments: [external.png](#)

 External email >

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May 24, 2024

Planning Commission and Honorable members of the City Council:

In response to the Planning Commission's request that the residents of Prairie Village provide specific input on what we want regarding proposed commercial and mixed-use rezoning regulations we offer the following:

We would prefer that the existing regulations calling for a:

- <!--[endif]-->maximum height of 35', 2 1/2 stories
 - minimum setback of 30'
 - <!--[endif]-->greenspace of 40%
 - citizen rights-neighboring properties 1). Be notified 2). Public hearing 3.)
- Protest rights

be retained.

However, if a given proposed development would truly enhance or maintain the charm of Prairie Village and would not have a negative impact on all of the immediate neighboring properties, the following suggested alternative would be deemed an acceptable and workable regulation:

<!--[if !supportLists]-->• <!--[endif]-->3-story maximum building height with a hard stop at 40'

<!--[if !supportLists]-->• <!--[endif]-->Minimum of 30' setback

<!--[if !supportLists]-->• <!--[endif]-->Minimum of 30% greenspace

• Maintain citizen rights, within 200 ft. to 1). Be notified 2). Public hearing 3.) Protest rights

As noted above we would prefer that the existing regulations remain the same and that any development proposal that would deviate from that -not do so to any significant degree.

Regardless of whether there are any changes to the regulations, we want to retain all of the current citizens rights

We have been Prairie Village residents since 1972 and reside at 2206 W 74th Street.
Sincerely yours

Richard L. Perkins
Joan A. Perkins

From: [Steve Corwine](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: City zoning revisions
Date: Friday, May 24, 2024 4:33:45 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

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I have been a resident of Prairie Village for 22 years and continue to be because of the atmosphere that the city exudes.

While I understand the need to do some amount of clean-up to the existing zoning code in PV and also greatly appreciate the council listening to the citizens and holding R-1 districts out of these revisions I would like to ask that the council might consider a change to the existing proposal for revising the multi-family guidelines to allow 4 story buildings be changed to limiting multi-family buildings to 3 stories on any lot that abuts an R-1 lot or abuts any street that abuts any R-1 lot. I also feel that there should be set backs of at least 10 ft per floor (ie. 30ft setback for a 3 story building) for all side and rear setbacks to multi-family buildings. Again I love PV and hope the council does too.

Steve Corwine
6730 Fonticello
Prairie Village, KS 66208

From: [michelle strong](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Subject: Please forward immediately to the Planning Commission re: June 4, 2024 meeting rezoning issues
Date: Friday, May 24, 2024 4:37:12 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

 First time sender >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Hello,

I have been a Prairie Village resident for 18 years. My family and I live at 2105 W 72nd Terrace. It has come to my attention that some zoning changes are under discussion again. Please forward this email immediately to the Planning Commission, since there will evidently not be public comments allowed at the June 4 meeting.

Here is what I AM in favor of for any potential zoning updates or changes:

1. **ALWAYS preserve the rights of Prairie Village citizens.**
Any plan that removes or reduces our rights to public hearings, rights to be notified, or removes our right to protest should never be considered.
2. **THREE-story buildings maximum, with a hard stop at 40' maximum height.**
3. **Minimum of 30% green space**
4. **Minimum of 30' setback**
5. **Continuation of property owners' existing rights when property within 200' is up for rezoning.**

I am NOT in favor of any changes that seek to reduce property owners rights in any fashion, reduce building setback, reduce green space, or increase building story number or maximum height from what is listed above.

Please understand that when you seek to remove or reduce our rights, it sends a message that you don't wish to deal with the people you were elected to represent. It appears that you wish to push through changes that you know the public at large would never support.

I am not against development in Prairie Village. **I am against** development that will compromise our city's charm and make it look like every other development trend I've seen lately. You want me to accept taller buildings? Tell me why you want PV going that route it beyond the argument of, "But we NEEEEEED it!" Right now, this argument smacks of the early days of proposing the streetcar in KC. It failed so many times because the initial plans were horrible. Show us ideas that show us you care about our city as well as the people who live here.

Thank you for your time,

Michelle Strong
2105 W. 72nd. Terrace
Prairie Village, KS

From: ritajocosentino@gmail.com
To: [Adam Geffert](#)
Date: Friday, May 24, 2024 4:42:55 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

 External email >

 First time sender >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Please try to compromise.
Sent from my iPhone

From: [Leon Patton](#)
To: [Adam Geffert](#)
Subject: Fixing a flawed definition
Date: Friday, May 24, 2024 4:45:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[external.png](#)

External email >

This is an EXTERNAL email. Please use caution. DO NOT open attachments or click links in unexpected emails or from unknown senders.

