



Lake Quivira - Resident Survey

Response Statistics

750

Survey Visits

306

Total Responses

243

Completed Responses

63

Partial Responses

0

Disqualified Responses

0

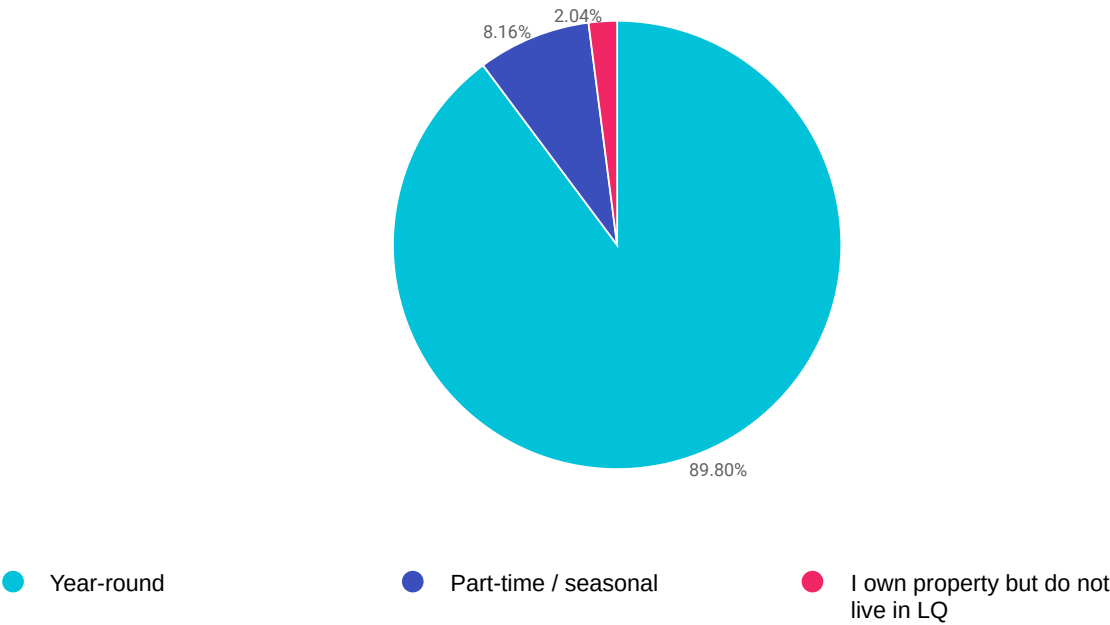
Over Quota Responses

About You

Q1

Do you live in Lake Quivira year-round or part-time?

Answered: 294 Skipped: 12

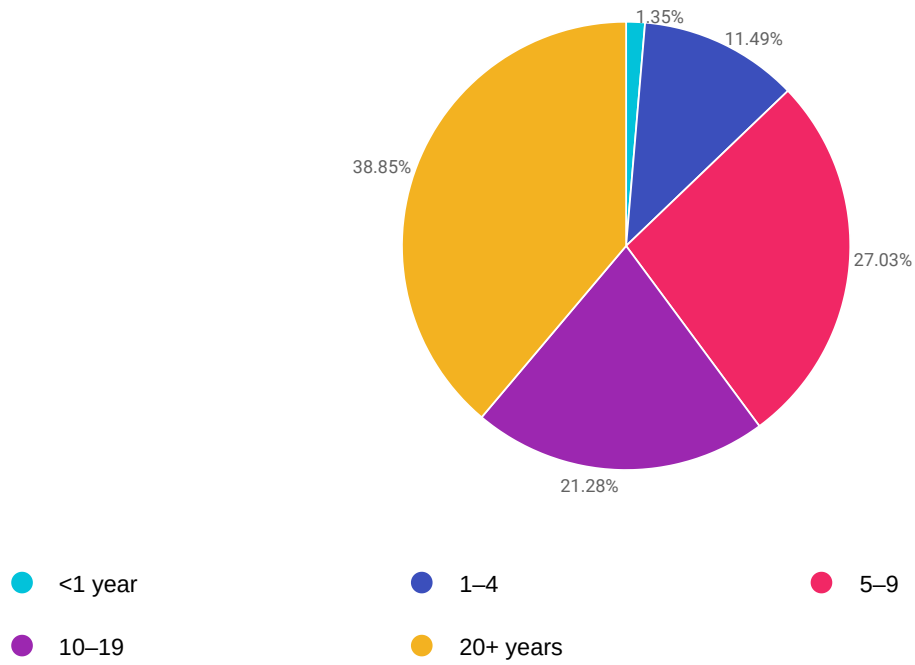


Choices	Response percent	Response count
Year-round	89.80%	264
Part-time / seasonal	8.16%	24
I own property but do not live in LQ	2.04%	6

Q2

How long have you owned/rented in Lake Quivira?

Answered: 296 Skipped: 10

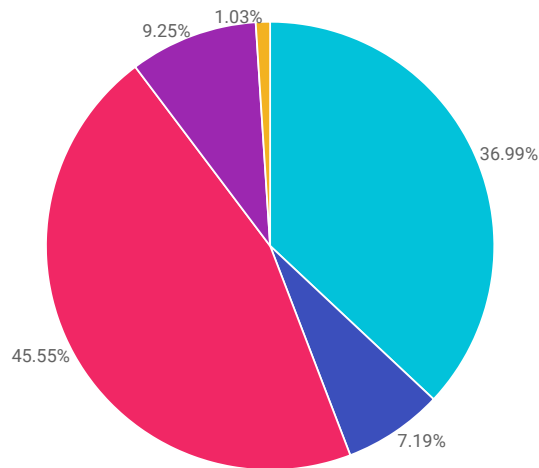


Choices	Response percent	Response count
<1 year	1.35%	4
1-4	11.49%	34
5-9	27.03%	80
10-19	21.28%	63
20+ years	38.85%	115

Q3

Where is your property located?

Answered: 292 Skipped: 14



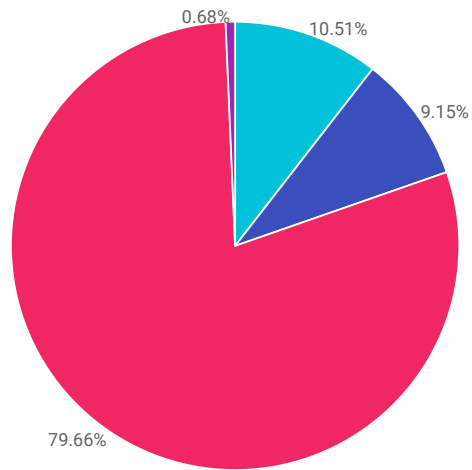
- Lakeshore
- Golf course area
- Interior neighborhood
- Near perimeter roads (Renner/85th/Holliday/Quivira)
- Prefer not to say

Choices	Response percent	Response count
Lakeshore	36.99%	108
Golf course area	7.19%	21
Interior neighborhood	45.55%	133
Near perimeter roads (Renner/85th/Holliday/Quivira)	9.25%	27
Prefer not to say	1.03%	3

Q4

About how old is your home?

Answered: 295 Skipped: 11



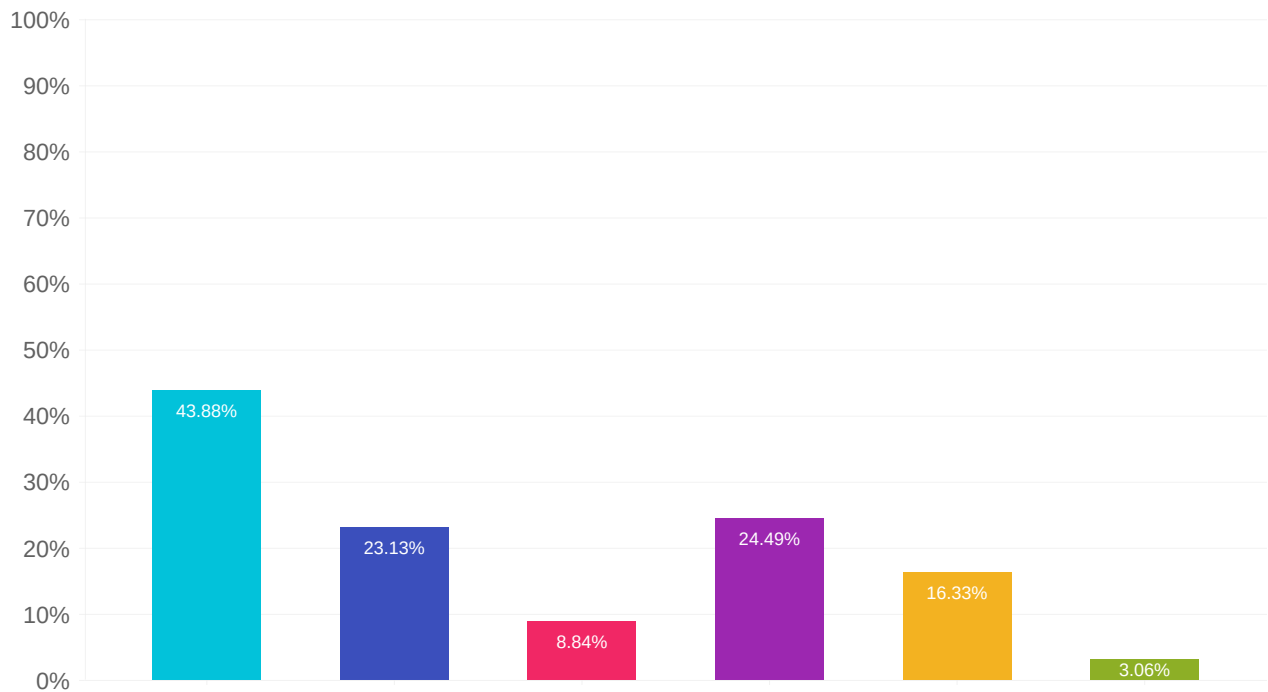
- Built within the last 10 years
- Built 10–25 years ago
- Built more than 25 years ago
- Not sure

Choices	Response percent	Response count
Built within the last 10 years	10.51%	31
Built 10–25 years ago	9.15%	27
Built more than 25 years ago	79.66%	235
Not sure	0.68%	2

Q5

Have you completed any of the following? (Select all that apply)

Answered: 294 Skipped: 12



- Remodel/addition within the last 10 years
- Remodel/addition more than 10 years ago
- Tear-down and rebuild within the last 10 years
- None of the above
- Planning a project in the next 1–2 years
- Not sure

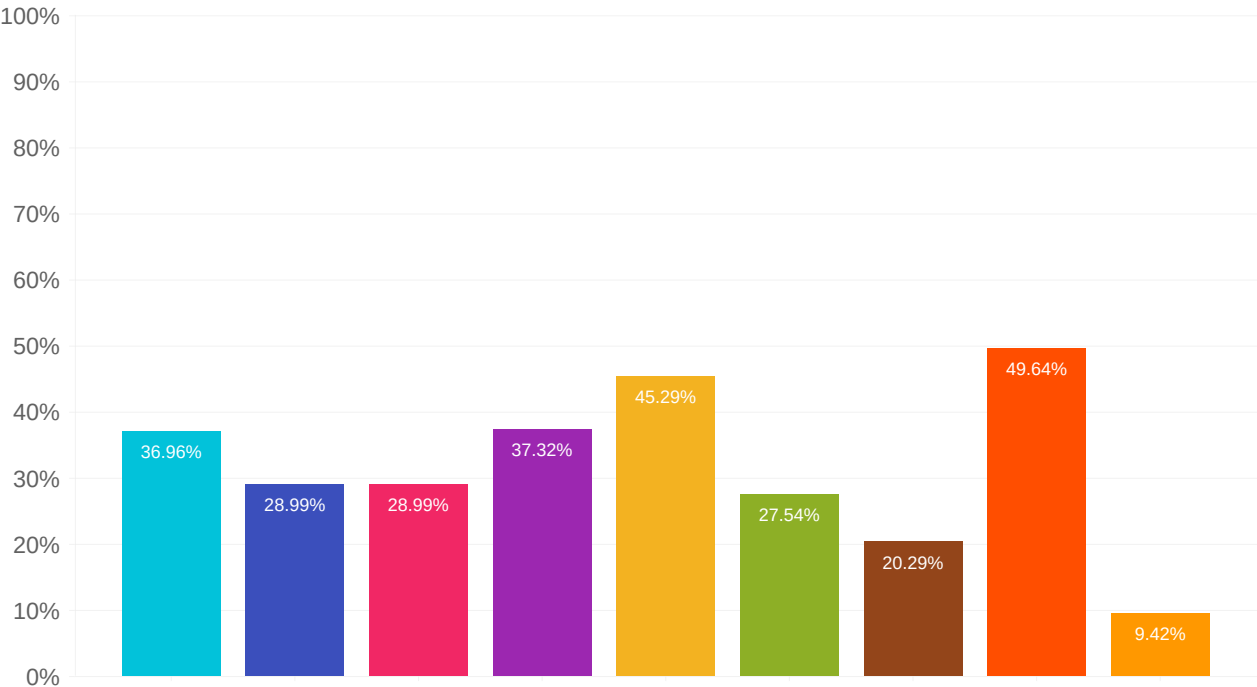
Choices	Response percent	Response count
Remodel/addition within the last 10 years	43.88%	129
Remodel/addition more than 10 years ago	23.13%	68
Tear-down and rebuild within the last 10 years	8.84%	26
None of the above	24.49%	72
Planning a project in the next 1–2 years	16.33%	48
Not sure	3.06%	9

