



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, JULY 19, 2016

STUDY SESSION @ 6:00 P.M.

REGULAR MEETING @ 7:00 P.M.

PLANNING COMMISSION MEMBERS:

PLEASE CONTACT DON SLONE @ (913) 667-1708

NO LATER THAN 12:00 NOON, TUESDAY, JULY 19, 2016,

IF YOU WILL BE UNABLE TO ATTEND

PREPARED BY:

DON E. SLONE, AICP, CFM
PLANNING DIRECTOR — FLOODPLAIN MANAGER
CRS COORDINATOR

PEOPLE

PLANNING

PROGRESS

**City of Bonner Springs
Planning Commission Agenda
Tuesday, July 19, 2016**

Study Session 6:00 p.m.

- Planning Commission discussion on recommended changes to the Landscape Regulations.

Planning Commission Meeting – 7:00 p.m.

Call to Order: Time: _____

Roll Call:

ITEM NO. 1: Approval of Minutes: The regular Planning Commission meeting held June 14, 2016.

Motion: _____ Second: _____

1. Board Discussion

For: _____ #Against: _____

New Business:

ITEM NO. 2: Special Use Permit: SUP-135: “Rose Palms Support Services”, for an adult day care center. Requested by Michael Brooks, Rose Palms Support Services, LLC, under lease from Buehler Ventures, LLC, property owners of record. The property is located at 134 N. 130th Street, Suite C, zoned C-2, General Business District. *(This item will be forwarded to the Governing Body on August 8, 2016)*

Open Public Hearing Time: _____

1. Staff Presentation / Applicant Presentation
2. Public Comment

Close Public Hearing Time: _____

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 3: Lot Split: LS-120: “Bonner Springs Bus Barn” Requested by Larry T. Hahn, LS, Hahn Surveying for Dan Brungardt, Superintendent, U.S.D. 204 under contract with Jim Bishop, Vesta Lee Lumber Company, property owner of record. The property is located at 2300 S. 138th Street (Vesta Lee Lumber Co.), zoned I-1, Light Industrial District.

1. Staff Presentation / Applicant Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

Adjournment Time: _____

ITEM NO. SS-1

PLANNING COMMISSION STUDY SESSION AGENDA

Tuesday, July 19, 2016 – 6:00 p.m.

Planning Commission Discussion:

Discuss changes to Section 5: Minimum Planting Requirements Article XXX: Landscape Regulations.

PRESENT	Stephan	_____
	Yates	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

NARRATIVE:

The Planning Department has noticed an increased use of “Small Deciduous or Ornamental Trees”, “Conifers” and Upright Evergreen Trees by residential developers to meet the minimum “street tree” requirements listed under Section 5(2)(3)(4).

These three sections only require the tree be a minimum of four to six (6) feet in height rather than the minimum two (2) inch caliper required for “Medium and Large Deciduous Shade Trees listed under Section 5(1). The stakes holding up the small deciduous or ornamental, conifer or upright evergreen trees are larger than the caliper of the tree itself. These trees more often than not die and require replanting which is left up to the new owner who have been reluctant to replace the tree(s).

The Planning Director asked the Bonner Beautiful Commission for their recommendation. After three meetings held on April 12th, May 10th and June 20th, their final recommendation was to retain their use small deciduous and ornamental trees but add the two (2) inch caliper to be consistent with the Medium and Large Deciduous Trees. They also recommend the removal of the Conifers and Upright Evergreen Trees from the Minimum Planting Requirements list.

ARTICLE XXX

LANDSCAPE REGULATIONS

SECTION 1. PURPOSE: The purpose of landscape improvements are: (a) to compliment architecture, provide shade, focus attention, add natural elements to paved surfaces, and improve the visual quality of site design; (b) to blend and replenish native tree stock where possible and, in all cases, to utilize low maintenance species common to this region; (c) to buffer and screen unsightly views and incompatible uses of the land and/or development; and (d) to maintain and improve the environment by air purification, oxygen regeneration, ground water recharge, storm water runoff retardation, and noise, glare and heat abatement.

SECTION 2. GENERAL PROVISIONS: All land areas which are to be unpaved or not covered by buildings shall be brought to finished grade and planted with turf or native grass or other appropriate ground cover and trees as specified in Section 5. In addition to the minimum number of trees to be planted, as set forth in Section 5, the appropriate number or amount of shrubs, ground cover, and/or turf area plantings that shall be included within each project shall be determined by the design criteria as they relate to visual safety, species used, and landscape function.

