

ARCHITECTURAL REVIEW BOARD AGENDA

February 15, 2022

3:00 p.m.

Pre-meeting to begin at 2:00 p.m.

#1 Consent Agenda

- A. **Kristen & Korb Maxwell** – 5527 East Mission Drive Changes to previously approved project
- B. **Evan Burton** – 5708 State Line Road Multiple window changes

#2 ~~Kyle & Karina Givanan~~*† **CONT'D TO MARCH 1** 2600 West 68th Street

~~Addition and pool~~
Continued from Jan 4th & 18th meetings

#3 ~~Bill & Sue Ann Douglas~~ **CONT'D TO MARCH 1** 5832 High Drive

~~Hammerhead and landscape plan~~
Continued from Jan 18th and Feb 1st meetings

#4 ~~Martha & John Kaiser~~† **WITHDRAWN** 6417 Willow Lane

~~Replace patio; add pool~~
Continued from Jan 18th & Feb 1st meetings

#5 **Tarak Devkota** 2517 W 68th Street

Whole house remodel / New windows & doors /
Dormers / New front entry / 2nd story addition

#6 **Steve & Kylie Finno** * 6528 Overbrook Road

New screened-in porch

#7 **John Stephenson, Jr.** † 6436 Ensley Lane

New windows/doors; new dormers; front entry;
screened porch

#8 **Aaron & Rebecca Graham** † 2701 W 67th Terrace

New home

*Variance required. † Substantial Construction

The Mission Hills Board of Zoning Appeals (BZA) provides that the BZA shall determine whether or not an ARB decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.

#1 Consent Agenda

A. Kristen & Korb Maxwell

5527 East Mission Road

The Maxwells are returning to the ARB with changes to their previously approved project.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: Intersection Green

Summary of Project:

At the front of house, an existing archtop window is proposed to be replaced in kind.

At the south side of the house, three windows with transoms are now proposed as full height windows. This makes the head height of these windows slightly higher than adjacent windows. This is architecturally acceptable because the windows tie into the bottom of an existing overhang and lowering the windows would result in a thin strip of additional trim above the windows.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Code of Design Guidelines.

B. Evan Burton

5708 State Line Road

The Burtons are proposing multiple window replacements.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front, Side and Rear
- Any Special Frontages: None

Summary of Project:

Windows are proposed to be replaced on all sides of the existing house. Most are the same size as the existing. A few are proposed at the same width as the existing, but with a lower sill height. Most of the window muntins are being changed to a smaller pattern that is prevalent throughout the existing house.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Code of Design Guidelines.

The Ginavans are proposing a whole house remodel that includes a new front driveway, new rear covered porch, outdoor kitchen, rear balcony and a new pool. The project also includes various cosmetic modifications to the existing house.

The pool, outdoor kitchen and the covered porch are all considered outdoor recreation areas which are substantial construction matters as defined by Code Section 5-103.122. The project was noticed as such.

This project was continued at the November 9, 2021, ARB meeting to allow for further design development. The project was continued at the December 14, 2021 meeting because revised drawings did not arrive in a timely manner. The project was continued at the January 4, 2022 meeting at the owner's request. The project was continued at the January 18, 2022 meeting so a final site plan/survey can be provided.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Lot Coverage of roofed structures:

House Footprint:	3,517 sf
<u>Covered Patio:</u>	<u>874 sf</u>
Total lot coverage:	4,391 sf

Summary of Project:

The existing direct driveway will be removed and replaced with a new direct drive that is significantly wider. A new walkway will connect the driveway to the front door, similar to the existing walkway.

The new covered porch spans the majority of the rear of the house, with a gabled portion extending into the rear yard. The gabled portion is a post and beam system that is partially enclosed. The remaining rear porch has a flat roof with a second-floor roof deck. A new stair connects the roof deck to a rear patio. The railings for the terrace and stair are not specified.

The new outdoor kitchen is housed within the rear porch. Two grills are housed within the porch, one of which is contained within a chimney structure. The second, a gas grill, does not have clear venting capabilities.

The pool is located behind the new rear porch and is connected to an existing rear wing by a small concrete pad. The rest of the pool does not have a deck around it. The pool equipment is not indicated on the plan.