Community Character and Priorities

Q6

What should the City’s rules protect most? (Pick up to 3)

Answered: 276 Skipped: 30



- Lake Quivira's low-density feel
- Views of the lake/golf course
- Privacy between homes and outdoor living spaces (side-to-side and back-to-back)
- Tree cover / natural character
- Quiet streets and safety
- Home quality
- Varied architectural styles
- Fairness and predictability in approvals
- Other (Please specify)

Choices	Response percent	Response count
Lake Quivira's low-density feel	36.96%	102
Views of the lake/golf course	28.99%	80
Privacy between homes and outdoor living spaces (side-to-side and back-to-back)	28.99%	80
Tree cover / natural character	37.32%	103
Quiet streets and safety	45.29%	125
Home quality	27.54%	76
Varied architectural styles	20.29%	56
Fairness and predictability in approvals	49.64%	137
Other (Please specify)	9.42%	26

Other (Please specify)

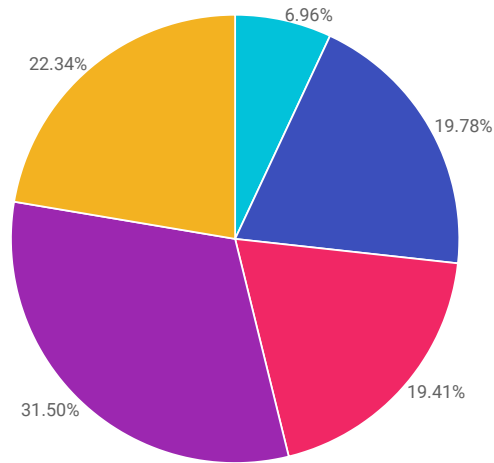
1. The lake
2. Follow LQ rules about space between lot lines.
3. Unique designs (not cookie-cutter Jo Cnty)
4. Dredge the Lake!
5. Police the traffic, particularly contractors and all their crazy
6. All of the above, but add: Neighborliness in design. Not ruining views, building astronomically bigger than surrounding homes, and for teardowns especially, not building substantially bigger than the footprint of the previous home on the site.
7. Scale and size of home compared to surrounding homes.
8. All of the above apply. Emphasis on naturalized setting and privacy.
9. All the above
10. Home sizes should be reasonably similar and fit the lots
11. Older existing homes that need paint or their decking is rotting away on their houses, spray for weeds
12. No more McMansions!!!
13. Rules aren't followed so making them is silly. He who has the biggest house and most cash wins
14. Consideration of the individual lot and how to coordinate the character of the lot with the build. Does the build/addition fit the lot?
15. All of the above. These are all values of our community! Why would you limit us to three?
16. inconsistent application of rules, overbuilding on generally small lots, encroachment
17. Lower property taxes
18. Preventing houses that dwarf neighbors and establishing or enforcing codes to prevent houses exteriors from looking run down
19. Square footage limits
20. Prieb

21. All of above
22. Up keep the older rundown homes
23. Someone on the BZA who knows the rules and does not make decisions based feelings and resident pressure
24. Styles in keeping with a lake feel, soft modern upgrades, no mega homes that are better on Vail's mountain. This should be done with fairness and predictability in approvals
25. All of these are important, it's hard to pick 3
26. visibility of oncoming traffic

Q7

How satisfied are you with the “fit” of newer or rebuilt homes in the community?

Answered: 273 Skipped: 33



Very satisfied

Satisfied

Neutral

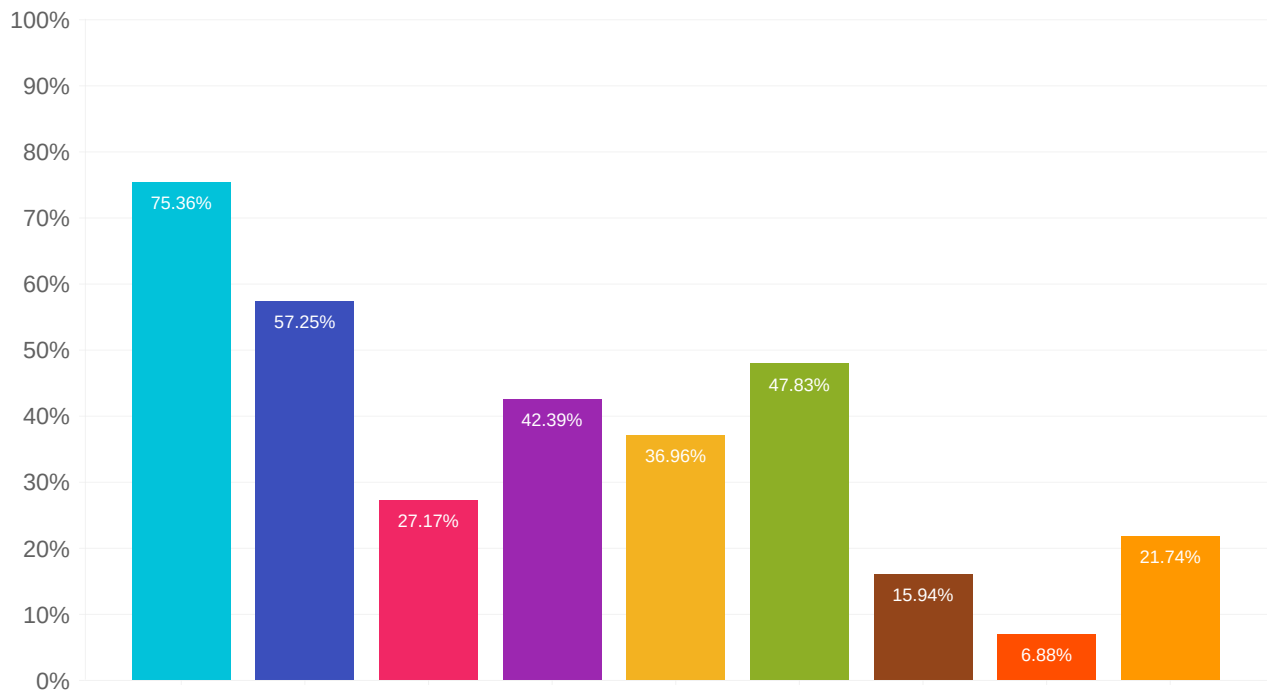
Dissatisfied

Very dissatisfied

Choices	Response percent	Response count
Very satisfied	6.96%	19
Satisfied	19.78%	54
Neutral	19.41%	53
Dissatisfied	31.50%	86
Very dissatisfied	22.34%	61

What changes have you noticed that concern you (if any)? (Select all that apply)

Answered: 276 Skipped: 30



● Homes feel taller/bulkier

● Homes are closer to property lines

● Loss of views

● Loss of trees

● Drainage/runoff issues

● Construction impacts (noise, traffic, parking)

● More intensive backyard/outdoor spaces(covered/enclosed porches, pools/hardscape, less green space, closer to neighbors)

● Nothing in particular

● Other (Please specify)

Choices	Response percent	Response count
Homes feel taller/bulkier	75.36%	208
Homes are closer to property lines	57.25%	158
Loss of views	27.17%	75
Loss of trees	42.39%	117
Drainage/runoff issues	36.96%	102
Construction impacts (noise, traffic, parking)	47.83%	132
More intensive backyard/outdoor spaces(covered/enclosed porches, pools/hardscape, less green space, closer to neighbors)	15.94%	44
Nothing in particular	6.88%	19
Other (Please specify)	21.74%	60

Other (Please specify)

1. Houses too big for their lot size
2. Friends & family approvals
3. The new Prieb home is all you need to see to tell you how JACKED up things are out here.
4. None of the rules appear to apply anymore. I don't see how some of these new houses are not considered fire hazards considering how close they were allowed to be built to standing homes
5. Nice to see higher quality homes
6. Street damage
7. Some homes are very Johnson County and not unique
8. streets are not good
9. Better job of people's landscaping and reduction of weeds on their properties
10. allowing too big of homes to be built
11. Architectural style of new builds can feel like Lenexa tract homes and lack character and aesthetic appeal
12. The huge home on Lakeshore on the west side is an eye sore and totally inappropriate.
13. intrusion of neighbors property
14. When houses are built like the Prieb albatross, they don't fit into their surroundings, ruin the character of lakeshore drive, and diminish the look and feel of Lake Quivira
15. Homes that look like apartment buildings.unkept backyards especially on a lakeshore east. Fallen trees should be removed.
16.  on that crazy Prieb monster, totally  on that one
17. Not specified
18. Track home feel
19. Need to fit the lot and the general fit of the houses around in a reasonable way
20. Scale and size

21. There is one house in particular that stands out. Not sure how it was approved when others have struggled to get more minimal changes done.
22. Just one house sticks out like a sore thumb. All the others, even the other large ones, fit with the feel of the lake and are beautifully done.
23. The one outlier house on lakeshore west
24. There is one newer build on Lakeshore that doesn't fit in out here. Every guest we have comment on how it looks like a hotel. That's not really what this community is about. Not sure how that ever was allowed to happen.
25. All the above
26. Large home on Lakeshore is an eyesore looks like a hotel
27. Not specified
28. Already implied in other choices, but rebuilds are stretching from property line to property line therefore loss of green space, trees, views, character of the neighborhood
29. How long projects are taking! Some of these projects are going on 3 years and it is ridiculous as neighbors!
30. Not all remodels are guilty of these concerns, just one in particular
31. inequity of approval for people with money and stature
32. Road Damage as a result of heavy trucks
33. [REDACTED]
34. No green space around house
35. Extended construction times
36. It is as if no one is supervising and requiring contractors to follow current policies
37. Build it and apologize later. No enforcement for broken rules after built. Light pollution coming from up lights on homes. There is a reason the we don't have bright street lights.
38. loss of trees
39. Duration of construction
40. Most homes feel very appropriate. One particularly large home seems too large for the surrounding areas.
41. codes enforcement is a joke
42. New. giant houses that don't comply with greenspace requirements and are out of place
43. The house on the Lakeshore W that sticks out as not being consistent with any other houses. I bet 4 out of 5 times I bring people out they comment negatively about it. One person even asked if it was a hotel.
44. The juxtaposition of enormous new homes next to older, smaller homes is jarring
45. Prieb
46. Homes that feel like everywhere else in Johnson County (cookie cutter with no character)
47. Preference to "legacy" families who seem to blow past ALL the rules/setbacks/greenspace requirements that everybody else has to comply with.
48. Total lack of judgement by all involved in the Prieb home.
49. Loss of uniqueness, squarefootage that doesn't fit the feel of the property
50. Need to tear down some of the older dumpy houses
51. I'm concerned mainly about one home within my view that does not fit in well with the others nearby in height, scope and style, and I wonder how that project was approved when simple patio extensions and tasteful remodels are not approved!
52. Mostly we are satisfied with the one obvious exception being the Prieb home which was way too large in scale relative to their neighbors.
53. One home checks many boxes but not pervasive.
54. Not all rebuilds are intrusive etc. just a couple. Some are very tasteful and fit the feel of LQ
55. Variances should only be granted based on hardship. Hardships should already be defined in the rules and should be , which should already be defined in the rules. BZA should work closely with ARB.
56. non-compliance with green space ratio requirement
57. Neighborhood has to update or it will die old homes need to be updated or replaced to protect the value of the community. It needs good stewardship but change is ok.