SECTION 3. LANDSCAPE PLAN REQUIRED: All plans submitted in support of a site plan, final development plan or residential subdivisions abutting a collector or arterial street, except for any individual residential lot or tract in the R, RS, R-1, R-1A Zoning Districts shall include a landscape plan signed by a registered architect or landscape architect. Property located within the AG or A-1 Agricultural Districts are exempt from these requirements. All landscape plans shall include the following information:

1. North arrow and scale;
2. Topographic information and final grading adequate to identify and properly specify planting for areas needing slope protection;
3. The location, size, and surface of materials of all structures and parking areas;
4. The location, size and type of all above-ground and underground utilities and structures with property notation, where appropriate, as to any safety hazards to avoid during landscape installation;
5. The location, type, size and quantity of all proposed landscape materials, along with common and botanical names of all plant species. The size, grading and condition shall be specified according to American Association of Nurserymen Standards;
6. The location, size and common name of all existing plant materials to be retained on the site;
7. Mature sizes of plant material shall be drawn to scale and called out on plan by common name or appropriate key;
8. Location of hose connections and other watering sources, and/or irrigation plan; and
9. The location of all trees, 12-inch caliper or larger measured at 4-1/2 feet above ground level on sites that are proposed for removal.

SECTION 4. MINIMUM TREE REQUIREMENTS PER ZONING DISTRICT:

1. **R, R-S, R-1, R-1A and R-2:** Two trees per dwelling unit shall be required within the landscape setback abutting said street frontage. All residential subdivisions abutting collector or arterial streets shall be required to provide one tree per forty (40) feet or

portion thereof of street frontage. Said trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals.

2. **R-3:** One tree per forty (40) feet or portion thereof of street frontage, public or private, shall be required within the landscape setback abutting said street frontage. Said trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals.

In addition to the required trees, based upon street frontage, one (1) tree shall also be required for every dwelling unit. These trees may include the trees required in parking lots, as set out in Section 6.

3. **M-P and M-H:** One tree for every forty (40) feet or portion thereof of street frontage, public or private, shall be required within the landscape setback abutting said street frontage. Said trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals.

In addition to the required trees, based upon street frontage, one tree shall also be required for every 3,000 square feet of landscape open space. These trees may include the trees required in parking lots, as set out in Section 6.

4. **MX, C-1, C-2 and C-S:** One tree for every forty (40) feet or portion thereof of street frontage, public or private, shall be required within the landscape setback abutting said street frontage. Said trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals.

In addition to the required trees, based upon street frontage, one tree shall also be required for every 3,000 square feet of landscape open space. These trees may include the trees required in parking lots, as set out in Section 6.

5. **I-1and I-2:** One tree per forty (40) feet or portion thereof of street frontage, public or private, shall be required within the landscape setback abutting said street frontage. Said trees may be clustered or arranged within the setback and need not be placed evenly at 40-foot intervals.

In addition to the required trees, based upon street frontage, one tree shall also be required for every 4,000 square feet of landscape open space. These trees may include the trees required in parking lots, as set out in Section 6.

Supplementary to the minimum number of trees required, as outlined in this Section, existing trees saved on the site during construction may be credited toward the minimum number, as specified for each zoning category. Those existing trees shall be a minimum of four-inch caliper as measured 4-1/2 feet above ground for medium and large deciduous species. Minimum size for ornamental and evergreen species shall be three (3) feet in height. All existing plant material saved shall be healthy and free of injury.

SECTION 5. MINIMUM PLANTING REQUIREMENTS: The minimum planting requirements shall be as follows:

1. Medium and Large Deciduous **Shade** Trees – Two (2) inch caliper, as measured 6 inches above the ground as specified by the American Association of Nurserymen.
2. Small Deciduous or Ornamental Trees – ~~Six (6) feet in height~~ **Two (2) inch caliper, as measured 6 inches above the ground** as specified by the American Association of Nurserymen, ~~with the exception of true dwarf species.~~
3. **Conifers—5 to 6 feet in height.**

4. ~~Upright Evergreen Trees—4 feet in height as specified by the American Association of Nurserymen, except for true dwarf varieties.~~
5. Shrubs (Deciduous and Conifer Including Spreader and Globe Tree Forms) - Size optional as determined by applicant.
6. Ground Cover Plants - Crowns, plugs, containers in a number as appropriate by species to provide fifty percent (50%) surface coverage after two growing seasons.
7. Turf and Native Grass - Seed as appropriate to provide complete coverage within the first growing season.
8. Sod - As necessary to provide coverage and soil stabilization.

SECTION 6. PLANTING REQUIREMENTS WITHIN PARKING AND VEHICULAR USE AREAS: The intent of this section is to require site landscaping within vehicular parking areas, to provide relief from the reflected glare and heat and provide shade in large expanses of pavement or parking areas.