Clarification is required.

Cosmetic modifications include: A new standing seam metal roof at the front entry. Various new windows throughout the house. New shutters on multiple windows on all sides of the house. New portico roof at all rear wing stoops. Various cedar trim throughout the house.

Ordinance Compliance:

The project is in violation of Code Section 5-123 which sets the maximum lot coverage. For this lot a maximum lot coverage of 4,289 sq. ft. is allowed, and 4,391 sq. ft. is proposed. **A variance of 102 sq. ft. is required.**

* A variance is required.
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Greenspace Review:

Lot area:	15,285 sf	
House Footprint:	4,391 sf	
Driveway/walkways:	945 sf	
Pool/Patios:	709 sf	
Remaining Greenspace:	9,239 sf	(60.5%)

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection D suggests that rear wings located in the conditional building area should have a height not to exceed 1 story and 16 feet. The depth should not exceed 24 feet. No more than 1 wing should encroach into the conditional building area. While the first floor portion of the rear wing is existing, the **second floor addition does not meeting the recommendations**. Not only is it a second floor, its eave heights are in excess of 18 feet, which is taller than the entire recommended height. Had the second floor be held back to the secondary building area, it would still be in violation since it is taller than 1 ½ stories and 24 feet.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible and recommends that a side setback be provided no less 8% of the lot width. The ARB typically waves this recommendation for lots narrower than 140 feet. **Discussion is recommended.**

Subsection H allows for compound wings where a secondary wing is attached to a primary wing. The primary wing should follow all the requirements stated above and the secondary wing should be clearly subordinate to the primary wing.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section suggests that lot coverage be limited and should not exceed an increase of 50% over the average percentage maximum lot coverage that is being used by the neighboring properties. **This recommendation has not been met.**

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This home is an existing non-conforming use.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. The new covered porch uses a roof slope that is different from the main house.

Section 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions. This recommendation has been met.

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. **This recommendation has not been met.**

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-1
Lot Area:	15,285 sf
Lot Width:	100.00

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	20' (existing)
Minimum Side Yard (Right):	10'	11' (existing)
Minimum Combined Side Yards:	25% = 25'	31' (existing)
Minimum Rear Yard: (At closest point)	20% = 30.6'	31.3' (existing)
Patio/Pool Minimum Side Yard:	15'	16'
Patio/Pool Minimum Rear Yard:	15'	31'
Maximum Lot Coverage:	4,289 sf	4,391 sf
Minimum Greenspace:	60% = 9,214 sf	9,239 = 60.5%

Drainage Study Required* if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
Has there been a documented drainage complaint against the property?	No

*See the Mission Hills website for drainage study requirements – www.missionhillsks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2600 W 68th St	15,285	3,812	4,289	88.88%
2601 W 68th St	21,064	4,772	5,354	89.12%
2517 W 68th St	22,108	2,745	5,537	49.57%
6724 Overhill Rd	18,662	2,649	4,922	53.82%
Average				70.30%
50% Increase				100.00%
Allowable LC reduced by 150% Rule =		4,289		

The Douglases are returning to the ARB to with changes to their previously approved project and to present their landscape plan as required.

This project was continued at the January 18, 2022 meeting so the site plan could be revised to eliminate the front hammer head and an alternate driveway proposed. The project was continued at the February 1, 2022 meeting at the owner's request.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The Douglases are proposing to add a hammer head in the front yard. As a result, they need to eliminate 259 sf of hardscape to meet the greenspace recommendation (based on their calculations). They are proposing to remove their rear patio to add more greenspace. The owners will walk out of their rear door and terrace stairs onto grass. A portion of the rear driveway surface will be removed and replaced with a plastic paving system which grass will grow in. It is not clear if this product meets the definition of greenspace.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Design Guideline Review:

The Design Guidelines recommend that 60% of the property be greenspace. The owners are proposing changes that may cause the greenspace to be 66 sq. ft. below the greenspace recommendation depending on how permeable the grass paving system is. **This recommendation may not be met.**

The Design Guidelines recommend that whenever possible, a widened back out and maneuvering area adjacent to the garage door(s) should be behind the front building line. If it is not possible to be placed behind the front building line, it should be located between the main driveway and the nearest side property line. If there is not enough space between the main driveway and the side property line, the back out and maneuvering area can be located off of the main driveway on the interior of the property as long as it is not directly in front of the home's main entry. The size of these driveway expansion areas located in front of the front building line should be no more than 10 ft. x 20 ft. The proposed hammerhead is 22 ft. x 22 ft. **This recommendation has not been met.**

The Kaisers are proposing to replace and expand their existing patio and install a swimming pool.