58. The lakeside area should keep the lake feel with more variability sizes higher up could be considered but NOT connecting second level to the lakeside levels
59. Activities significantly disrupt traffic, lack of traffic control & notice, debris on roads, random activities that block roadway, Especially on west curves, heavy/concrete trucks over dam damaging roads
60. less visibility of oncoming traffic

In one sentence, what does “Lake Quivira character” mean to you? (open-ended)

Answered: 195 Skipped: 111

1. Comfortable, unique, classic lake community
2. Resort feel community
3. Unique homes that are sensitive to the neighborhood.
4. We want to maintain the feel of LQ while offering up the modern convenience's allowed today. Big homes do not mean better homes.
5. It's not what you know, it's who you know.
6. Variation of housing architectural of high quality & high home prices
7. A safe place to raise kids with the intent on being outside and enjoying nature instead of playing with electronics.
8. A well maintained, lake, trees and density
9. Custom family oriented homes that preserve the feel of nature in the community
10. Everything.
11. Safety
12. Community coming together.
13. We love the small feel.
14. Unique homes. Charm. Not Johnson County replicated style.
15. I think there are a lot of characters...at Lake Quivira :)
16. Unique properties of Quality
17. safety
18. Lake Quivira should be a low density community, with lots of trees and natural beauty.
19. Reasonably sized homes that don't stick out like a sore thumb in terms of size.
20. Quality and respect for others
21. lake look incl cabin rustic rather than mansions
22. a community with a peaceful feeling
23. Safety
24. range in sizes and styles of homes and laid back feel, not ritzy overpriced neighborhood
25. Unique, high quality homes that preserve the area's natural feel.
26. A nature enriched family oriented community that encourages enjoyment of the outdoors, respect for neighbors and the preservation of nature in the area
27. Unique homes that fit the lots within LQ reflecting the personal tastes AND LQ charm.
28. Unique, feels like you're arriving at a great place to vacation.
29. Good neighbors and volunteers.
30. It means building good quality homes and being kind and respectful to our neighbors/neighborhood.
31. Tasteful, traditional, with huge respect for trees, nature, and low density and preserving views for neighbors.
32. independent
33. Friends
34. Unique architecture/design with preservation of green space.
35. A close-knit, highly social lakeside community with a relaxed, always-summer feel.
36. Respectful of nature
37. one of a kind
38. Lake Quivira is built upon integrity which is the foundation of our thriving living community, grounded in fairness, with clear principles and rules that uphold and maintain the high standards we expect.
39. Friendly
40. Respectfulness for all the residents.
41. Diversity of architectural style

42. High end lake and golf community.
43. Natural, historic, peaceful
44. A close-knit, highly social lakeside community with a relaxed, always-summer feel.
45. Our community's character is rooted in our commitment to respecting the balance between the natural beauty of the lake and forested areas with that of homes and amenities that reflect our interest in neighborly engagement.
46. Low density, high trees, and clean lake
47. A bucolic, natural environment without McMansions
48. It means being an approachable and friendly neighbor-which seems to have been lost over the last few years.
49. Community and nature
50. Variety but tasteful in size and appearance. Small community feel.
51. It's Lake Quivira (not Golf Quivira) so the lake should be the primary motivator with every development decision.
52. A mostly private, natural setting.
53. The character of Lake Quivira are its unique and often architecturally interesting homes.
54. "Lake Quivira Character," ideally, would represent a deep sense of self, of our history; of our relationship with our surroundings; of how we relate to each other; and of a shared sense of purpose.
55. Variety of homes that fit on their lot, maximize views and feature old trees.
56. Reasonable fees and taxes
57. Individualism in a community setting
58. Lake Quivira character is the unique blend of nature and good family living.
59. Safe space. Consistency with building rules
60. Quirky, classy, fun, safe within the beautiful nature setting
61. quaint, unique, not reproducible
62. Charming homes surrounded by trees and water.
63. Homes are personal and varied, each has their own special character
64. Quality with properties close enough to each other and the streets to encourage a sense of community. I especially love the lakeshore homes with porches or decks on the front that encourage that.
65. Diverse styles
66. Lake Quivira has a long history of unique homes on unique lots in a unique community. That is one of the reasons we love it out here.
67. Building good quality homes that make sense and represent who we are; kind and caring community.
68. Charming and a safe place to live
69. Unique architectural styling respectful of immediate neighbors and in context of the lake in general.
70. Creative architecture that respects neighbors and community
71. People are down to earth
72. Variety
73. Variety of homes built the last 100 years.
74. LQ is a lake community that values green space and nature.
75. Beautiful neighborhood with character
76. Individual homes, quality, care for the lake and community feel.
77. Home designs that are unique and custom, not a home found commonly all over Johnson county.
78. A tight woven sense of community
79. Natural feel not forced or oversized
80. Unique, safe, family-friendly, active fun, full of nature place
81. Privacy.. yes
82. Nature privacy unique
83. Secure and pleasant environment. Quiet neighbors.
84. Million Dollar Mansions have ruined LQ therefore it's character has been lost

85. Quality
86. Varied home design and size, adherence to "tree city"
87. Fit the environment of the character of our the lake. Don't make it look like a OP neighborhood
88. Neighborliness
89. Small town feel within the city.
90. Charming
91. The very large house on the west side on lakeshore looks so out of place!! How did this ever pass!!!
92. Unique design that does not disrupt community sensibilities
93. Community that is safe and has a variety of architectural styles
94. low-key, and that is lost. Totally lost
95. LQ lost it's character when some committee approved the Prieb house on Lakeshore West!
96. LQ lost it's character when some committee approved the Prieb home on Lakeshore - how did that happen???
97. Diversity
98. variety
99. free feeling home with nature
100. Quality of life, family community living
101. Not cookie cutter homes
102. A safe neighborhood, with plenty of green space and neighbors who care about their neighbors and norms
103. Small town feel
104. Lake Quivira character is honest, diverse and fits on the lot, leaving green space
105. The character of Lake Quivira is one of a feeling of serenity once entering the community, coupled with an engaged and caring community of people.
106. Keeping the family friendly and casual lake feel. For those wanting McMansions, they should move to other communities.
107. Unique, attractive and upscale homes that are consistent with neighbors and enhance the natural surroundings.
108. High quality home living environment
109. I wish there had been "rules" to prevent McMansions on small lots. LQ has lost the "lake living"feel.
110. A lovely understated community
111. Lake Quivira character consists of the older original lake houses and newer builds that reflect the priorities and tastes of the members.
112. .Quality homes in a park like unique environment
113. A close-knit, active lake community with strong social connections and pride of ownership.
114. Appreciation of community, respect for quality and privacy on the lake and preserve nature.
115. Unique homes with varied architectural styles with robust green space.
116. Green space, lake community
117. Not homes that look like apartment buildings
118. a community for lake living with other amenities not upscaled country club living.
119. Harmony with existing natural beauty and community-friendly feel of our neighborhoods means everything!
120. Unique and unobtrusive
121. Small town feel surrounded by nature
122. Nature-scaped rural country community lake getaway with time-varied styles of homes and amenities to settle one's soul from the world outside the gate
123. Community feel with country club/resort amenities
124. Community feel, Family friendly, neighborhood.
125. LQ character is a more passive aesthetic that relates to the lake's natural character.
126. Versatile, Vibrant elegance
127. Unique

128. Variety of home styles, laid back "lake attitude" with room for all types of housing.
129. Cohesive variety with a casual yet upscale feel.
130. Lake Quivira is an eclectic neighbor with wonderful variety.
131. Core Values say it best especially with respect to preservation of green space, natural assets, and unique character.
132. Safety, quiet, friendly and a caring community that listens to concerns seriously.
133. paradise is changing
134. Unique homes with spacing for privacy.
135. Quaint lake community that has traditional charm with great amenities.
136. Tasteful homes that compliment neighboring homes while allowing for uniqueness and a fair process that has the community's best long-term interests in mind.
137. Homes are eclectic each one is unique
138. Ultimate in privacy and natural beauty.
139. Laid back lake life not loch Lloyd fancy
140. A unique lake community with an Clubhouse and a Golf course not a country club yet
141. Diverse, lake-style homes with aesthetic appeal to reflect the diversity of time and character of residents.
142. Unique, beautiful community
143. Tradition, quality, classic
144. Homes in harmony with the natural environment
145. High end construction and materials
146. not cookie cutter, lots of nature
147. Prieb house should not have been approved.
148. Diversity of architecture and unique. One of a kind homes.
149. Unique
150. everything that the Prieb Castle isn't.
151. It's not what you know, it's who you know out here
152. Community cohesiveness
153. Unique homes that use many natural materials
154. Peace and tranquility with resort living
155. Lake Quivira Character means a wide array of architecture style and not too wide or too excessive in height
156. Retaining nature. Treating ALL residents with fairness and respect. Not allowing huge homes that are an eyesore to be built!
157. Our character is unique homes, tree lined lots, safe streets, friendly neighbors who care about each other and about our amenities collectively
158. Diverse housing, High End Living
159. lake community where neighbors know each other
160. Homes that are unique in their own way but fit well together to make a natural, cohesive, esthetically-pleasing neighborhood that friendly, down to earth and welcoming!
161. Lake Quivira character is down-to-earth, friendly, neighborly and welcoming.
162. Privacy and friendship
163. Unique homes, wooded feel, community
164. No one is the same but most are not flashy!
165. Lake Quivira is a small lake community with a natural environment and some Country Club assets.
166. To me, it means the character of Lake Quivira is very community minded.
167. Naturally Quivira: Live it. Love it. Protect it!
168. Sense of community and a great place to live.
169. It means a variety of home styles, no two alike.

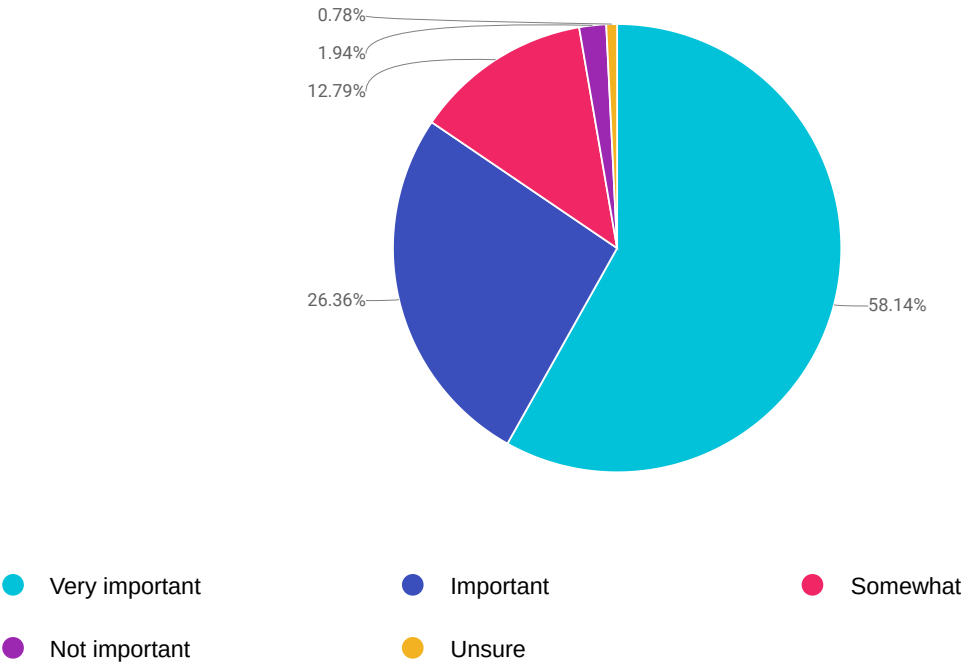
170. I love the charm and uniqueness of LQ and now that the HUGE monstrosity houses are going up, it's losing its charm
171. Lake properties should set the lake feel with larger tasteful countryside living homes, being remodeled, updated improved and built.
172. Conservative but with an eye to the future
173. People's homes are all different.
174. Home comfort
175. People who appreciate our natural beauty and want to maintain our unique assets, security, our golf course and our beautiful lake
176. A unique community of people who protect and value the natural beauty and green space of LQ with our homes and structures blending in to create a unique and relaxing living environment.
177. we have it all
178. Unique, quality of life with high standards
179. Real genuine people interested in and concerned for their neighbors
180. LQ needs to maintain peace, tranquility, nature, good neighbors and safety.
181. safe and peaceful.
182. A very good community
183. Right now it means tear down and build or pave on every square foot. 323 Terrace Trail W is a trespass not only on its neighbors but on the entirety of the community.
184. Laid back place to live
185. Variety of homes rather than cookie-cutter Johnson County style
186. Unique houses
187. Lake Quivira character to me is a peaceful, connected, one-of-a-kind community with a unique small-town feel.
188. Every home is a little different
189. A "club in the country"—a haven of unique homes with diverse styles, surrounded by ample green spaces, trees, grass, and wildlife, featuring a lake and a golf course.
190. quintessential, timeless, charming, with room to breathe; not intrusive, obnoxious or invasively large
191. Love the quietness and beauty that's preserved pretty well.
192. A family focused community centered around a unique combination of a lake and golf outdoor lifestyle
193. Small town feel
194. Community safety
195. Unique homes in a natural setting

Setbacks, Height, and Views

Q10

How important are setbacks (space between buildings, property lines, and from the street) to Lake Quivira’s character?