Dear Members of the Planning Commission,

The definition of townhouse in your proposed ordinance has two major flaws, and one minor one. Here is the definition as shown in [638503281329300000 \(pvkansas.com\)](#):

19.02.218. DWELLING, TOWNHOUSE

Townhouse means a residential building containing more than one dwelling unit with such dwelling units being separated by foundation to roof common walls as opposed to one unit being over another, and each maintaining a private entrance on the building front. This configuration may allow platting and individual ownership of the building and underlying lot.

So, it states that a townhouse is “a residential building”

This means that the “building” is the townhouse, not an individual dwelling unit within the building. So, what do you call an individual dwelling unit? It doesn’t say.

And why does it say, “more than one dwelling unit” rather than something like “three or more”?

Under that definition, Prairie Village duplexes could be considered to be townhouses even though they are in a district where townhouses are not allowed. This is particularly true for the duplexes that have separate ownership of each side, such as at 4301 and 4303 W. 82d Street, as shown on Johnson County’s AIMS website ([Johnson County Online Mapping \(jocogov.org\)](#))



Finally, this definition contains one of the many examples of where a compound adjective should be

hyphenated, but isn't. It should say the units are "separated by foundation-to-roof common walls . . .
."

PV has adopted the 2018 edition of the IRC, which defines a townhouse as:

[RB] TOWNHOUSE. A single-family *dwelling unit* constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a *yard or public way* on not less than two sides.

So, I suggest a definition that contains the best of both, taking the first half of the IRC definition and the last three-fourths of the proposed ordinance's definition, and hyphenating the compound adjective:

Townhouse means a single-family dwelling unit constructed in a group of three or more attached units, with such dwelling units being separated by foundation-to-roof common walls as opposed to one unit being over another, and each maintaining a private entrance on the building front. This configuration may allow platting and individual ownership of the building and underlying lot.

Thank you for considering this.

Leon Patton

Ward 5

From: [Leon Patton](#)
To: [Adam Geffert](#)
Subject: FW: Part of the proposed ordinance is contrary to the City Council's expressed intent -- ADDENDUM
Date: Friday, May 24, 2024 4:47:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[external.png](#)

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Dear Members of the Planning Commission,
I identified another way that the proposed ordinance is inconsistent with the intent of the October 2, 2023, motion mentioned below.
The motion states that there will not be lot size modifications in the zoning districts.
The current R-3 lot size is 2,500 per family unit:

19.12.035. - LOT AREA PER FAMILY.



The minimum lot area for garden apartments shall be 2,500 square feet per family units; provided that in no case shall apartment buildings and carports, if any, cover more than 20 percent of the area of the lot or tract; the remaining eighty percent of land to contain lawn, landscaped areas, recreation areas and open parking lots.
The proposed ordinance reduces the lot sizes in R-3 to 1,750 per unit.

19.12.015. DEVELOPMENT STANDARDS.

Table 19.12.A. Development Standards	
R-3	
Lot:	
Area	1,750 s.f. per unit

That also violates the Council's Oct. 2 motion, because it is a modification of the lot size.
Thank you for considering this.
Leon Patton
Ward 5

From: Leon Patton <Ksgrampa@outlook.com>

Sent: Friday, May 24, 2024 2:35 PM

To: Adam Geffert <ageffert@pvkansas.com>

Subject: Part of the proposed ordinance is contrary to the City Council's expressed intent.

Dear Members of the Planning Commission,

Some of the provisions in the proposed zoning ordinance are contrary to a directive from the City Council. And it appears they were not mentioned in Chris Brewster's presentation to the City Council on April 15, 2024, even though they were presented to you on March 5, 2024.

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 - Revisions to the "Site Plan Approval and Public Notice" code in sections 19.06.050 and 19.08.045 which address the R-1A and R-1B zones respectively in Prairie Village.

So, in pertinent part, it said that “per prior direction from the City Council or the Planning Commission,” those recommendations are NOT being, or never had been, actively developed as part of the current housing initiative.

In spite of that, there are key provisions in your proposed ordinance that, at a minimum, are contrary to the intent of that directive.

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The proposed ordinance adds two new sections that appear to allow the equivalent of triplexes and fourplexes in an RP-2 district, which I believe would be contrary to the expressed intent of the City Council that triplexes and fourplexes would not be allowed in an R-2 district.