The proposed project is a substantial construction matter and was noticed as such.

The ARB continued the project from the December 14, 2022 meeting requesting that the project be revised to have a greenspace amount closer to the Design Guideline recommendation. The revised project provides 52.25% greenspace while the existing condition has 46.9% greenspace. This project was continued at the January 18, 2022 meeting to allow the city time to review the recently submitted drainage study. This project was continued at the February 1, 2022 meeting because the drainage study is still under review.

Summary of Property

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Summary of Project:

The Kaisers are proposing to replace their existing concrete patio with a new concrete patio and install a new pool at the east end. A new water feature is proposed at the back side of the pool which consists of a 16" tall stucco wall with copper scuppers and a limestone cap. The size of the pool will be 8.5' x 17'. A portion of greenspace adjacent to the patio and driveway will be filled in with concrete. Two new planter beds will replace existing concrete at the back of the home. An existing outdoor kitchen/grill area will be removed.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Greenspace Review:	<u>Originally Proposed</u>	<u>Revised Proposal</u>
Lot area:	8,914 sf	
House Footprint:	4,605 sf	1,640 sf
Detached Garage:	455 sf	459 sf
Driveway and front walkway:	2,024 sf	1,718 sf
<u>Patio:</u>	<u>1,174 sf</u>	<u>439 sf</u>
Remaining Greenspace:	3,656 sf (41%)	4,658 sf (52.25%)

Design Guideline Review:

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have greenspace no less than 60% of the lot area. **This recommendation has not been met.** Please note that the existing greenspace (currently on the property) is 4,185 sf (46.9%)

Drainage Study Required* if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
Has there been a documented drainage complaint against the property?	Yes

*See the Mission Hills website for drainage study requirements – www.missionhillssks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.

Mr. Devkota is proposing a whole house remodel with multiple exterior changes including new windows/doors, new dormers, a new front entry and a new rear covered porch.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front
- Any Special Frontages: None

Lot Coverage Review:

Existing building footprint:	2,613 sf
Proposed additions:	163sf
<u>New Porches</u>	<u>400sf</u>
Total Lot Coverage:	3,176 sf

Summary of Project:

At the front of the house, all the existing doors and windows are being replaced in a new configuration. Two new gables are proposed at the front entry. The overall roof form is being changed from hipped to gabled. The brick siding remains and will be painted.

At the sides of the house, new windows are proposed. The new gables will be sided with board-and-baton to match the existing house.

At the rear of the house, a new two-story addition is proposed. The addition only extends inches into the rear yard but has an extremely low roof pitch to keep it the same height at the existing ridge. All materials, detailing and fenestration matches the existing house.

The covered porch is located at the center of the main mass.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Greenspace Review:

Lot area:	21,876 sf	JOCO Records = 22,108
House Footprint:	3,176 sf	
<u>Driveway:</u>	<u>3,488 sf</u>	
Remaining Greenspace:	15,212 sf	(69%)

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection D suggests that rear wings located in the primary building area can have an unlimited depth, but the width should be no more than 50% of the main mass width. Their height should be limited to 1 ½ stories and 24 feet and clearly less than the main mass. The proposed rear wing is about 75% the width of the main mass and is a full two stories. **Discussion is recommended.**

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. There are at least three different pitches proposed. **Discussion is recommended.**

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

Lot Information	
Zoning:	R-1(20)/LS-2
Lot Area:	22,108 sf
Lot Width:	140.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	29.7' (Existing)
Minimum Side Yard (Right):	10'	17.8' (Existing)
Minimum Combined Side Yards:	25% = 35'	47.5' (Existing)
Minimum Rear Yard: (At closest point)	20% = 30.4'	>55'
Maximum Lot Coverage:	5,497 sf	3,176 sf
Minimum Greenspace:	60% = 9,711 sf	15,212 = 69%

Drainage Study Required* if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
Has there been a documented drainage complaint against the property?	No

*See the Mission Hills website for drainage study requirements – www.missionhillssks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.