Answered: 258 Skipped: 48

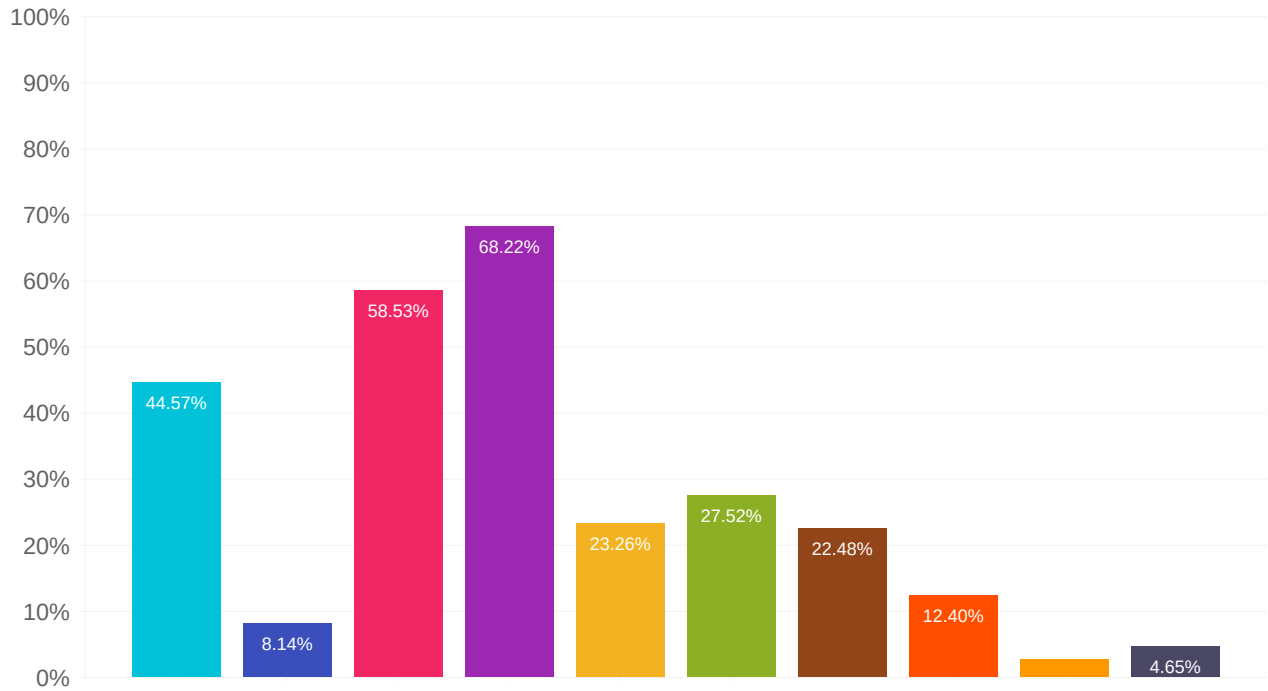


Choices	Response percent	Response count
Very important	58.14%	150
Important	26.36%	68
Somewhat	12.79%	33
Not important	1.94%	5
Unsure	0.78%	2

Q11

Which concerns matter most when a home is built close to a property line? (Pick up to 3)

Answered: 258 Skipped: 48



- Privacy
- Fire/safety separation
- Feeling crowded
- Aesthetics, character of the community
- Tree loss
- Drainage
- Views
- Construction access impacts
- Not concerned
- Other (Please specify)

Choices	Response percent	Response count
Privacy	44.57%	115
Fire/safety separation	8.14%	21
Feeling crowded	58.53%	151
Aesthetics, character of the community	68.22%	176
Tree loss	23.26%	60
Drainage	27.52%	71
Views	22.48%	58
Construction access impacts	12.40%	32
Not concerned	2.71%	7
Other (Please specify)	4.65%	12

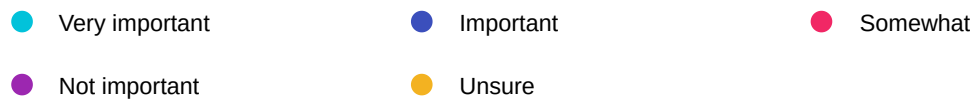
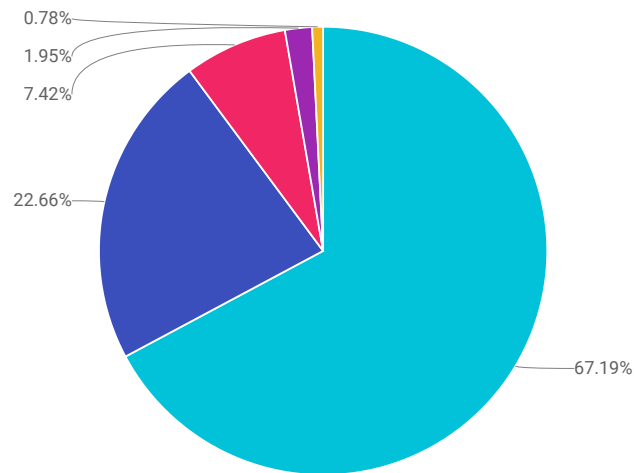
Other (Please specify)

1. A clean look with Landscaping
2. Property values for adjoining homes.
3. All of the above
4. If the homeowner wants to live in a city environment, encourage them to live/build elsewhere
5. All the above
6. overbuilding on a lot
7. Many issues are not enforced
8. We might consider developing a calculation model using a total percentage of unobstructed views (including windows) calculated against the percentage of views which would become obstructed by the setback variance proposed
9. LQ never bothered with this before Prieb's gross overbuild, why are you asking g now?
10. Encroachment on privacy
11. In a sense, all of these are of some concern, but the general Platt of especially the lake homes are essentially set and proper lines are tight all the way around with a little ability to change both good and bad
12. All of the above

Q12

How important is maximum building height to preserving community character and views?

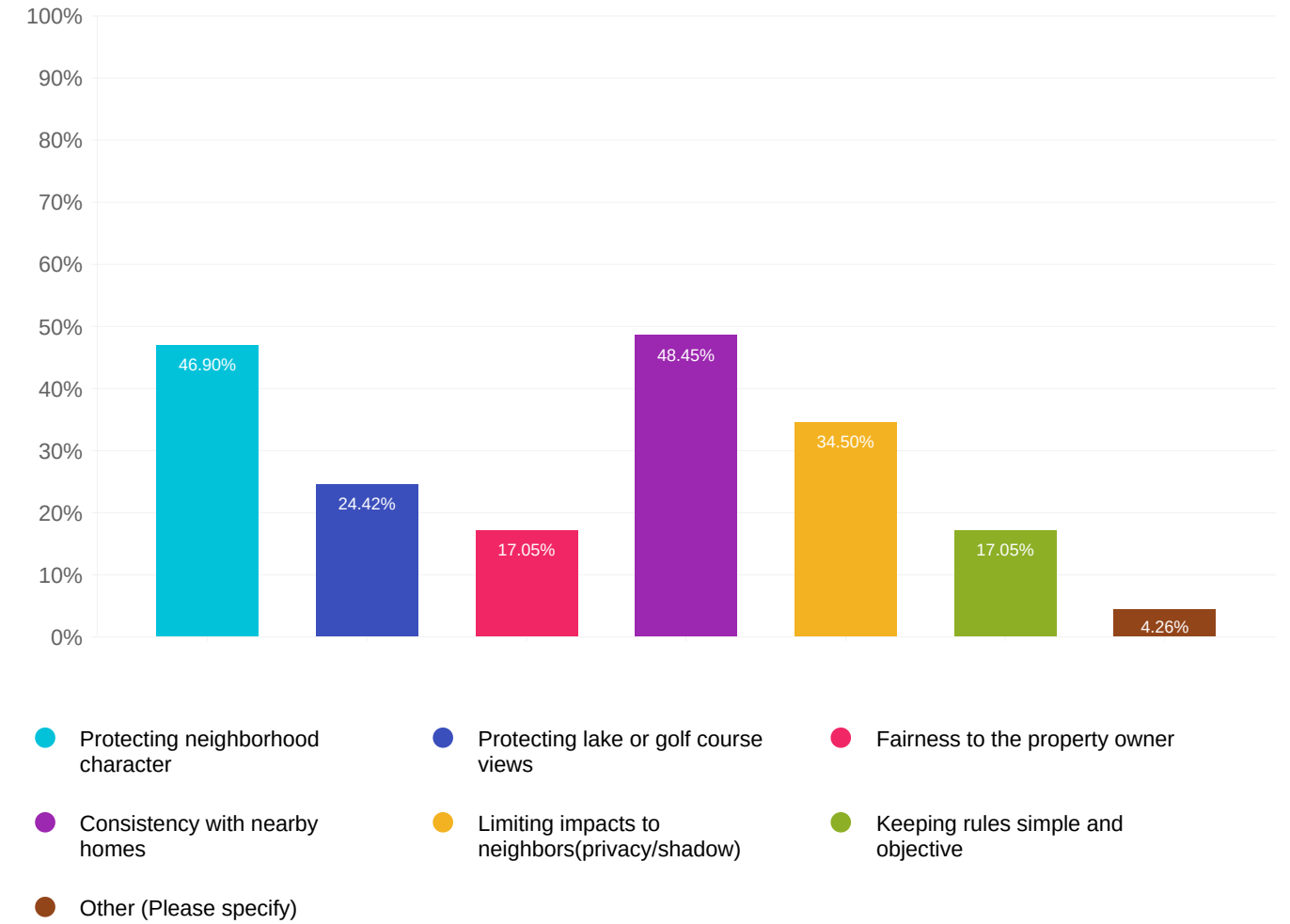
Answered: 256 Skipped: 50



Choices	Response percent	Response count
Very important	67.19%	172
Important	22.66%	58
Somewhat	7.42%	19
Not important	1.95%	5
Unsure	0.78%	2

When building height is considered, what should matter most? (Pick up to 2)

Answered: 258 Skipped: 48



Choices	Response percent	Response count
Protecting neighborhood character	46.90%	121
Protecting lake or golf course views	24.42%	63
Fairness to the property owner	17.05%	44
Consistency with nearby homes	48.45%	125
Limiting impacts to neighbors(privacy/shadow)	34.50%	89
Keeping rules simple and objective	17.05%	44
Other (Please specify)	4.26%	11

Other (Please specify)