All parking areas in the R-3, MX, C-1, C-2, C-S, I-1, I-2 and Planned Districts shall include the following as minimum requirements:

1. Not less than six percent (6%) of the interior of a parking lot shall be landscaped and/or a minimum of one (1) tree per ten (10) parking spaces, whichever is greater;
2. The landscaping and planting areas shall be reasonably dispersed throughout the parking lots, with a minimum of sixty percent (60%) of the landscape in the front and side yards of the property;
3. The interior dimensions of any planting area or planting median shall be sufficient (in most cases not less than 36") to protect the landscaping materials planted therein and to insure proper growth. Each area shall be protected by concrete vertical curbs, or similar structures;
4. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting material may be used to complement the tree landscaping, but shall not be the sole contribution to the landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscaping plan;
5. In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the requirements in Section 5;
6. All landscape materials shall not be placed in zones of ingress or egress at street corners, or in the intersection of a public right of way that the Planning Department determines is an obstruction to visibility, extends into sight lines or is a traffic hazard and in compliance with Article XXII Supplementary District Regulations, Section 9, Minimum Sight Triangles; and
7. Parking Lot Setbacks - A minimum of four (4) foot setback from the property line shall be required.

SECTION 7. COMPLIANCE: All landscape material shall be healthy and in place prior to issuance of a Certificate of Occupancy. A temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives.

SECTION 8. MAINTENANCE: The trees, shrubs and other landscape materials depicted on plans approved by the City shall be considered elements of the project in the same manner as parking, building materials and other details. The developer, his successor and/or subsequent owners and their agents, shall be responsible for maintenance of landscaping on property on a continuing basis for the life of the development. Plant material which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season. Should landscaping not be installed, maintained and replaced as needed to comply with the approved landscape plan, the owner and their agent or agents shall be considered in violation of the terms of the Certificate of Occupancy. The Planning Department is empowered to enforce the terms of these regulations.

SECTION 9. DEFINITIONS:

1. **Deciduous Trees** - Generally those trees which shed their leaves annually, such as Ash, Sycamore, Willow, etc.
2. **Evergreen Trees** - Generally those trees which do not shed their leaves annually, such as Pine, Spruce, Juniper, etc.
3. **Ground Cover** - Landscape materials, or living low-growing plants other than turf grass, installed in such a manner so as to form a continuous cover over the ground surface.
4. **Landscape Material** - Shall consist of such living material as trees, shrubs, ground cover/vines, turf grasses, and nonliving material such as: rock, pebbles, sand, mulch, brick pavers, earth berms (excluding pavement), and/or other items of a decorative or embellishment nature such as: fountains, pools, walls, fencing, sculpture, etc.
5. **Landscape Open Space** - All land area within the property lines not covered by building or pavement.
6. **Large Trees** - Generally include those species of trees that reach a height of seventy feet or taller at maturity.
7. **Medium Trees** - Generally thirty to seventy feet in height at maturity.
8. **Native Grasses** - Species of perennial grass other than those designated as noxious weeds by the State of Kansas Department of Agriculture and Entomology.
9. **Private Street Setback** - That distance of open area between the curb line and the building setback line.
10. **Public Street Setback** - That distance of open area between the street right of way line and the building setback line.
11. **Shrubs** - Any self-supporting, woody plant of a species which normally grows to an overall height of less than fifteen (15) feet in this region.
12. **Small Trees** - Generally thirty feet or less in height at maturity, including ornamental flowering trees and "patio" trees.
13. **Trees** - Any self-supporting, woody plant of a species which normally grows to an overall minimum height of fifteen (15) feet in this region.
14. **Turf Grass** - A species of perennial grass grown as permanent lawns or for landscape purposes as distinguished from these species grown for agricultural or commercial used purposes.

SECTION 10. RECOMMENDED TREE / SHRUB LIST: A recommended list of trees and shrubs is available at the Planning Department.

ITEM NO. 1

PLANNING COMMISSION AGENDA

Tuesday, July 19, 2016 – 7:00 p.m.

Approval of Minutes: The regular Planning Commission meeting held June 14, 2016

PRESENT	Stephan	_____
	Yates	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: Make a Motiuon to Approve

STAFF RECOMMENDATION: Staff recommends approval of the Planning Commission meeting Minutes.

NARRATIVE: The minutes of the June 14, 2016 meeting are attached.

PLANNING COMMISSION MEETING MINUTES

Tuesday, June 14, 2016 @ 7:00 p.m.

Members Present: Craig Stephan, Sherri Neff, Lew Kasselmann, Merle Parks, Jason Krone, Lloyd Mesmer and Dave Pierce

Members Absent: Mark Yates

Staff Present: Don Slone, AICP, CFM, Planning Director – Floodplain Manager

Chairman Parks called the meeting to order at 7:04 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the March 15, 2016 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes as written with a second from Commissioner Pierce. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by unanimous vote.