The Finnos are proposing a new rear screened-in porch. An existing shed will be removed as part of the project.

Summary of Property:

- Character Area: Traditional Neighborhood
- Location of Common Green Space: Front
- Any Special Frontages: None

Lot Coverage Review:

Existing building footprint:	2,602 sf
Covered Porches:	98 sf
Proposed additions:	309 sf
<u>Demolished Shed:</u>	<u>-96 sf</u>
Total Lot Coverage:	3,009 sf

Summary of Project:

At the rear of the house, an existing covered porch will be removed to make way for the new screened-in porch. The new screened-in porch is sided in a combination of screen panels and timbered stucco to match the main house. A new brick fireplace is proposed at the rear of the new addition.

The existing patio is remaining essentially the same. A small addition is required where the shed was demolished, and another extension is proposed at the connection to the new porch.

Ordinance Compliance:

The project is in violation of City Code Section 5-120.D which requires patios on LS-1 lots to have a minimum rear yard setback of 15 feet. The existing patio, and the proposed extension, are located 10 feet from the rear property line. **A variance of 5 feet is required.**

Greenspace Review:

Lot area:	14,315 sf
House Footprint:	3,009 sf
<u>Driveway and Patios:</u>	<u>2,019 sf</u>
Remaining Greenspace:	9,287 sf

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Code of Design Guidelines.

* A variance is required.
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Lot Information	
Zoning:	R-1(10)/LS-1
Lot Area:	14,315 sf
Lot Width:	90.0'

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height:	35'	No Change
Minimum Side Yard (Left):	10'	25.9'
Minimum Side Yard (Right):	10'	6.9' (Existing)
Minimum Combined Side Yards:	25% = 22.5'	35.5'
Minimum Rear Yard: (At closest point)	20% = 27'	28.6'
Patio Side Yard Setback:	15'	32'
Patio Rear Yard Setback:	15'	10'
Maximum Lot Coverage:	4,094 sf	3,009 sf
Minimum Greenspace:	60% = 8,589 sf	9,287 = 64.9%

Drainage Study Required* if any answer below is "Yes"	Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?	No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?	No
Has there been a documented drainage complaint against the property?	No

*See the Mission Hills website for drainage study requirements – www.missionhillssks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.

#7 John Stephenson

6436 Ensley Lane

Mr. Stephenson is proposing a new sunroom, new patio, and a new outdoor kitchen. Outdoor kitchens are substantial construction matters as defined by Code Section 5-103.78 and 5-103.122 and was noticed as such.

Summary of Property:

- Character Area: Neighborhood Estates
- Location of Common Green Space: Front
- Any Special Frontages: None

Lot Coverage Review:

Main floor living area:	2,341 sf
Main floor garage area:	638 sf
Covered porches: (new)	440 sf
Total Lot Coverage:	3,419 sf

Summary of Project:

The proposed sunroom is located at the rear of the house on the right side and replaces an existing patio. It extends 21 feet into the rear yard. It is an open screened structure with a stone foundation. The roof is a lower slope than the main house to avoid existing windows. A new fireplace terminates the rear axis of the addition. The proposed patio is located to the side of the new addition. It is concrete with a brick border. The outdoor kitchen is located in the corner of the new patio and consists of a stone counter with a built-in grill.

Ordinance Compliance:

There are no conflicts between the proposed project and the City of Mission Hills Code of Ordinances.

Greenspace Review:

Lot area:	13,428 sf	Per Johnson County
House Footprint:	3,419 sf	
Driveway and walkway:	1,359 sf	
Patio: (New)	580 sf	
Provided Greenspace:	8,070 sf (60.1%)	

Design Guideline Review:

There are no conflicts between the proposed project and the City of Mission Hills Design Guidelines.