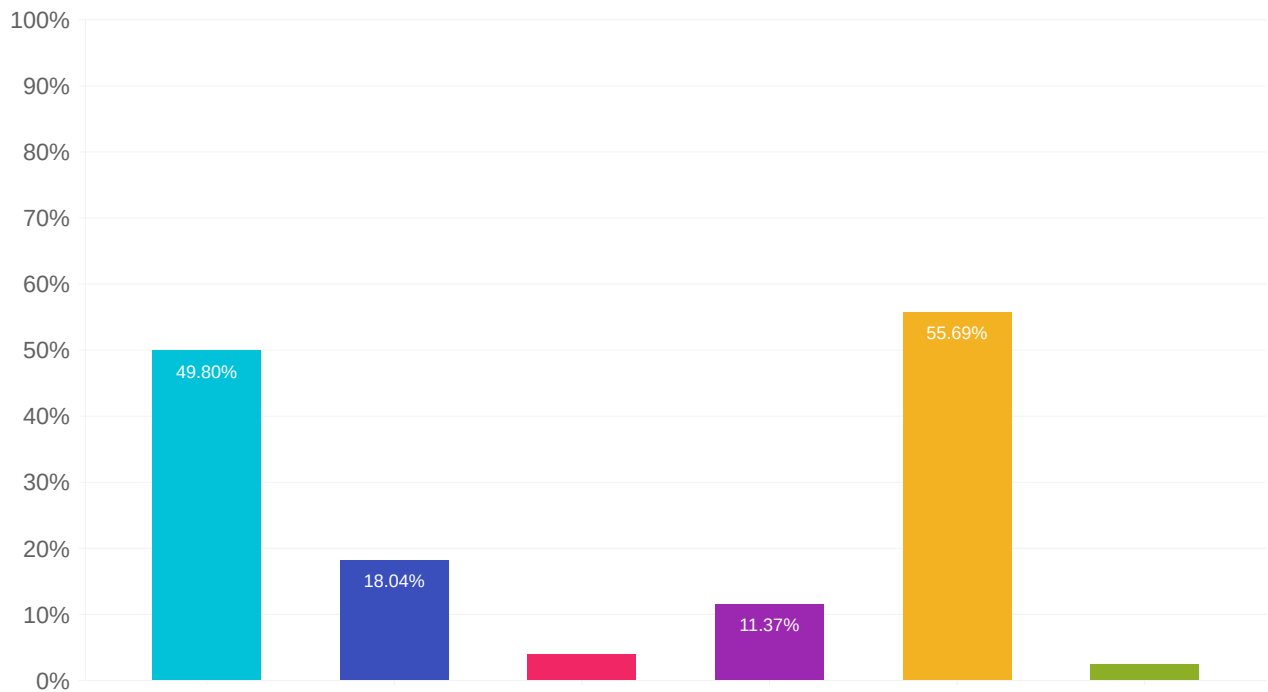
- 1. High Architectual & Home Values

2. ALL the above
3. All the above
4. How about enforcing rules that are in place It seems the review board had trouble following rules
5. Complex question. I think it falls to what we currently have with respect to a lake shore home not being built taller than the street level immediately behind the lakeshore home
6. Consistently in law people do not own the right to views over or through other properties, but there needs to be a reasonable balance to ensure overall community integrity.
7. the lot consideration
8. Again, we are "paying" the price now that Prieb's [REDACTED] everybody
9. smaller lots really restrict ability to tear down & build anything desirable
10. In Kansas, it should be stressed that there are no guaranteed views. Current height are likely reasonable, but numerous have been granted leeway.
11. Light pollution from larger homes on lakeshore

Q14

Where should height rules be most sensitive? (Select all that apply)

Answered: 255 Skipped: 51



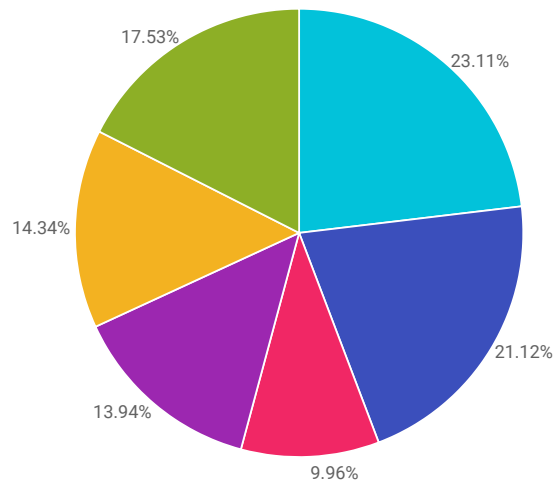
- Lakefront / Lakeshore
- Golf course edges
- Perimeter roads (Renner/85th/Holliday/Quivira)
- Interior neighborhoods
- No difference by location / should be the same everywhere
- Not sure

Choices	Response percent	Response count
Lakefront / Lakeshore	49.80%	127
Golf course edges	18.04%	46
Perimeter roads (Renner/85th/Holliday/Quivira)	3.92%	10
Interior neighborhoods	11.37%	29
No difference by location / should be the same everywhere	55.69%	142
Not sure	2.35%	6

Q15

Which statement is closest to your view? (Select one)

Answered: 251 Skipped: 55



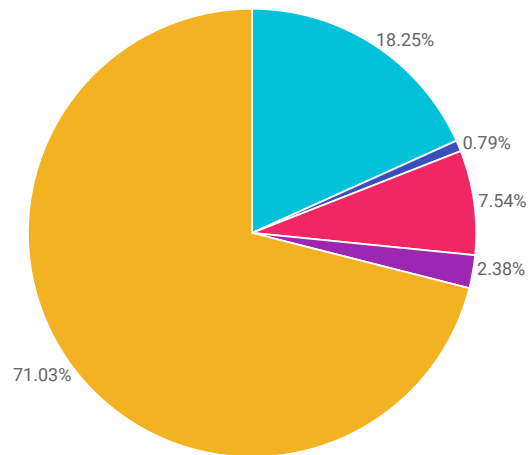
- Keep current height limits but clarify how height is measured
- Reduce the maximum height community-wide
- Reduce height only in the most view-sensitive areas
- Allow walkout/stepped designs on steep lots, if the home appears no more than two stories when viewed from nearby streets
- Allow walkout/stepped designs on steep lots, if the home appears no more than three stories when viewed from nearby streets
- Not sure

Choices	Response percent	Response count
Keep current height limits but clarify how height is measured	23.11%	58
Reduce the maximum height community-wide	21.12%	53
Reduce height only in the most view-sensitive areas	9.96%	25
Allow walkout/stepped designs on steep lots, if the home appears no more than two stories when viewed from nearby streets	13.94%	35
Allow walkout/stepped designs on steep lots, if the home appears no more than three stories when viewed from nearby streets	14.34%	36
Not sure	17.53%	44

Q16

If you've experienced a view impact from new construction or home additions, what type?

Answered: 252 Skipped: 54



● Lake view impact

● Golf course view impact

● Privacy impact

● Shadowing

● Not applicable

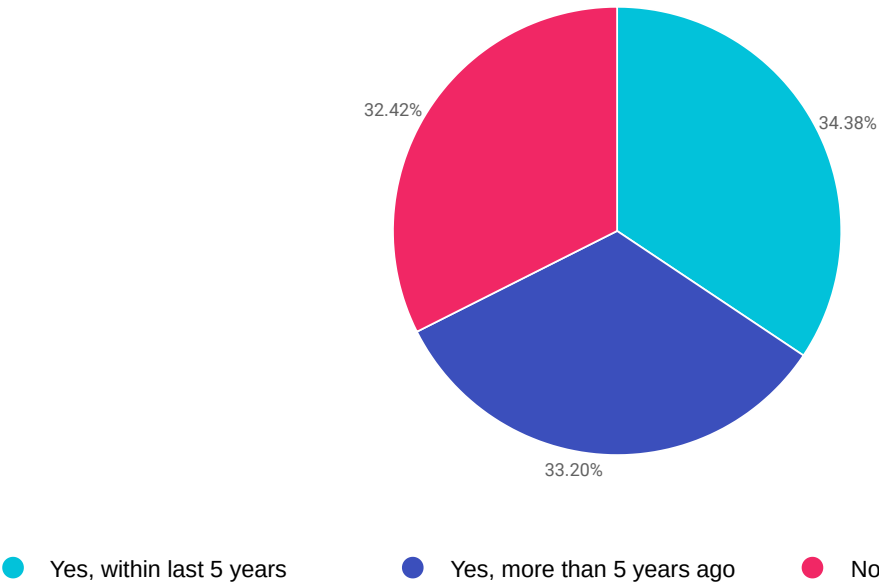
Choices	Response percent	Response count
Lake view impact	18.25%	46
Golf course view impact	0.79%	2
Privacy impact	7.54%	19
Shadowing	2.38%	6
Not applicable	71.03%	179

Experience with the City process

Q17

Have you ever applied for a permit, variance, or approval in Lake Quivira?

Answered: 256 Skipped: 50

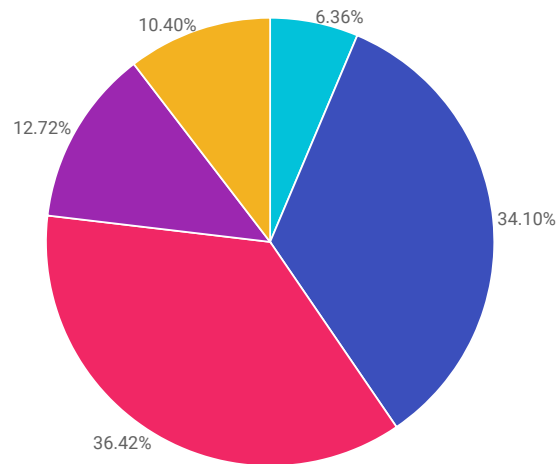


Choices	Response percent	Response count
Yes, within last 5 years	34.38%	88
Yes, more than 5 years ago	33.20%	85
No	32.42%	83

Q18

(If Yes) How would you rate the process?

Answered: 173 Skipped: 133



Very easy

Easy

Neutral

Difficult

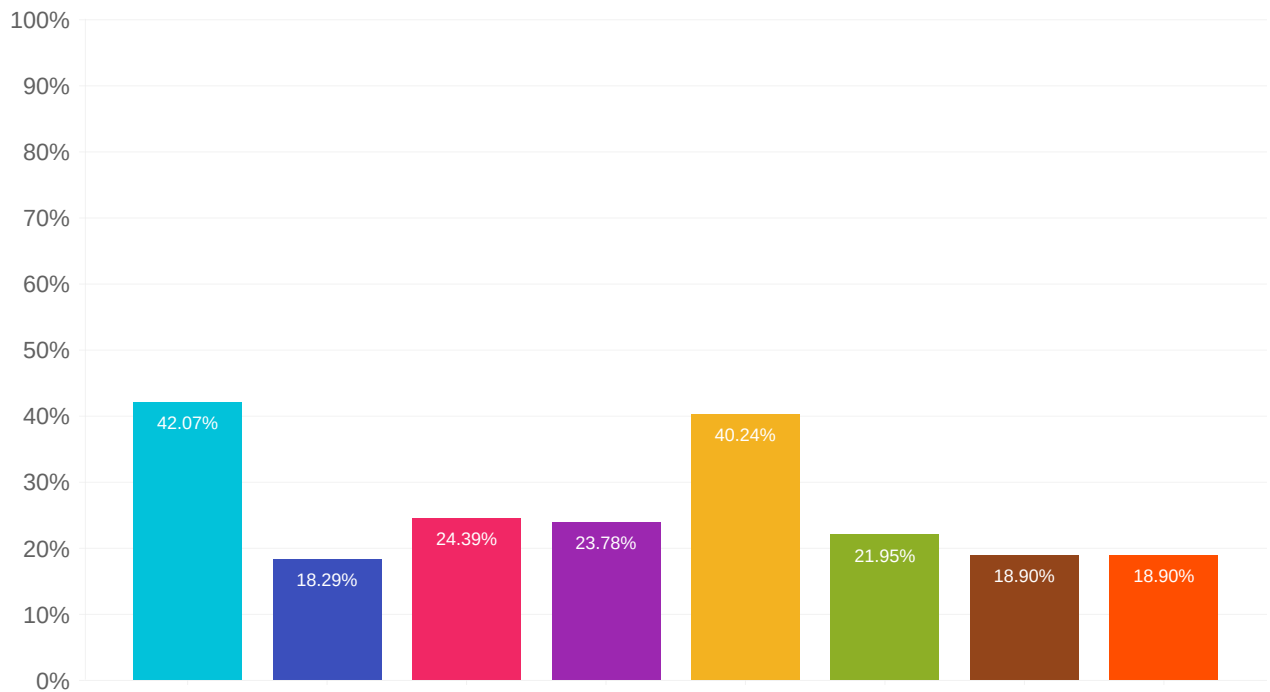
Very difficult

Choices	Response percent	Response count
Very easy	6.36%	11
Easy	34.10%	59
Neutral	36.42%	63
Difficult	12.72%	22
Very difficult	10.40%	18