Chapter 19.10 of the zoning regulations in the Prairie Village municipal code (PVMC) pertains to District R-2, the two-family (duplex) residential district (([Chapter 19.10 - DISTRICT R-2 TWO-FAMILY RESIDENTIAL DISTRICT | Code of Ordinances | Prairie Village, KS | Municode Library](#))).

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- (a) Detached House – Standard Lot
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- (c) **Attached House**

Commented (CB3): Added to give more guidance on application of P- districts than is in the current code for potential R-2P applications.

So, what does “attached house” mean?

19.02.208 DWELLING, ATTACHED HOUSE

Attached house means a small-scale residential building type that includes **2 to 4 dwellings** that may be joined in a variety of configurations, including combinations of side-by-side, front-back, or up-down configurations. It is distinguished from a townhouse or an small apartment as it maintains the appearance and scale of a single detached house, despite having multiple units, and is distinguished from a duplex as it may have more than 2 units.

These two sections would, if enacted, allow the rezoning of an R-2 property into an RP-2 property that could include an “attached house”; I don’t believe any property in another district would be considered for rezoning to RP-2.

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							Front	Side	Rear
Detached House – Large Lot	1	10K +	80' +	30%	60%	35' 2.5 story	30'	7'	25'
Detached House – Standard Lot	1	6K – 10K	60' +	30%	60%	27' 2 story	30'	6'	25'
Detached House – Small Lot	1	3K – 6K	30' – 50'	50%	30%	22' 1.5 story	15' – 30'	5'	25'
Attached House	2 - 4	6K – 15K 3K / unit	60' -125'	40%	40%	35' 2.5 story	15' – 30'	7'	25'
Townhouse	3 - 6	1.2K / unit	14' / unit min.	60%	40%	40'	15' – 30'	10' / 10'	15'

So, as compared to PVMC Sections 19.10.20 through 19.10.046, converting an R-2 property to an RP-2 property would change the

minimum front yard setback from 30 feet to 15 feet, the minimum lot width would be reduced from 80 feet to 60 feet (which is the current minimum lot width for an R-1b single-family house), the lot area per unit/family would be reduced from 9,600 square feet to 3,000 square feet, and the maximum building coverage would increase from 30 percent to 40 of the net lot area—meaning the size of the RP-2 “attached house” could be one-third larger than the existing duplex.

2. These amendments were presented to the Planning Commission in the packet for its meeting on March 5, 2024. The proposed amended section 19.10.030, which mentions allowing attached houses in an RP-2 district, was included at p. 30 of the packet ([638448760310270000 \(pvkansas.com\)](https://www.pvkansas.com/638448760310270000)) for the March 2, 2024, Planning Commission meeting. Thus, it wasn’t created after the April 15, 2024, City Council meeting.

3. Why wasn’t this part of the presentation to the City Council on April 15, 2024? On April 15, 2024, Chris Brewster gave an update to the City Council regarding the Planning Commission’s proposed zoning code changes. His presentation as shown in the packet for that meeting ([638448777030000 \(pvkansas.com\)](https://www.pvkansas.com/638448777030000)), at pp. 38-64) only made one mention of “attached house,” in which he listed duplexes, 3- and 4-plexes, and townhouses as being types of “attached houses” in the MXD district.



A word search of that document revealed no other uses of “attached house.” So why didn’t he reveal this part of the plan to the City Council?

4. Conclusion.

Any proposals that could allow “attached houses” in what is now the R-2 district, simply by rezoning to RP-2, need to be abandoned; not only because they would be a bad idea, but because they would be contrary to the City Council’s expressed intent as shown on October 2, 2023.

Otherwise, the citizens of Prairie Village would view this as being a huge betrayal, particularly since the minutes of that meeting show Mr. Brewster was present.

Thank you for considering my thoughts.

Leon Patton

Ward 5

From: [Leon Patton](#)
To: [Adam Geffert](#)
Subject: Thoughts on the proposed ordinance
Date: Friday, May 24, 2024 4:49:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[external.png](#)
[finance_warning.png](#)

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 Contains topics of a financial nature >

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Dear Members of the Planning Commission,
Some thoughts on the proposed ordinance:

1. Table 19.23.A (MXD Building Type Standards) permits four-story medium and large apartment buildings that are 50 feet high, and three-story townhouses, live/work, and small apartments that are 40 feet high. Would you want someone to build one of those next to your home? Why would you allow that to happen to someone else?