Lot Information		
Zoning:	R-1(10)/LS-1	
Lot Area:	13,428 sf*	
Ordinance/Design Guideline	Allowable/Required	Provided
Patio Minimum Side Yard:	15'	16'
Patio Minimum Rear Yard:	20'	32'
Lot Coverage	3,918 sf	3,419 sf
Minimum Greenspace:	60% = 8,057 sf	8,070 sf = 60.1%
Drainage Study Required if any answer below is "Yes"		Yes/No
Is the project adding 1,000 sq. ft. or more of impervious surface?		No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?		No
Has there been a documented drainage issue for this property?		Yes

*See the Mission Hills website for drainage study requirements – www.missionhillsks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.

#8 Aaron & Rebecca Graham

2701 W 67th Terrace

The Grahams are proposing a new 1-story home with a 3,838 sq. ft. footprint. The footprint consists of 2,490 sq. ft. of first floor living space, a 545 sq. ft. 2-car garage, a 252 sq. ft. detached building, and 544 sq. ft. of covered porches/decks. The project includes two driveways.

Summary of Property:

- Character Area: Suburban
- Location of Common Green Space: Front & Side
- Any Special Frontages: Corner Lot

Lot Coverage (Footprint of Roofed Structures):

Main floor living area:	2,490 sf
Main floor garage area:	552 sf
Detached building	252 sf
<u>Covered porches/decks:</u>	<u>544 sf</u>
Total Lot Coverage:	3,838 sf

Summary of Project:

The proposed house is a modern style with tongue-and-groove wood siding and painted cement panels. Windows will be clear view in the Marvin "Elevate" line in a dark bronze or black finish. The low-pitched roof will be a gray TPO or EPDM material.

The main ridge is 3.9 feet higher than the home to the right and 2.8 feet lower than the home to the south.

The owners are proposing two concrete driveways. A circle drive is proposed off of 67th Terrace and a direct drive to the two-car garage is proposed off of Belinder Avenue.

The A/C equipment is located at the west side of the home. This is not reflected on all plans.

The front entry consists of a covered porch with planting areas on either side. There is a covered deck at the rear of the main house and a smaller covered deck that connects the detached building to the main house. Both decks will be made of composite decking material. Five-foot wide concrete pavers create a walkway from the larger rear deck to the garage.

Ordinance Compliance:

There are no conflicts with City ordinances.

Greenspace Review:

Lot area:	19,020 sf	per boundary survey
House Footprint:	3,042 sf	
Detached Bldg	252 sf	
Covered Porches/Decks	544 sf	
Driveways:	2,343 sf	
<u>Steps, walkways, other</u>	<u>634 sf</u>	
Remaining Greenspace:	6,815 sf	(64.16%)

Design Guideline Review:

Section 2.5 on pages 72 through 75 of the Design Guidelines provides specific recommendations for the Suburban character area.

Subsection A suggests that the main mass of the house should be between 40% and 50% of the lot width or 65 feet. At 56 feet wide this recommendation has been met. This section goes on to suggest that the depth of the main mass should be 25% of the lot width but need not to be less than 25 feet but should not be more than 40 feet. At 18 feet deep, this recommendation has been met. Lastly this section suggests that the height be restricted to 30 feet. That recommendation has been met.

Subsection B suggests that front wings have a width clearly less than the main mass unless incorporated into the main mass width using the horizontal massing style. The depth should not be greater than the main mass. The height can be up to 1 1/2-stories but clearly less than the main mass. The location should be near the front building line. There should be no more than two. If a forecourt is formed between two wings, the depth should not exceed the width. These recommendations have been met.

Subsection C suggests that side wings, located in the primary building area, should have a depth and height up 1 1/2 stories or 24 feet, and clearly less than the main mass. They should also be set behind the front plane of the main mass. Side wings located in the secondary building area should have a height up to 1 1/2 stories and 24 feet, and clearly less than the main mass. Side wings located in the conditional building area should have a height up to 1 story and 16 feet with no second-floor dormers that overlook the neighbors. These recommendations have been met.

Subsection D suggests that rear wings located in the primary building area can have an unlimited depth, but the width should be no more than 50% of the main mass width. Their height should be limited to 1 1/2 stories and 24 feet and clearly less than the main mass. Rear wings in the secondary building areas can be up to 1 1/2 stories and 24 feet tall but clearly less than the main mass and no more than 30 feet deep. No more than 2 wings should encroach into the secondary building area. Rear wings located in the conditional building area should have a height not to exceed 1 story and 16 feet. The depth should not exceed 24 feet. No more than 1 wing should encroach into the conditional building area. These recommendations have been met.