Q19

(If Yes) What parts were most confusing? (Pick any)

Answered: 164 Skipped: 142



- Knowing what approvals were required
- Understanding setbacks/height rules
- Knowing what documents were needed
- Timelines / meeting schedules
- How decisions were made
- Communication/updates
- Not applicable
- Other (Please specify)

Choices	Response percent	Response count
Knowing what approvals were required	42.07%	69
Understanding setbacks/height rules	18.29%	30
Knowing what documents were needed	24.39%	40
Timelines / meeting schedules	23.78%	39
How decisions were made	40.24%	66
Communication/updates	21.95%	36
Not applicable	18.90%	31
Other (Please specify)	18.90%	31

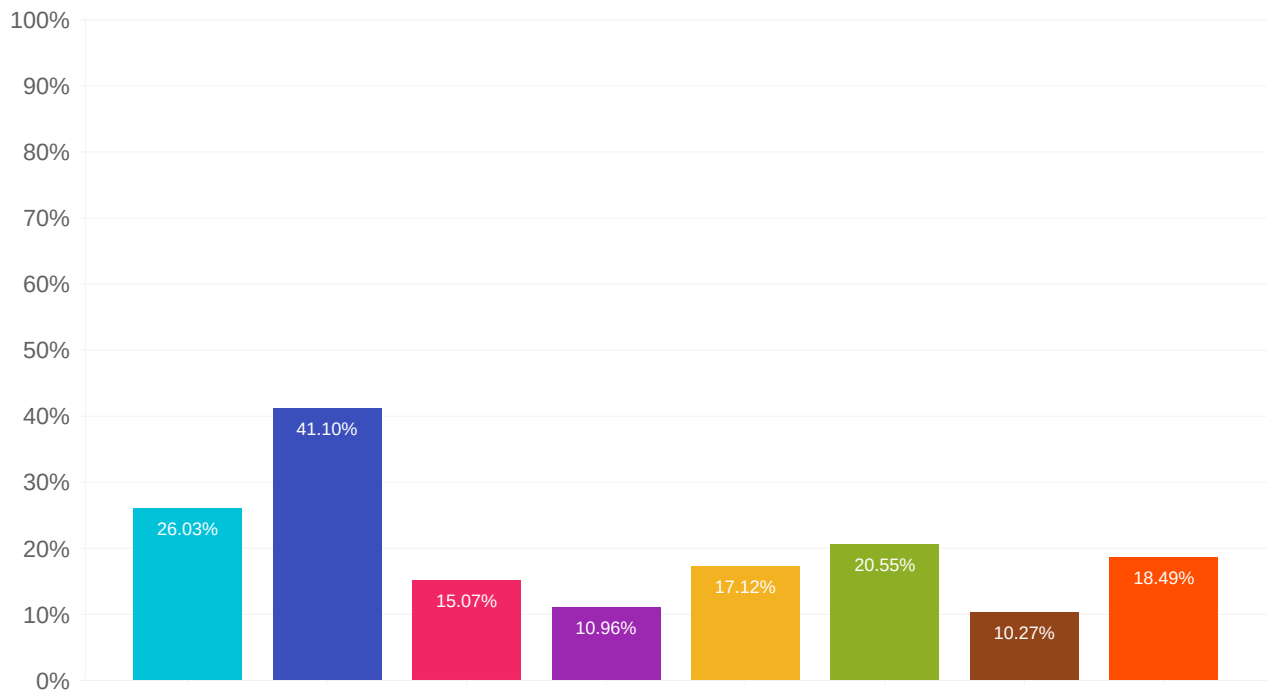
Other (Please specify)

1. city v Q inc roles
2. The randomness of those on committees not being consistent with the rules
3. Our builder handled it
4. Communication and coordination with Shawnee. Shawnee inspections and communication resulted in 6 week delays. Needs to be more direct ownership/leadership from LQ on informing/communicating with residents.
5. Not on our project, but it is very confusing that we are told that certain things applied to us, but have noticed other others in the community have not followed the same rules. From colors to easements.
6. We read the rules and followed no issues
7. Architect handled
8. Not specified
9. Contractor handled permits
10. This was in regard to dockside so perhaps not what is being asked. Nevertheless the process devolved through lack of communication from. LQ
11. this was about 44 years ago. No comparison to today at all
12. Ridiculous committee review of impermeable lot coverage. It appears most houses are at least 40-50% impermeable coverage with Preeb pushing 95%. I had to have engineering adjusted for 0.1% over the 30% requirement.
13. Difference between QInc. and City of LQ requirements
14. We were denied what few variances we requested
15. Prior knowledge before purchasing. We were never informed of the existence of setback rules prior to purchasing
16. Appeared to be very subjective. The left hand not talking to the right hand confusion
17. General non-responsiveness of Building Official
18. The construction process was slowed by 2 months or more because of hoops to jump through, meeting schedules, etc. when so much could have been streamlined electronically.
19. Lack of consistency
20. Very hard to reach the building inspector or to get questions answered
21. It was only redoing the existing deck.
22. having moved from outside the KC area, we had no allies. We prevailed, however, the long-term resident neighbors tried to shut us down.
23. Random interpretations by arb and committees
24. No followup from LQ on 2 accounts this last year
25. Knowing how the process works as in who can speak and if speakers are required to give advance notice of presentations to all participants in order to be sure that they are accurate and valid objections
26. If there are going to be any documents submitted to oppose submitted drawings, owners should have the right to review those documents a reasonable time before said meeting... we should have full transparency.
27. Since all plans go thru ARB, if it looks out of place and no variance was needed/approved, there should be discussion on how the home fits into the current environment.
28. I don't remember
29. Personal opinions are always varied and system should be fairly straightforward in the rules and not terribly picky given the variability in current home styles.
30. The rules are not confusing, but the good people involved--BZA, Building Official & LQ attorney--must be under pressure as there is a lot of "interpreting of rules" allowing applicants to get variances despite applications not meeting criteria.
31. Neighbors complaints after approval

Q20

(If Yes) What would most improve the process? (Pick up to 2)

Answered: 146 Skipped: 160



- Clearer handouts/FAQs
- Better checklists for applications
- Clearer rules for sloping lots
- More predictable timelines
- Better neighbor communication/notice
- Clear written decisions after hearings
- Improving the permit website
- Other (Please specify)

Choices	Response percent	Response count
Clearer handouts/FAQs	26.03%	38
Better checklists for applications	41.10%	60
Clearer rules for sloping lots	15.07%	22
More predictable timelines	10.96%	16
Better neighbor communication/notice	17.12%	25
Clear written decisions after hearings	20.55%	30
Improving the permit website	10.27%	15
Other (Please specify)	18.49%	27

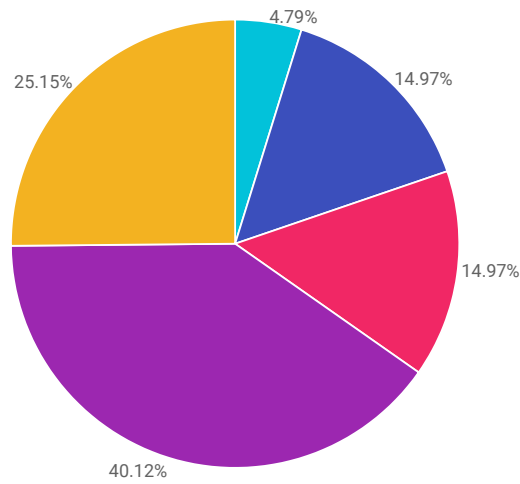
Other (Please specify)

1. Less Neighbor Input
2. If the BZA was actually logical instead using jealous logic
3. It took over a month between application and meeting which put our whole process on hold.
4. Continuity of decisions.
5. Standard issues for parking no matter if it's Lakeshore or any of the other streets
6. Process if fine if you read the rules
7. Not sure
8. Charles was very good to work with.
9. All
10. Inspections and enforcement of rules
11. All the above
12. follow the rules in place
13. true professionals on the committees
14. Consistency for all
15. clear rules for neighboring lots
16. Not clear as to why Shawnee has to be involved. Slows the process.
17. Rules apply to everyone equally
18. Treat all residents as equals
19. How about ENFORCING the rules for EVERYBODY
20. Figure out a way for true non-biased decision making. Lack of consistency raises doubt as to how decisions or rulings are made.
21. Communication and follow through from LQ
22. Encourage people to upkeep their houses, stop allowing dumpier houses to get away with looking dumpier
23. If the homeowner does receive approval, they should be informed in writing of their rights to appeal in a timely fashion!
24. Remembering that this is a process that should protect BOTH the proposing owners and the neighbors' rights. Proposing owner should be made aware of any and all documents to be presented by anyone opposing the project -BEFORE the meeting.
25. Applied equally to all.
26. All of my issues were self-inflicted.
27. Consider training BZA, Build Off & LQ lawyer on rules & criteria for variances. Eliminate focus on "being fair" as past decisions & neighboring homes shouldn't result in variance approval—this will result in essentially not having rules

Q21

(If Yes) How confident are you that similar projects are treated consistently?

Answered: 167 Skipped: 139



● Very confident

● Somewhat

● Neutral

● Not very

● Not at all

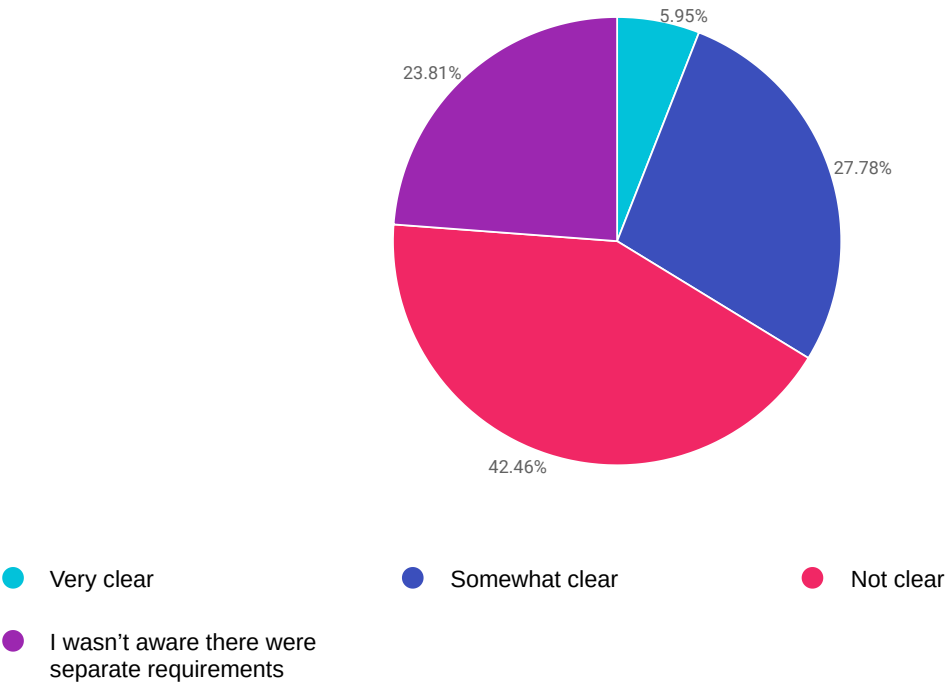
Choices	Response percent	Response count
Very confident	4.79%	8
Somewhat	14.97%	25
Neutral	14.97%	25
Not very	40.12%	67
Not at all	25.15%	42

Quivira, Inc. Coordination

Q22

How clear is the difference between City rules and Quivira, Inc. covenants/architectural review?

Answered: 252 Skipped: 54

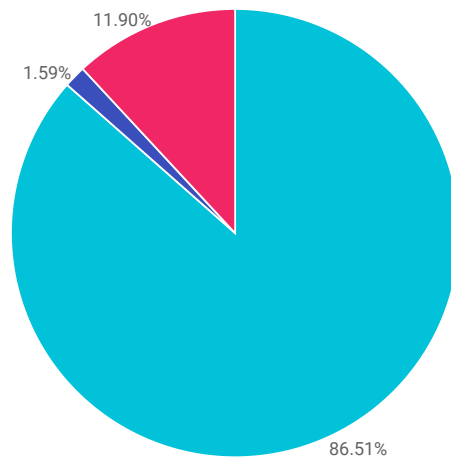


Choices	Response percent	Response count
Very clear	5.95%	15
Somewhat clear	27.78%	70
Not clear	42.46%	107
I wasn't aware there were separate requirements	23.81%	60

Q23

Would you support clearer coordination so applicants know what to do (without changing who approves what)?