No new buildings should be any taller than the ones that presently exist in a given location.

2. The proposed ordinance should change its references to C-O (“see-oh”) to C-0 (“see-zero”). Word searches of the PV Municipal Code for C-O and C-0 show it exclusively uses C-0 (“see-zero”).

As an example, the proposed ordinance in 19.16.025 uses C-O, then uses C-0 in 19.14.035.

19.16.045025. PARKING REGULATIONS IN DISTRICT C-0

See chapter 19.46 off street parking and loading regulation

19.14.035. PLANNED ZONING APPLICATIONS.

Application of the C-O district through planned zoning applicat

3. Compound adjectives should usually be hyphenated, but they are used inconsistently if at all. Sometimes it has “single-family” and “two family”:

19.04.005. DISTRICTS DESIGNATED.

In order to designate districts for the purposes of the following zoning districts:

District R-1a, single-family residential district;

District R-1b, single-family residential district;

District R-2, two family residential district;

Other times it has “single family” and “two-family”:

Single family dwellings
Two-family dwellings

19.10.025. SITE PLAN APPROVAL.

All new buildings or structures and proposed expansions and enlargements of more than ten percent of the existing floor area of existing buildings except single family and two-family dwellings, group homes and residential design manufactured homes shall

This is just one of several examples, but I'm not going to spend any more of my time on it. Someone who is getting paid and should have done it right the first time should get one of their associates with better writing skills to review their work and identify the other places where there should be a hyphen.

Thank you for considering this.

Leon Patton

Ward 5

From: kathyh3601@icloud.com
To: [Adam Geffert](#); [Nickie Lee](#); [Terry O'Toole](#)
Cc: [Council Members](#)
Subject: [SPAM] [SPAM] Zoning Changes
Date: Friday, May 24, 2024 4:52:47 PM
Attachments: [external.png](#)

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The zoning changes currently being considered by the Planning Commission appear to either not have been thought through thoroughly by PC members, or that some members are ignoring the concerns of homeowners of our Prairie Village Community.

I attended the last planning commission meeting and although the homeowner comments triggered some unfortunate behavior, it should have been a Wake-Up Call to PC members that the changes being considered go far beyond what is acceptable to many homeowners.

Will any change be acceptable to all, probably not. But there are homeowners that are communicating a willingness to compromise. Your actions will hopefully show respect to homeowners and will be a start to regaining the trust you need to perform your service.

Please limit any changes to:

- 3 story buildings maximum, with a hard stop at 40 ft.
- Minimum of 30% green space.
- Minimum of 30' setback
- AND, most importantly, continuation of property owners' existing rights when property within 200' is being considered for rezoning.

Prairie Village homeowners have invested in their homes because they value the community. Please represent homeowners as you review any changes in our city zoning and do not let your decisions be influenced by outside sources. Thoughtful change can gain support. Change that is being pushed forward with the appearance of an unknown agenda will not be accepted.

Thank you for listening.

Kathy Harman
3601 W. 73rd Street

From: [Kevin McNeall](#)
To: [Adam Geffert](#); [Nickie Lee](#); councilmembers@pykansas.com
Subject: Commercial Zoning
Date: Friday, May 24, 2024 4:57:35 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear City Council Members,

I am writing today to express my concern with the proposed changes to the zoning ordinance. This has been an emotionally charged conversation and I appreciate your efforts regarding this sensitive matter. I take the position that everyone is presenting their point of view "above the line", meaning intent is good. We may not agree, but the intent comes from a good place. It is disappointing there will be no more opportunities for the public to address their concerns in a public forum, these are public issues and I believe the public has a right to address the City Council on these matters. I understand some people have been ugly in their statements, which is unfortunate, and you should not have to deal with that kind of language.