New Business:

Chairman Parks introduced **Item No. 2: Lot Split: LS-119: “Barnett Lot Split”** 12.8 acres of unplatted property. Requested by Joe Herring, Herring Surveying, for Francis B. and Colita J. Barnett, property owners of record. This Lot Split is requested to grant additional property to 220 N. 118th Street from 11910 Riverview Avenue zoned A-1, Agricultural District.

Chairman Parks asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve this item subject to the conditions listed in the Staff Report.

Chairman Parks asked if the applicant/property owner if he would like to address the Planning Commission. The property owner, **Francis B. Barnett, 11910 Riverview Avenue** stated that he was in agreement with Staff's recommendation and had nothing to add but would be happy to answer any questions from the Planning Commission.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he asked for a motion. Commissioner Kasselmann made a motion to approve the Lot Split with the nine (9) listed conditions with a second from Commissioner Stephan.

Chairman Parks asked the Planning Director about the fact that the subject property was lot split once that any further splits requires platting per the Subdivision Regulations. Since the original lot split occurred in August 2007, KDOT acquired additional right-of-way for I-70 as part of Phase 3 from both original Tract's A&B, resulting in Tract B being non-conforming as it was less than the required three (3) acre minimum per the A-1, Agricultural District. This Lot Split corrects the non-conforming issues with Tract B and is a result of no action by the owners of record, but rather the acquisition by KDOT. Chairman Parks asked to add this statement to the minutes for future reference.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. Motion passed 7-0.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 7:09 p.m.

Don E. Slone, AICP, CFM, Secretary

ITEM NO. 2

PLANNING COMMISSION AGENDA

Tuesday, July 19, 2016 – 7:00 p.m.

Special Use Permit: SUP-135: “Rose Palms Support Services”, for an adult day care center. Requested by Michael Brooks, Rose Palms Support Services, LLC, under lease from Buehler Ventures, LLC, property owners of record. The property is located at 134 N. 130th Street, Suite C, zoned C-2, General Business District.

PRESENT	Stephan	_____
	Yates	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item subject to the conditions listed in the Staff Report.

NARRATIVE: A Staff Report is included in the agenda. Staff will be present to answer any questions. **This item will be forwarded to the Governing Body on August 8, 2016.**

SPECIAL USE PERMIT: ROSE PALMS SUPPORT SERVICES

Case No.: SUP-135
Applicant: Michael Brooks, Rose Palms Support Services, LLC
Owner: Buehler Ventures, LLC
Location: 134 N. 130th Street, Suite C
Lot 1, Re/Max Square-Sunflower Hills (Parcel No. 242100)
Zoning: C-2, General Business District
Tract Size: 1.7 acres
Project Type: Adult Day Care Center

Staff Recommendation:

Staff recommends approval of SUP-135: "Rose Palms Support Services" with the conditions specified below based upon the Factors for Consideration presented and to forward to the Governing Body with a recommendation of approval.

Subject to the following six (6) conditions:

1. Provide the Planning Department with a copy of the Kansas Department of Health and Environment's State License for the new location;
2. Construct Trash Enclosure Doors on the Trash Enclosure to bring it into compliance with the adopted Screening Requirements of Article XVI, Section 7 of the Zoning Ordinance;
3. Obtain an Occupational License from the City Clerk in order to operate in the City;
4. Future expansions or additions to the site not identified with the Special Use Permit shall require the submission of a new Site Plan to be reviewed and approved by the Planning Commission;
5. The revocation of the Special Use Permit may occur for a violation of the Zoning Ordinance as provided in Article XXVII of the Zoning Ordinance or violation of any or all of the conditions set out in the Special Use Permit; and
6. The Special Use Permit is to be valid for a five (5) year period from the date of approval unless:
 - a. The subject property is sold, or
 - b. The operation of such use is discontinued for more than 12 months.

Exhibits:

Applicant's Letter, SUP Exhibit, Final Plat – Re/Max Square-Sunflower Hills, Property Photos including Dumpster Enclosure, Dumpster Enclosure Detail and the Affidavit in Proof of Publication.

Project Description:

The property is currently under a contract to lease by the applicant who is requesting a Special Use Permit for an Adult Day Care Center. The submitted request is in accordance with the Zoning Ordinance; Article XXVII: Special Uses, Section 4(1) Day Care Centers with an approved SUP.

Factors for Consideration:

1. **The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations, unless specifically exempted by the provisions of these regulations** – The proposed use is allowed by Special Use Permit in the C-2, General Business District and therefore, is an acceptable use under the use limitations stated below. The current building meets all required setbacks for the C-2, zoning district. However, the trash enclosure doors are missing and do not meet the requirements of Article XVI: Section 7, Screening Requirements (See attached photo). Staff requires the trash enclosure doors be installed to bring the trash enclosure into compliance as part of this special use permit.