Answered: 252 Skipped: 54



● Yes

● No

● Unsure

Choices	Response percent	Response count
Yes	86.51%	218
No	1.59%	4
Unsure	11.90%	30

Closing

Q24

What is the single most important code change the City should make? (*open-ended*)

Answered: 164 Skipped: 142

What is the single most important code change the City should make? (open-ended)

Answered: 164 Skipped: 142

1. Height: clear rules for sloped lots
2. House to lot size
3. I think the community would benefit from a clear understanding how in the world the LQ Hyatt got built under existing rules and why variances were given on the monstrosity.
4. The construction on the east side has been nonstop for the last five years. The amount of space taken up along our small, sometimes one way streets, is overwhelming. Would like to see some direction or ordinance regarding the presence of 10 to 15 contractor vehicles blocking our roadways every single day.
5. Neighbors have too much input. There are alot of high dollar tear downs on tight lots where people want to be able to justify the costs & need variances to protect their investment in the community. There are quite a few VERY old houses that need to be tore down. We need to encourage this to help bring the value of the community up.
6. Height restrictions.
7. Be consistent.
8. Not making these new houses soooooooo big.
9. Don't allow people to cut trees down not on there property
10. there should be a level of scrutiny and penalties for people who are letting their homes go into disrepair, its absolutely hypocritical that new builds or remodeling is scrutinized and reject for simple request while others let their million dollar shacks crumble
11. We need to limit the size of homes, where they are right up to property lines. Also, height requirements. That four story monstrosity on lakeshore should never have been approved!!!!
12. This pertains to LQ - restrict the building of homes that look like hotels as well as homes that are built so close to one another. I assume you know what I'm referring to. How that house got approved by LQ brings into question our building codes and how they can be manipulated. It's unfair to those homeowners who have a house near it.
13. do not allow another home like the one that was recently built on lake shore. That is an eye sore for the community
14. Use the construction impact fee to actually fix some roads! Our roads are terrible.
15. Do not allow tear downs or renovations overtake the original footprint of existing home
16. Fair enforcement—and whatever it takes to avoid another monstrosity that sticks out like a sore thumb.
17. Common sense, fairness and consistency are not rules but are needed. Rules should apply to everyone regardless of tenure, family or connections. Most people do not have time to attend meetings, but rely instead on committees to enforce the rules.
18. Controlling for construction site runoff and drainage/sedimentation in lake.
19. I am not aware of any changes that are needed. we have a reputation of being difficult to work with contractors due to slow speed.
20. Houses should be proportionate to the lot they sit on and in keeping with the character of our community.
21. no more office buildings
22. The city and Q, Inc, should first simply enforce the rules we have! The rules are pretty clear but some judgement is still required. Unfortunately, our governance structure pits neighbors against neighbors so people on the committee cave. With so many exceptions over the years, people are confused. What was allowed for the Prieb house is unforgivable. Slight variances should be approved but massive variances of scale, set-back and lot coverage should be shut down. I don't think that encroaching on someone;s view is a reason to say no. No promised anyone a view forever when they moved here - things change and the view might change. We should avoid completely blocking someone's only view of the lake or golf course but if you lose a side view or something, it should not be a reason to pitch a fit. There are estate-sized lots in the interior neighborhoods. If people want to build a huge house, they should get a huge lot! The house being built on Navajo (where the fire was) is large but it is on a big lot and it is positiond tastefully on the lot so it is fine. New houses or additions should blend in with the environment and with the other houses around. I have been disappointed by some of the new builds that look lke cookie-cutter Johnson County houses. There needs to be some style in the houses. Just because it is "better than the old house" does not mean it is okay. There are many unique houses out here and we should encourage more style and less boring suburb-looking houses.
23. Not allowing huge discrepancies between houses to decrease the impact of large buildings crowding out smaller ones.
24. I don't know the codes very well so nothing in particular stands out.
25. Our Roads are taking a hit from all the construction traffic, need to charge more road fees and fix the damage like n the south side
26. DREDGE THE LAKE and put the clubhouse project off to another year in the future.

27. The tone of the survey seems a bit anti-new construction. The reality is that new construction is lifting our home values. If a property owner pays \$1M for a lot, they are going to maximize the home size. Our heights are too restrictive for modern floor to ceiling heights, esp for three stories. Our front setbacks on lakeshore will be deviated because of the original lakefront design, which does not comply with current setbacks so expecting tear downs/new homes to comply is not reasonable. Instead, focus on design and movement in the design to alleviate bulkiness and the perception of a massive structure.
28. Enforcing and inspecting code violations as project is built and changes are made. Final build out was completed with no inspection and violations not enforced after we notified staff. New grade floods a corner of our garage when it rains with mud flow across the floor. Concrete retaining wall was poured with dirty concrete forms resulting in views of peeling paint and mud baked into concrete wall.
29. Whatever it takes to prevent what the Prieb just did.
30. Adopt more consistent setback standards along Lakeshore Drive to improve safety by preserving clear sightlines and to protect the established neighborhood aesthetic.
31. Transparency and simplified access to decisions that impact the community.
32. Disallow gigantic structures
33. Not allow a monstrosity to be built like the one on the West side (lake shore) - too many variance allowances. If the builder/owner does not adhere to the approved plans there should be a defined significant PENALTIES
34. In order to preserve the natural character of LQ, homes should have to have adequate area for green space and trees. Too often, homes are approved with a concrete front with a few shrubs and it looks rather commercial. Also, I'm concerned about the water run-off when homes are surrounded by concrete driveways and walls.
35. Limiting height of houses to prevent loss of view, for all homes. Our home, not on lakeshore, has a lake view I'd hope to preserve.
36. The CITY needs to remove a ton of the trees, bushes, etc. The community is overgrown to a point where power lines, roads, homes and other infrastructure is at high risk with aggressive storms. We need to prune Lake Quivira. You could remove half of everything and the community would still be lush and look like more needed to be removed. Don't know what the code is on this but this should be a priority.
37. Whatever it takes to ensure another home like the lakeshore Prieb home is never built again.
38. Houses need to fit on the lot. Homes that consume the entire lot look out of place. Either through set backs or percentage of lot coverage, homes at LQ should feature lawn and landscaping on the perimeter of the lot.
39. Give fewer variances rules- ex. Being able to build closer to property lines. Flow established rules/
40. Limit new builds that appear as track/subdivision homes in an otherwise unique and custom home community.
41. Where the front of the lot is located so the 32 foot height can be consistent.
42. Fit on lot
43. Make sure the plans aesthetically fit with the character of a unique community
44. Not sure.
45. Decrease the setback from the street for lots on Lakeshore, especially those with steep lots. This allows for increase of usable square footage without as much impact to neighbors and decreases need to increase heights which could impact neighbors behind the homes. More clarity and continuity of existing rules but also taking into consideration that many of these homes were built in a different era and the current footprints aren't really amenable to today's lifestyles, car sizes, more desire for outdoor living spaces, etc.
46. Don't allow any more houses to be built like the obscene prieb monstrosity
47. Setback and height requirements that help keep consistency along lakeshore. While respecting what has been built for decades. Meaning, the current 40' setback would need to change to be more reflective of what has been built to keep the homes more closely aligned.
48. Building front set backs along Lakeshore should be fairly consistent with what has been built.
49. The same rules don't apply to everybody
50. Consistency! How did the new Prieb home get approved?
51. Building new houses that fit the character of the neighbors. The new house on LSW is a stain on the community.
52. Not code changes but having committee members that know the codes well and apply them without their personal preferences.
53. Making current homeowners take pride in their homes & holding them accountable with the UPKEEP of their homes - ENFORCING TBE HOA BY LAWS There are too many dilapidated homes in the neighborhood that need painted, roofs replaced and landscaping that is overgrown and eye sores to our community.
54. Regulate the size of homes, the height and the amount of space the home takes of the lot size.
55. Variety in home design and size is good, but a new home shouldn't be so strikingly different than the surrounding houses that it sticks out like a sore thumb.

56. I don't feel any specific code or codes need to be changed or amended but enforcement of current codes needs to be elevated. Home maintenance needs to be addressed. Paint, landscaping, etcetera. Docks are evaluated annually and a comprehensive report, including photos is sent with required and recommended repairs. I am guessing that doesn't happen with homes? If not, it needs to be.
57. Set backs enforced. They were 18 years ago when we remodeled. And now there doesn't appear to be any.
58. Enforcement and inspections to make sure project changes were approved.
59. No changes. Strictly enforce what is in place Start protecting trees.
60. Leash law for animals. Noisy construction vehicles!!
61. Set back distance from roads should apply to everyone, not just a privileged few.
62. Height and mass of house relative to adjacent properties, % of lot covered in roof and hardscape
63. Not sure the specific code. The Prieb home is an example of what we should change should never have been allowed to do what they did. The visual of the home does not fit with the Lake Quivira aesthetic.
64. I don't know specific codes but construction should be less invasive to neighbors—i e—multiple worker vehicles parking in front of neighbor's homes and dock sites for months on end leaving trash, butts and debris; huge trucks rattling dock walls; workers driving too fast. Basically let's protect all residents and not just the member doing renovations
65. Make sure the house approved fit into the community and don't stand out like a sore thumb
66. Adjust height and setback requirements to meet character areas needs around LQ
67. Stop allowing so much street parking, especially on lakeshore. Need to start towing or find ability to ticket vehicles.
68. The Prieb property should serve as an example of what not to do. Fix whatever went wrong there.
69. it doesn't matter if nothing is enforced. Like the night lights on a building. Good luck seeing stars at night
70. Consistency and no special favors. (Good ole boy exceptions)
71. Enforcing the rules regarding when variances are to be granted
72. Whatever is needed to preclude another disaster like the hotel on Lakeshore W that casts a shadow over neighbors, is totally out of character with this community, extends to within a few feet of the road, and creates a permanent traffic hazard by blocking views for anyone driving around that corner. Construction caused a years long nightmare for anyone driving near the site.
73. Does the new home fit in with the neighboring homes, or is it significantly larger than those around it?
74. whatever allowed the huge house to happen
75. implement equal implementation of policies, not based on stature, etc. large new house on lakeshore west is atrocious
76. All applicants on all streets would be treated the same. Consistent uniform regulations.
77. Communicating the process with Q Inc, City and Shawnee. Where to start and end.
78. Prohibit home owners from changing the directio/street number of their home to allow 3 story additions.
79. % coverage on permeability.
80. Not allow another lake shore west type monstrosity. Figure out how to enforce existing rules. If it wasn't on the approved application, it shouldn't be on property. Why were ALL the rules ignored -- easements, green space, lighting on front including fire pits???
81. I'm not sure about a code change but I think there should be enforcement of the rules, which there hasn't been.
82. No more McMansions!! That house has ruined the lake.
83. With more Lakeshore rebuilds / remodels, specific attention should be given to code / rules compliance, consistency with neighbors, and views from the lake that are visible to all residents.
84. make sure natural spaces are preserved
85. I wish I knew what code language would make another home like the one on lakeshore impossible, I would gladly share it.
86. Variances should be considered within the context of the best use of the land.
87. We have lived at lake 27 years and rules and codes are broken often because they are not enforced. If someone has a friend or family member on review board things get approved that is against rules or code. Quivira is a great place to live. They need to enforce rules and codes that are in place.
88. Lake Quivira's docks reflect a wide range of styles, materials, and levels of upkeep, which highlights the individuality of the community but can also create a somewhat inconsistent overall appearance along the shoreline. Establishing more cohesive design and maintenance standards could help enhance the visual character of the lake while still allowing for personal expression.