- Why would there be a provision that does not allow a home owner the opportunity to speak to a proposed site plan change? Removing the rights of the public's voice to be heard could be considered an Oligarchy, which is defined as, a form of power structure in which power rests with a small number of people. Wikipedia goes on to explain that power structures considered to be oligarchies have often been viewed as coercive, relying on public obedience or oppression to exist. Not allowing public protest or petition provisions is by definition oppressing our rights and freedoms as tax payers and residents of Prairie Village.
- Site Plan procedures, Public Hearings, Protest Petitions. The Public Hearing notice and protest petition provisions as set out in the Kansas Statutes should be required for any site plan and site plan amendment within the R-2, R-3, R-4, MXD and all Commercial districts. The property owners who own property within 200 feet of these zoned districts have every right to be aware of and speak to the proposed site plans and changes to site plans in these districts.
- We all have friends who are developers or commercial real estate, etc. Builders and developers can make money in PV. To Greg Shelton's point, they may need to be more clearly defined so the developer knows what to expect. But, there is plenty of opportunity for a developer to make money by developers even with the proposed restrictions.
- I believe there have been several conversations on how to make PV more "green" friendly.
 - How does reducing greenspace increase being green friendly? 30% needs to be the required minimum for R-2, R-3, R-4 and MXD.
 - Also, how does adding new construction with more offices and larger parking lots help with the green initiative? Doesn't that add stress to public services?
- Front setbacks in R-2, R-3, R-4 and MXD should be 30'. What would be the benefit to our community with the setbacks at 15 feet? This only helps developers, not the people who

- live here.
- Building height maximums in R-2, R-3, R-4, MXD and all Commercial zones should be 3 stories, not to exceed 35'. If a larger building in the right area makes sense, then a public hearing can be held to discuss.
 - Our schools are already overcrowded. Meadowbrook park has added a substantial amount of additional traffic that clearly was not taken into consideration. Somerset is the PV Autoban, we clearly do not have the resources to monitor and slow down traffic. It seems the proposed changes are developer friendly and not citizen friendly. I believe there is a happy medium, but the current path and lack of flexibility from the City Council is concerning and disappointing.

If you have any questions you can contact me at 913.909.3028 or kmcneall87@gmail.com

Respectfully,

Kevin L. McNeall

From: [Matt Van Becelaere](#)
To: [Council Members](#)
Subject: PV Housing
Date: Friday, May 24, 2024 5:02:20 PM
Attachments: [ATT00001.htm](#)
[20240301_Message.pages](#)
[ATT00002.htm](#)
[external.png](#)
[finance_warning.png](#)

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All,

I believe my views differ from those typically expressed by citizens at the council meetings. Sometimes I think it is helpful to hear the other side. Suffice it to say that I am in favor of more density in Prairie Village, particularly in and potentially around our retail centers. I believe that there are many Prairie Village residents that agree with this viewpoint and many others that would when armed with good data.

Below is a message I wanted to deliver in person at a previous council meeting:

"Thank you all for your service, I realize the compensation can often be an unpleasant dose of ire but it can also be knowing that you were a part of making Prairie Village a better place. It is in that vein that I approach you tonight.

I reside in Ward 1. Earlier this year I wrote a message to Cole and Terry and suggested three priorities:

- * Of primary importance is the maintenance of the tree canopy in our public realm. Our residential street spaces, particularly those near The Shops are a tremendous asset, aside from the city's location the trees may be our greatest asset.
- * The second priority is more density and more economically diverse housing options, particularly in and around our retail centers. I realize that I am probably in the vocal minority when it comes to this topic and will avoid it tonight.
- * Lastly I noted that our city would benefit from stronger limitations to front facing garages and/or incentives for alternatives to them, particularly around our retail centers.

I'd like to speak briefly to the last priority.

The infill homes near The Shops are generally well built well and nicely appointed but I believe we can do much better. Because the R1-B lots are narrow relative to most suburban lots they deserve to be

considered differently than most suburban lots. On these narrower lots, front facing double car garages command nearly half of the home's public facing elevation and the associated drive consumes roughly 1/3 of the lot width. This has impacts on the public realm.

The resulting homes on these narrower lots are objectively less appealing than examples on similar lots with rear loaded parking solutions. But perhaps more importantly homes with less paving in the public realm have more green space and more opportunity for a dense tree canopy (again, the primary priority).

This is not difficult or costly to solve, in fact there are recently built homes near the shops that show us the way. Each example has a single drive lane, more in line with those provided for the original homes on the R1-B lots, that provides access to a rear loaded parking solution. This solution can be a pad or a garage (attached or detached). The public realm is greatly improved and the rear yard is quite pleasant as well. The pavement at the rear provides an ample patio and the inevitable configuration of the building or buildings help frame the outdoor space.

I realize updates to the zoning code are well under way but I ask that, if possible, consideration be given to mechanisms that might urge the design and building community towards a more democratic solution that provides a great product for the owner but also contributes to a more pleasing public space."

I have also attached a PDF file of the message I sent to Cole and Terry (there are some references to a telephone conversation I had with Terry prior to this message) that digs a little deeper into the topic and provides some effective examples that already exist in Prairie Village as well as a generic site plan for a typical lot depicting a rear loaded parking solution.

