



# City of Bonner Springs

## PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS  
**TUESDAY, DECEMBER 13, 2016**

STUDY SESSION @ 6:00 P.M.  
REGULAR MEETING @ 7:00 P.M.

### **PLANNING COMMISSION MEMBERS:**

PLEASE CONTACT DON @ (913) 667-1708  
NO LATER THAN 12:00 NOON, TUESDAY, DECEMBER 13, 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, December 13, 2016**

**Study Session – 6:00 p.m.**

- Planning Commission discussion 2017 Planning Commission/BZA meeting schedule; and
- Planning Commission discussion on a “Complete Streets Policy”.

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**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 November 15, 2016.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

1. Board Discussion

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**Old Business:**

**ITEM NO. 2: Special Use Permit: SUP-138: “Overton’s Archery Center”** a request to construct and operate an indoor and outdoor archery range and single-family residence on 6.16 acres. Requested by Leticia Cole, Paul Werner Architects, for Jon Overton, Overton’s Archery Center under contract from Mike & Kerry Hefton, property owners of record. The property is zoned A-1, Agricultural District and located at 46 N. 122<sup>nd</sup> Street. *(This item was continued from the November 15, 2016 meeting. This item will be forwarded to the Governing Body on January 9, 2017)*

**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: Zoning Ordinance Amendment: BSZP-126: “Landscape Regulations – Minimum Planting Requirements”** A request by the Planning Commission to consider an amendment to the Zoning Ordinance, Article XXX: Landscape Regulations, Section 5: Minimum Planting Requirements *(This item was continued from the November 15, 2016 meeting. This item will be forwarded to the Governing Body on January 9, 2017)*

**Open Public Hearing** Time: \_\_\_\_\_

1. Staff Presentation
2. Public Comment

**Close Public Hearing** Time: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

3. Board Discussion

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**New Business:**

**ITEM NO. 4: Site/Landscape Plan: ST-16-101, "Wilkerson Crane Rental"** Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Jeff and Diana Holt, Wilkerson Crane Rental Inc., property owners of record. The Site/Landscape Plan is submitted in order to construct a 16,885 square foot building to house a construction crane rental business on 17.23 acres, zoned I-1, Light Industrial District located at 14101 Gibbs Road.

1. Staff Presentation / Applicant Presentation
  2. Public Comment
- Motion: \_\_\_\_\_ Second: \_\_\_\_\_
3. Board Discussion
- # For: \_\_\_\_\_ #Against: \_\_\_\_\_

**ITEM NO. 5: Preliminary Plat: PT-17-100, "Coleman Industrial Park II"** this request is to amend the preliminary plat for Coleman Industrial Park approved on January 22, 2007. The revised plat will consist of three (3) industrial lots. The revision is to Lot 3 that consists 59.2 acres zoned I-1, Light Industrial District and I-2, Heavy Industrial District pending completion under Case No. BSZ-134, for Quicksilver Readymix, LLC. Requested by Jim Story, Story Surveying for Bruce Coleman, Coleman Farm Properties, G.P. and Mitch and Michelle Mitchener, property owners of record.

1. Staff Presentation / Applicants Presentation
  2. Public Comment
- Motion: \_\_\_\_\_ Second: \_\_\_\_\_
3. Board Discussion
- # For: \_\_\_\_\_ #Against: \_\_\_\_\_

**ITEM NO. 6: Comprehensive Plan Change: BSCP-27: "Maple Hills"** a request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 5.19 acres from a Commercial designation to a High-Density Residential designation. Requested by Daniel Sailler, MRE Capital under contract with Kinban Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a 48 unit, three-story apartment development located at 128 N. 131<sup>st</sup> Street. *(This item to be forwarded to the Governing Body on January 9, 2017)*

- Open Public Hearing** Time: \_\_\_\_\_
1. Staff Presentation / Applicants Presentation
  2. Public Comment
- Close Public Hearing** Time: \_\_\_\_\_
- Motion: \_\_\_\_\_ Second: \_\_\_\_\_
3. Board Discussion
- # For: \_\_\_\_\_ #Against: \_\_\_\_\_