Subsection F suggests that dormers located on wings or accessory buildings located in the Secondary or Conditional Building Areas should not be oriented toward any neighboring lots.

Subsection G suggests that driveways occupy as little of the Primary Landscape Area as possible. On lots wider than 140 feet the driveway should be located off the side property line a distance no less than 8% of the lot width. Circle driveways should have an interior green with a width no less than 80 feet wide, measured at the front property line, and depth of 40 feet measured from the curb. These recommendations have been met.

Subsection H allows for compound wings where a secondary wing is attached to a primary wing. The primary wing should follow all the requirements stated above and the secondary wing should be clearly subordinate to the primary wing. These recommendations have been met.

Section 2.6.4 on page 89 of the Design Guidelines provides recommendations for lot coverage. The section suggests that lot coverage be limited and should not exceed an increase of 50% over the average percentage maximum lot coverage that is being used by the neighboring properties. This recommendation has been met.

Section 2.6.4.A on page 89 discourages overbuilding by suggesting that homes avoid reaching more than 2 minimum/maximum setbacks or limits. This recommendation has been met.

Section 2.7.1 B on page 94 suggests that the number of different roof pitches should be limited to two. This recommendation has been met.

Section 2.7.1 D on page 96 recommends that all window muntins on the home be the same pattern and proportion, with few exceptions. This recommendation has been met.

Section 2.7.2 A on page 101 recommends garages be set behind the façade of the main house mass. This recommendation has been met. This recommendation has been met.

Section 2.7.2.B on page 102 recommends drives to be no more than 12 feet wide at the front property line. While the circle driveway complies with this recommendation, the direct drive is 16 feet wide at the property line. **Discussion is recommended.**

Section 2.7.3.A on page 106 recommends that LS-1 and 2 properties have a greenspace no less than 60% of the lot area. This recommendation has been met.

City Arborist Recommendation:

All trees will remain except for 5 (including 1 City tree) currently located where the direct drive is proposed. The owners propose to plant a replacement tree in the City right-of-way south of the new direct drive.

PRP Recommendation: Approval with the recommendation to consider a different color for the drip edge flashing.

Lot Information	
Zoning:	R-1(16)/LS-2
Lot Area:	19,020 sf
Lot Width:	135'8"

Ordinance/Design Guideline	Allowable/Required	Provided
Maximum Height: (Above average grade)	MHZO-35'/DG-30'	16.5'
Minimum Side Yard (Left):	25' platted setback	30.1'
Minimum Side Yard (Right):	10'	30.75'
Minimum Side Yard Combined	30% = 41'	60.85'
Minimum Rear Yard: (At closest point)	15% = 22.9'	25'4"
Pool/Patio Minimum Side Yard:	20'	N/A
Pool/Patio Minimum Rear Yard:	20'	20'
Maximum Lot Coverage:	4,522 sf	3,838 sf
Minimum Greenspace:	60% = 11,412 sf	12,204 sf = 64.16%
Drainage Study Required if any answer below is "Yes"		
Is the project adding 1,000 sq. ft. or more of impervious surface?		Yes/No
Will the project cause the greenspace to be less than recommended by the Design Guidelines?		Yes/No
Has there been a drainage complaint against the property?		Yes/No

*See the Mission Hills website for drainage study requirements – www.missionhillsks.gov

*The Architectural Review Board may require the drainage study be submitted before they act on the proposed project.

Address	Lot Area	Existing Lot Coverage	LC by Ordinance	% max used
2701 W 67th Terrace	19,020	3,046	4,988	61.07%
2700 W 67th Terrace	18,060	2,472	4,811	51.38%
2712 W 67th Terrace	17,754	2,823	4,754	59.38%
2711 W 67th Terrace	16,756	2,588	4,567	56.67%
2700 W 68th Street	18,445	3,601	4,882	73.76%
			Average	60.45%
			50% Increase	90.67%
Allowable LC reduced by 150% Rule =		4,522		
2701 W 67th Terrace	Proposed =	3,838	77.0%	of City Ordinance Limit
			84.9%	of Design Guideline Limit