2. **The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public** – The adult day care center will provide a valuable service to the community at large.
3. **The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located** – The property has been used as a realtor's office, restaurant, dental office as well as other office uses since it was constructed in 1990. The use as an adult day care center will not cause injury to the value of adjoining properties.
4. **The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site:**
 - a. **The location, nature and height of buildings, structures, walls and fences on the site** – There are no additions or modifications proposed by the applicants for this site.
 - b. **The nature and extent of landscaping and screening on the site** – No new landscaping will be required.
5. **Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect** – There will be no increase in traffic in excess of the current traffic load as a result of the approval of the special use permit. There is currently sufficient parking for the proposed number of users and employees.
6. **Adequate utility, drainage, and other such necessary facilities have been or will be provided** – All utilities are currently provided to the site.
7. **Adequate access roads or entrance drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets or alleys** – Access is provided by an existing access to Riverview Avenue as well as access from the frontage road that abuts K-7 Hwy. This type of development will have a minimal impact to the local traffic system.

8160 Parallel Parkway
Suite 202
Kansas City, KS 66112



T 913-788-8846
F 888-854-8514

May 8, 2016

Mr. Don E. Slone
Planning Director
City of Bonner Springs
205 E 2nd Street, P.O. Box 38
Bonner Springs, KS 66012

Dear Mr. Slone,

Thank you for your time and assistance. Please find the required application and supporting documentation for the "Adult Day Care Program" at 134 N 130th Street, Suite C Bonner Springs, KS. Rose Palms Support Services "Adult Day Care" will provide services to adults 18-65 with mild developmental disabilities. The program activities for the adult day program will include:

Money Management

Life Skill Building

Our office hours for the day program will be Monday-Friday 8:00am-5:00pm. The day program location will also serve as a meeting place for parent meetings, staff training and record keeping. This location may also expand to include business offices.

Thank you for your time and we look forward to working with you in the future. Please feel free to contact me with any questions or concerns at 913-244-4583.