I welcome the opportunity to discuss further and hope you all have a great holiday weekend.

Respectfully,

Matt Van Becelaere

From: [Brenda Sniezek](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: URGENT | PLEASE FORWARD TO THE PLANNING COMMISSION
Date: Friday, May 24, 2024 6:21:52 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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Dear Planning Commission,

My family and I have lived in Prairie Village since 2000. We chose this community for its beauty, wonderful people, and perfect place to raise our children. However, we are concerned about the plans the current City Council has pushed through that could disrupt our community.

We are not opposed to affordable housing, but we believe there is a larger agenda at play. This is **not** about affordable housing as we all know that nothing "new" is "affordable."

We urge the Planning Committee to consider the following requests:

1. Limit the height of buildings to 3 stories, with a maximum height of 40 feet.
 2. Ensure a minimum of 30% green space.
 3. Require a minimum 30-foot setback or compatibility with surrounding buildings.
- If a structure is rezoned, we request that residents within 200 feet still have the rights we have long enjoyed in Prairie Village, including the right to be notified, heard, and protest.

We hope the Planning Committee will listen to the concerns of the citizens of Prairie Village.

Sincerely,

Brenda and Bob Sniezek
2500 W. 71st StreetDear Planning Commission:

From: [mark zastrow](#)
To: [Adam Geffert](#); [Nickie Lee](#); [Council Members](#)
Subject: PV zoning rights
Date: Friday, May 24, 2024 6:32:19 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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As a Prairie Village resident and someone who has worked in PV, and sent our 3 children to our schools I can't believe I have to actually request this but here goes.

Please do:

1. Pass a 3 story max of 40 feet.
2. Minimum of a 30 foot setback
3. Min of 30 feet greenspace
4. Maintain citizens rights within 200ft to be

Notified, public hearing, protest rights.

Respectfully,

Mark Zastrow

Sent from my iPhone

From: [Sandra BURDICK](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: councilmembers@pvkansas.com
Subject: Changes to current guidelines for commercial property
Date: Friday, May 24, 2024 9:45:03 PM
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

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To the above contacts,

I am writing to let you know I strongly disagree with the new proposals regarding commercial property. As a Prairie Village resident for 49 years I am disappointed to see the direction the city council is going with changing the guidelines for commercial property.

1. I don't support the change to 4 story buildings or changing the setback to 15'. I think we need to keep the current guidelines in force to keep our city from being overwhelmed by larger as well as closer to our streets/neighbors homes. We do not have much available property in our city to add larger commercial buildings with more people, cars & traffic. We are somewhat landlocked. Where would the potential sites be located?
2. ALL of our residents need to be informed of changes such as these before it is voted on by the council! Very few friends/neighbors I know have not been informed by their individual council/representatives. We need much better communication from our council!

Sincerely,
Sandy Burdick
8911 Catalina Dr

PS. Please forward my note to other council members.

Sent from my iPhone

From: [Tamvra Robertson](#)
To: [Adam Geffert](#); [Nickie Lee](#)
Cc: [Terry O'Toole](#)
Subject: Please adopt these zoning regulations
Date: Friday, May 24, 2024 10:31:43 PM
Attachments: [external.png](#)
[first time sender warning.png](#)

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Good evening,

I just realized that I am likely sending this email past the deadline to be considered for the June 4th Prairie Village Planning Commission meeting, but I'd like to submit my input nonetheless. Thank you in advance for your consideration in reading my email.

I have NEVER written a letter to any political organization in my life (I'm 65 years young), but I feel it is vital to protect our beloved city of Prairie Village from overzealous development. Please consider the following suggestions when moving forward with your rezoning plans:

- 1). Commercial buildings can be no higher than 3 stories with a maximum height of 40 feet.
- 2). Commercial buildings must have a minimum of 30% green space.
- 3). Commercial buildings must have a setback of at least 30'.
- 4). PLEASE continue to recognize property owner's existing rights when property within 200' is proposed for rezoning. Please continue to notify residents of proposed plans when it affects them, allowing them to express their thoughts and defend their rights as property owners in Prairie Village.

Again, thank you for your consideration of these suggestions.

Warm regards,

Tamyra S. Robertson
7336 Cherokee Drive
Prairie Village, Kansas
66208

From: [betty booker](#)
To: [Adam Geffert](#)
Subject: Rezoning!
Date: Monday, May 27, 2024 2:11:35 PM
Attachments: [external.png](#)

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Let's keep the rules that we have in Prairie Village,thank you.