89. Set back and height allowance. Would love to limit up lights on homes especially those that surround the lake or impacts the light reflections on the lake.
90. Don't allow people to go over variances and build homes that are too big for their lots.
91. What ever it takes for there to be consistency - in order to minimize the chance that a home exceeds a proportional size on a given lot which creates attendant issues for neighbors and a negative visual impact to all members (including exterior light pollution).
92. maintain construction vehicles to a minimum.
93. Follow the code as best it can can be given the building lot, the code is for protecting all home owners.
94. Enforcing existing setbacks should be the rule, not the exception. Exceptions should be allowed where appropriate, but let's avoid more, "Are you kidding me?" projects.
95. Just make the rules the same for everyone. However, if the homeowner would like to request and prove a wanted variance, in height or set back from the street for instance, be reasonable in making the final decision, as long as it's not impacting neighbors AND design esthetics are maintained which follow LQ's neighborhood character. I'm all for looking different. However, if it sticks out like a sore thumb it's probably safe to say it doesn't belong. We had to set our house way back off the road and now houses are built within a couple feet of the road - - we need consistent rules. A rebuild a couple feet set back off Lakeshore or any street especially on a curve is not safe.
96. We leave these important decisions to be made by LQ Inc. and the City of Lake Quivira based on common sense and what the community wants.
97. size and scope of construction. limit overbuilding based on lot sizes
98. Height restrictions
99. Q Inc and the City need to work more closely together.
100. I'm not sure there should be a code change. I'm not sure most residents know which codes are applicable in certain circumstances. Given the unique nature of each home site, location, grading, style, etc, I think it's important to evaluate each circumstance as they come up.
101. Recognize that new construction is expensive and difficult. I feel like the community looks to new construction as a source of revenue and are inflexible. Given the challenges of new construction, the community should treat residents building homes exceptionally well and support them throughout the process, not make it more difficult or expensive.
102. Professionalize the entire process. For a high-end community, our building approval process is a joke. I'd point to other communities who have excellent building processes, even though they may be burdensome. Examples include Mission Hills, Leawood and Prairie Village. We shouldn't try to be so accommodative and let everyone do whatever they please. There needs to be considerable focus on the front end. People who build and remodel here have money - put the burden on an enhanced review process on the applicant. I'd also recommend we engage professionals who are not residents to be the heavy and say no. It's far to difficult and emotional for our PC/BZA and ARB to do this since we are all neighbors. These same comments apply to Q, Inc. and its ARB. I appreciate the Mayor and Council taking on this project - it's long overdue.
103. Height and size restrictions that are consistent with all new construction
104. Stay within set backs and height restrictions. Minimal outside lighting.
105. Reduce the city tax instead of it being bloated as it is currently. Have fiscal responsibility!
106. Codes should be clear and consistent.
107. Types of homes built
108. It was difficult for me to reconcile all the rules I had to adhere to and permissions to receive when building while there were homes allowed to look rundown and not meet a fraction of the aesthetics I was required to adhere to.
109. Construction traffic on Lakeshore East and speeding.
110. No one should block anyone else's view in building and the committee should let people know that they received their application and when it's approved. No one should be allowed to paint their house blue or puke green.
111. Square footage/height limits
112. Lot area and height restrictions.
113. No special variances given to people with members serving on the council or board.
114. Percentage of lot coverage
115. Allow safety fencing at dock sites
116. Enforce existing setbacks and limit variances.
117. Consistency and reasonableness.
118. Codes are fine. Need to enforce them and penalize when not

119. Ensure new development doesn't unduly impact existing homes, while allowing minor construction (e.g., a deck replacement) without excessive review.
120. the lots out here are so different, I think variances are needed but it really depends on case by case where, for what etc. I do't think neighbors behind homes should be able to be blocked for their current view or potential views.
121. Keep home a certain height. Homes should be so many feet from the road. If you are going to change the rules for someone specific, the community needs to vote on that house. Otherwise, if you do it for one person, you have to do it for everyone else.
122. Height allowances (perception that a house is more than 3 stories in a single visual plane)
123. Funny. Now that the fox is out of the hen house and taken the chickens with them, NOW you're concerned???
124. Whether codes are changed or not, consistently following them would be a good start. Two thoughts, if the Prieb home was done strictly to code or the system was gamed, then change whatever code allowed that to happen. If I were a neighbor on either side, I might come after LQ in a lawsuit, as no consideration was given to either of them when the Prieb house was approved, and arguably, the Prieb home diminishes their homes value as a result. Also, the dock sites are effectively long term leases to the residents from LQ and the upkeep and construction the responsibility of the residents. As the dock sites are being renewed and rebuilt, several of them have steep drop offs from the road to the deck. The dock sites have been made deeper to give them maximum deck space, making the drops taller and closer to the road. Someone falling over one of these walls is a lawsuit waiting to happen. LQ owns the sites and approves the modifications yet is not requiring a railing or other safety measures in the plans. I know that asthetically, LQ probably doesnt want railings, but I'm guessing they don't want to get sued more. Why flag a small stairway or steps on a home without a railing when you dont call out a 10' straight drop without a railing across the top? Just my thoughts.
125. Maintain set backs from Lake Shore. Too many houses are too close to road.
126. Not preferential treatment for people who have been there a long time or have friends on the committee. 1 set of rules for everyone.
127. The most important code change would be the consistency with how the review board approves applications. There are homes being built that should never have been allowed, ie Prieb's home. The general consensus among all foundation members, as well as offlake, and hell even visitors, that homes like that should never be approved. The charm of LQ is our smaller lots, with eclectic styles of homes, that allow for views without impeding on neighbors. Some still have that charm, but several new builds do not.
128. I'm not sure. In the past, decisions & approvals seemed political - biased to favor those who influence the committees. It's starting to feel more reasonable. No more favoritism please!
129. Be fair in the approval process across all members
130. The housing stock of LQ continues to go up. The people that dont maintain their house should be delt with. We keep adding more & higher end amenities, the housing values will continues. Not discourage the house tear downs, it only helps increate the value of LQ. We dont need more rules.
131. make the rules the same. there shouldn't be different variances allowed one place than the other
132. Make it abundantly clear how to measure setbacks and heights and specifically state what are the reasons home-owners would be permitted to vary those restrictions.
133. In general, just to allow conformity with existing neighbors/neighborhood. That is, if adjacent neighbor properties are "non-conforming" to codes such as set-backs, home height, etc., variance requests should be allowed so as to be fair and consistent with the other "non-conforming" neighboring properties.
134. For owners (who are building or remodeling) to respect the plans approved by LQ and to make them accountable for not following them
135. I think the biggest problem lately had been homes built were not what was approved and there being no one checking on these. particularly when foundations are poured. If the building inspector isn't responsible, then who is?
136. It's been several years for us and we have never rebuilt a home here. Complaints I hear are just how difficult the process is - not enough guidance when tearing down and building a house.
137. Not sure if it's a code change that is needed. My recommendations are to have committee members that have experience in areas of construction, architecture, landscaping, etc. Being on a committee should be an important role for those that are selected.
138. When a house is knocked down to be replaced by a new home, the water and sewer lines should be appropriately updated while the area is open and easily worked on to prevent future major damage resulting from having to replace them when they fail. This ends up substantially costing the new home owner.
139. A code change that does not allow the extensive variances as granted to the Prieb Sr. home that destroys the nature of our community and associated green space. This treatment was not fair to the rest of the community and destroyed the aesthetics.
140. All tear downs should be required to replace sewer lines and waterlines it protects the lake and makes sense.
141. We should not allow monster homes like the tall home just built on Lakeshore West.

142. Lake Quivira is a difficult place to have a consistent policy in all areas. It would be important to me to have a completely updated plot map and have rules that are not just applied to all parts of the property but rather a breakdown of the area into multiple types of plots that go together and provide reasonable and slightly flexible rules they applied consistently. This is quite an undertaking and not everyone will be pleased I realize. However, this area is growing and one of the best places that people could live in the Kansas City lake area if not Kansas City. With a new addition of the Kansas City Chiefs nearby, the property costs and interest in development in the area will be strong and significant thoughtful discussion should be given to providing a lakeside plan divided into regions that can be separately, zoned and height, and distance from the road limitations addressed.
143. Blocking views
144. Change to overhang rule and don't include that in the setback measurement. We NEED to do things and add them to the scope of this project: 1) Look at all the lots initially platted for the south of Hillcrest East and consider size requirement for lots and possibly rezone for villas and other single family homesites that fit the character of that area. 2) There are many LARGE lots on Terrace Trail East where there are houses at the top of lot, or the bottom of lot. We should allow those to be zoned so they can be sub divided as long as some minimum sq footage is maintained, say 15,000 sq feet, or something similar. This could create 6-8 new homes and a great revenue source. This idea was incorporated further south on same road at a later date, but the early builds did not allow this and the lots are massive and a waste of valuable potential homesites. [REDACTED]
145. A single-family home does not look like a commercial property.
146. If homes on lakeshore are considered tear downs, lake view from homes on second tier that are impacted should be a consideration when approving new home height
147. The line of site of the lake and/or golf course from second tier homes, third homes and adjacent homes should be considered when any tear down or remodel is proposed. Interfering with or blocking of line of site views of the lake and/or golf course should not be approved.
148. enforcement of decisions
149. A clear definition of unacceptable structures
150. Exceptions need to be considered in various situations with good judgement, but multiple exceptions resulting in the massive intrusive dominating house on LSD West should have never been allowed. It is simple, a large house needs a large lot! A small lot should have a reasonable house.
151. Update permit requirements for mandatory traffic control to meet MUTCD Temporary Control Plans (TCPs). This includes notification, signage, lane closures and TCPs specifically accommodate pedestrian flow. Clean up streets DAILY. Gravel, dirt and residue are left on street consistently. There is poor maintenance of SWPP controls. They are placed at being of project and not cleaned or replaced or repaired. Excessive siltation collects and ends up down the street and in lake when it rains. These items should be enforced and permits pulled and contractor fines should be administered if failure to comply.
152. Let's actually use the road impact fees to fix the roads!
153. Being consistent with water drainage into adjacent homes
154. If rules/regulations are adopted they need to be upheld uniformly, just because you can doesn't mean you should be able to. The current trend is going to result in an over built aesthetic with no tree cover of pervious area left.
155. Allow a fast lane for "substantially similar projects" with known contractors. I.e., I see my neighbor do something I like and I want something very close with the same contractor, there should be a fast pass approval for that. But this is a minor thing.
156. Not allowing setback variances and impose stricter height rules.
157. Simplify the codes and remove inconsistency within the codes.
158. Don't have one just improve the roads and not patch
159. Consistent enforcement of permits and applications, with the willingness to say no and ensure the rules apply equally to everyone, without exceptions.
160. Use common sense
161. It's important to keep a portion of the lot or land unbuilt. Many new homes tend to occupy the entire lot, leaving no space for trees or grass. I'm not familiar with the specific codes, but when considering new construction, is there a minimum requirement for the number of trees or the amount of green space that must remain?

162. 1. As you modify building codes and processes, the most important thing the city should do is to incorporate and comply with the Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD) as already required of the city of LQ by AASHTO, KDOT, and/or APWA 5200. The city really puts itself, it's residents, and those who drive, walk and/or bicycle on LQ streets at risk--both physically and financially. None of us want anyone at LQ to be physically hurt or for the city to get sued because the city does not require or expect things to be installed or built that complies with rules that the city of LQ is required to follow that address Stopping Sight Distance (SSD) and Intersection Sight Distance (ISD). These are examples of times the city and Q, Inc. could easily address sight distance concerns without cost to the city: --with new construction --when property is sold/purchased --when permits or approvals are requested for new driveways, landscaping, retaining walls or other structures Physical risk is easy to understand when a driver's visibility is obstructed as it puts drivers and pedestrians in harm's way. Here is an example of one way the city and residents are at financial risk: A resident with only good intentions receives necessary approval to build or install something from the city and/or ARB--a new driveway, landscaping, or something else. The city and/or ARB reviews the plans and sees no problem, although no consideration is given to SSD or ISD, which appears to be the normal course of business in today's environment. This item that is built/installed blocks the view of oncoming traffic, is not compliant with SSD or ISD, and someone is injured. The city gets sued and has to pass that cost on to residents through higher property taxes. 2. Two other things to consider for rules where there are concerns for ISD and SSD: --Height restrictions for retaining walls and --Easements that could address height of landscaping 3. A consideration with regard to front yard variances is when the front property line extends into the roadway thus effectively shortening the front yard 4. Have the side yard set-back requirements encourage locating a house on the lot so that homes don't appear super close to one neighbor with a lot more open space next to the other neighbor.
163. Making the new building /remodel codes going forward to be more consistent. Height no big homes that don't fit into the lake feel of LQ . That is not the look we want or are known for. How did that pass ? Is what most people ask that come to visit
164. Code changes to prevent another "mistake on the lake" from being approved and built