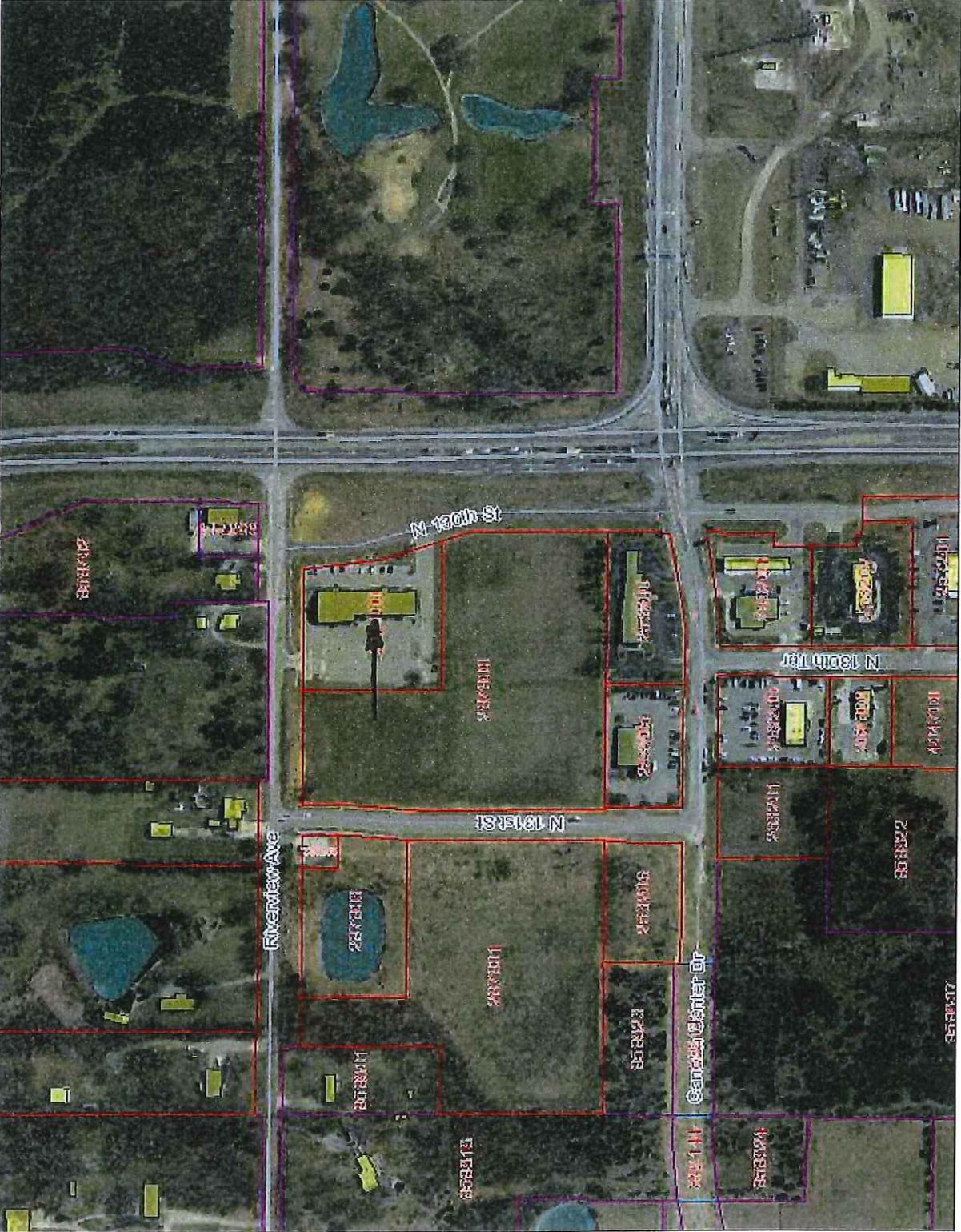
Sincerely,

A handwritten signature in black ink that reads "Michael Brooks, MS".

Michael Brooks, MS
CEO
Rose Palms Support Services

Wyandotte County, KS SUP-135: "ROSE PALMS SUPPORT SERVICES"

GeoSpatial Services
 710 N 7th St, Suite 200 | Kansas City, KS 66101
 Ph: 913-573-2941 | gss@wycokck.org
 www.wycokck.org/gss



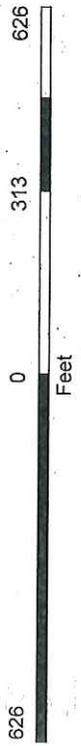
Legend

- Parcel ID
- Buildings
- Points of Interest
- Lakes
- Rivers
- Streams
- Parks*
- Platted Parcel
- Unplatted Parcel
- ROW Parcel
- Municipal Boundaries
- Railroads



Notes

Map Print Date: 6/22/2016 10:35 AM



Map Scale
 1: 3,756



DISCLAIMER OF WARRANTY AND ACCURACY: Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk; UG will not be liable to any such user for any loss or damage whatsoever.



ROSE PALMS SUPPORT SERVICES 134 N. 130TH STREET, SUITE C

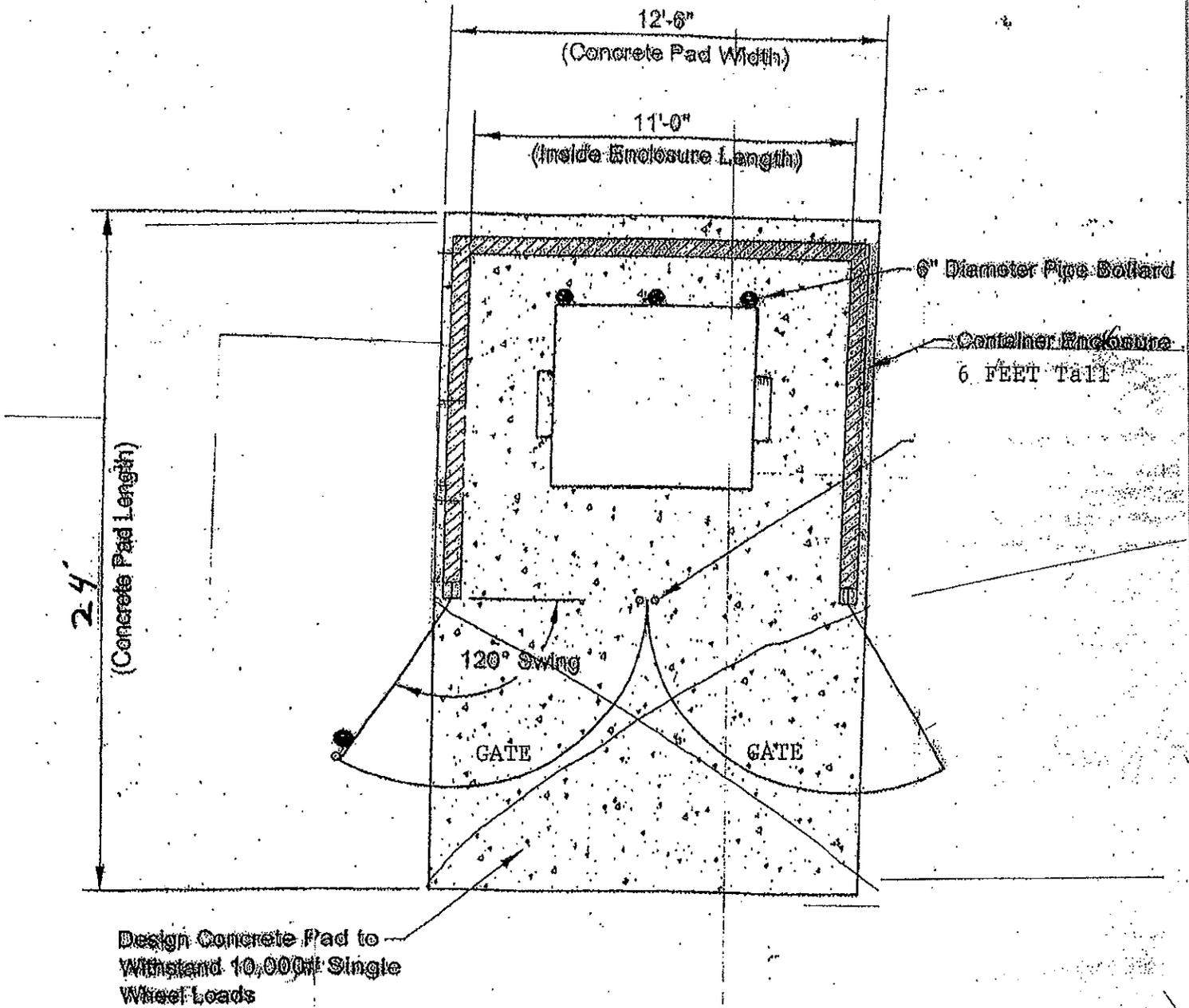


BUEHLER VENTURES, LLC BUILDING 134 N. 130TH STREET, SUITE A



TRASH ENCLOSURE - 134 N. 130TH STREET

DUMPSTER ENCLOSURE DETAIL



CONTAINER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

PROOF OF PUBLICATION

NOTICE

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
CITY OF BONNER SPRINGS, KANSAS

The Planning Commission will hold a public hearing on Tuesday, July 19, 2016 at 7:00 p.m. at City Hall in the Council Chambers, 205 E. 2nd Street, Bonner Springs, Kansas. The purpose of the public hearing is to receive public comment for:

Special Use Permit: SUP-135: "Rose Palms Support Services", for an adult day care center. Requested by Michael Brooks, Rose Palms Support Services, LLC, under lease from Buehler Ventures, LLC, property owners of record. The property is located at 134N. 130th Street, Suite C, zoned C-2, General Business District.

The complete legal description and application for the above items are available for public inspection at the Bonner Springs Planning Department, 205 E. 2nd Street, to Don E. Slone, AICP, CFM, Planning Director at (913) 667-1708 or by email to dslone@bonnersprings.org.

Persons who wish to be heard will be given an opportunity to make comments at the public hearing.

/s/ Don E. Slone, AICP, CFM
Planning Commission Secretary
(First published 6-23-16)
1t-The Wyandotte Echo-6-23-16

State of Kansas, Wyandotte County, ss:
Roberta M. Peterson, of lawful age, being duly sworn, says that she is the **PUBLISHER** of **The Wyandotte Echo**, a weekly newspaper, owned and operated by **M.R.P.P. Inc.**, printed and published in the city of Kansas City, Wyandotte County, State of Kansas, which said newspaper has a general circulation and has been admitted to the mails as second class matter in said county, and has been published therein during a period of more than five years prior to the first publication of the legal notice hereto annexed; that affiant, of her own knowledge, knows that the printed notice was published each and every issue of **The Wyandotte Echo** for 1 consecutive weeks as follows:

1st Publication was made on: JUNE 23, 2016

2nd Publication was made on: _____

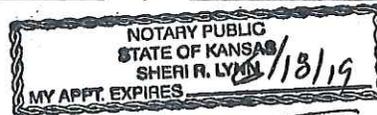
3rd Publication was made on: _____

4th Publication was made on: _____

Printer Fees: \$ 21.00

Roberta M Peterson
SUBSCRIBED AND SWORN TO before me on this:

23rd day of June, 2016



Notary Public: Jean R. Keon

ITEM NO. 3

PLANNING COMMISSION AGENDA

Tuesday, July 19, 2016 – 7:00 p.m.

Lot Split: LS-120: “Bonner Springs Bus Barn”, is for 6.18 unplatted property. Requested by Larry T. Hahn, LS, Hahn Surveying for Dan Brungardt, Superintendent, U.S.D. 204 on behalf of Jim Bishop, Vesta Lee Lumber Company, property owner of record. The property is located at 2300 S. 138th St. zoned I-1, Light Industrial District.

PRESENT	Stephan	_____
	Yates	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: Make a motion to approve.

STAFF RECOMMENDATION: Staff recommends approval of this item subject to the conditions listed in the Staff Report.

NARRATIVE: A Staff Report is included in the agenda. Staff will be present to answer any questions.

LOT SPLIT: BONNER SPRINGS BUS BARN

Case No.: LS-120
Applicant: Larry Hahn, LS, Hahn Surveying
Surveyor: Larry Hahn, LS, Hahn Surveying
Property Owner: Jim Bishop, Vesta Lee Lumber Company
Location: 2300 S. 138th Street
Zoning: I-1, Light Industrial District
Overall Tract Size: 6.15 acres
Tract 1: 2.88 acres (Address – 2300 S. 138th Street) (Parcel No. 964504)
Tract 1: 3.04 acres (New Address – 2260 S. 138th Street)

Staff Recommendation:

The Development Staff recommends approval of the Lot Split subject to the following five (5) conditions:

1. Amend as requested the legal description of the “Parent Tract” needs to include ½ of the abandoned Atchison, Topeka, and Santa Fe Railroad right-of-way that adjoins the original tract;
2. The surveyor shall furnish two (2) original signed/sealed paper copies along with the filing fee of \$26.00 made payable to the Register of Deeds Office;
3. The surveyor shall furnish one (1) original signed/sealed Right-of-Way Dedication Form for the right-of-way along 138th Street along with the filing fee of \$26.00 made payable to the Register of Deeds Office;
4. The Planning Department will file the Lot Split and provide an electronic copy of the filed Lot Split to the surveyor for his clients; and
5. Warranty Deeds are required to be filed in the Wyandotte County Register of Deeds Office for each new Tract in order to complete the Lot Split process.

Exhibits: Lot Split Drawing, Wyandotte County Parcel Map, Right-of-Way Dedication Exhibits for 138th Street.

Staff Analysis:

The requested lot split is for 6.15 acres unplatted, zoned I-1, Light Industrial District and is in conformance with the Subdivision Regulations subject to the listed conditions. This request is in order for U.S.D. 204 to purchase Tract 2 from Vesta Lee Lumber to construct a new bus barn facility for the Bonner Springs School District.

Note: An approved Site/Landscape Plan by the Planning Commission shall be required prior to any on-site grading.

Review Comments Received from Other Departments/Agencies**Planning Director:**

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3. The Planning Department will file the Lot Split and provide an electronic copy of the filed Lot Split to the surveyor for his clients; and
4. Warranty Deeds are required to be filed in the Wyandotte County Register of Deeds Office for each new Tract in order to complete the Lot Split process.

Building Official: No objections.

City Engineer:

1. The legal description of the "Parent Tract" needs to include ½ of the abandoned Atchison, Topeka, and Santa Fe Railroad right-of-way that adjoins the original tract.

Public Works/Utilities Director: No objections.

Atmos Energy: No comments received.

AT&T: No objections.

Westar Energy: No objections.

County Surveyor: No objections.

Wyandotte County, KS



GeoSpatial Services
 710 N 7th St, Suite 200 | Kansas City, KS 66101
 Ph: 913-573-2841 | gss@wycockok.org
 www.wycockok.org/gss



Legend

- Parcel ID
- Buildings
- Points of Interest
- Lakes
- Rivers
- Streams
- Parks*
- Platted Parcel
- Unplatted Parcel
- ROW Parcel
- Municipal Boundaries
- Railroads

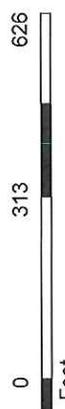
Locator Map



Notes

Map Print Dates: 3/29/2016 3:30 PM

Map Scale
 1: 3,756



626

313

0

Feet



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DISCLAIMER OF WARRANTY AND ACCURACY: Unified Government of Wyandotte Co./Kansas City, KS (UG) makes no representations or warranties about this map or its content, including, without limitation, accuracy, completeness, or fitness for any purpose. Users of this map document do so at their own risk; UG will not be liable to any such user for any loss or damage whatsoever.



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STREET RIGHT OF WAY DEDICATION

City Of Bonner Springs, Ks.

Page 1 of 2

Date: June 12, 2016

A (40') forty feet wide permanent street right of way in the southwest quarter of section 30-T11S-R23E of the 6th p.m., City Of Bonner Springs, Kansas, described as follows;
Commencing at the south quarter corner of said section 30; Thence, N 01 degrees 43'51"W, 206.04 feet along the east line of said southwest quarter to the centerline of abandoned Atchison, Topeka & Santa Fe Railroad and the point of beginning;
Thence, N 52 degrees 16'31"W, 51.81 feet along said centerline;
Thence, N 01 degrees 43'51"W, 656.05 feet to the southeast corner of Lot 1, Gerber Subdivision;
Thence, N 87 degrees 55'18"E, 40.00 feet to the east line of the southwest quarter of said section 30;
Thence, S 01 degrees 43'51"E, 689.21 feet along said east line to the point of beginning.
Contains 26904.77 Sq. Ft. / 0.62 acres +/-
(As shown Exhibit "A" – sheet 2)



EXHIBIT "A"