**ITEM NO. 7: Rezoning: BSZ-135: "Maple Hills"** a request to rezone 5.19 acres from a C-2, General Business District classification to an R-3, Multi-Family Residential District classification. Requested by Daniel Sailler, MRE Capital under contract with Kinban Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a 48 unit, three-story apartment development located at 128 N. 131<sup>st</sup> Street. *(This item to be forwarded to the Governing Body on January 9, 2017)*

- Open Public Hearing** Time: \_\_\_\_\_

1. Staff Presentation / Applicants Presentation
2. Public Comment

**Close Public Hearing** Time: \_\_\_\_\_

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

3. Board Discussion

# For: \_\_\_\_\_ #Against: \_\_\_\_\_

**Adjournment** Time: \_\_\_\_\_

# ITEM NO. SS-1

## PLANNING COMMISSION STUDY SESSION AGENDA

Tuesday, December 13, 2016 – 6:00 p.m.

### Planning Commission Discussion:

Planning Commission discussion 2017 Planning Commission/BZA meeting schedule

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**ACTION:** Approve the 2017 Planning Commission/BZA meeting schedule.

To: Planning Commission / Board of Zoning Appeals

From: Don E. Slone, AICP, CFM, Planning Director



Subject: **Planning Commission & Board of Zoning Appeals 2017 Meeting Schedule**

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**Recommendation:**

The Planning Director recommends approval of the Planning Commission & Board of Zoning Appeals 2017 meeting schedule as follows:

**2017 Schedule:**

January 17, 2017

February 21, 2017

March 21, 2017

April 18, 2017

May 16, 2107

June 20, 2017

July 18, 2017

August 15, 2017

September 19, 2017

October 17, 2016

November 21, 2017

December 12, 2017 (2<sup>nd</sup> Tuesday)

January 16, 2018

- All Board of Zoning Appeals meetings will begin at 6:00 pm;
- Study Sessions will be no earlier than 6:00 pm at the earliest; and
- All Planning Commission meetings will begin at 7:00 pm.

# ITEM NO. SS-2

## PLANNING COMMISSION STUDY SESSION AGENDA

Tuesday, December 13, 2016 – 6:00 p.m.

### Planning Commission Discussion:

Planning Commission discussion on a “Complete Streets Policy”.

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**ACTION:** No action required discussion only.

**NARRATIVE:** Two “Complete Streets Policies” from Mid-America Regional Council (MARC) and the City of Lawrence are attached for discussion purposes. This item will be discussed over the next couple months in preparation of a “Draft Polity” recommendation to the Governing Body later this year.

# MARC Complete Streets Policy

## Policy Highlights

- MARC seeks to achieve the Kansas City region’s vision of a safe, balanced, regional multimodal transportation system that is coordinated with land use planning, supports equitable access to opportunities and protects the environment. This can be achieved by implementing Complete Streets and context-sensitive solutions.
- Further, the MARC Board of Directors adopted a policy that supports the integration of “green streets”<sup>1</sup> concepts into projects in order to advance context-sensitive, multimodal uses and promote environmental solutions in the region’s transportation planning, project development and project selection processes.
- This Complete Streets Policy applies to the following:
  1. All MARC planning activities that involve public rights-of-way, including the metropolitan transportation plan.
  2. Any activities conducted by MARC to program federal funds for projects in the Transportation Improvement Program.
- Projects shall provide safe accommodations for all users who have legal access to and may reasonably be expected to use the facilities, while being sensitive to both current and future community context. Project sponsors retain the design decision authority over their projects and exceptions are specified. MARC committees will develop procedures to incorporate this Complete Streets Policy in their work.

## Background

The Kansas City region’s metropolitan transportation plan, *Transportation Outlook 2040*, was adopted by the MARC Board in June 2010 and updated in June 2015. This plan includes policies and strategies that support implementation of Complete Streets. MARC’s Complete Streets Policy helps guide the agency’s planning and programming work and supports the implementation of *Transportation Outlook 2040*.

In 2010, the U.S. Department of Transportation (USDOT) issued an updated Policy Statement on Bicycle and Pedestrian Accommodation that calls for all transportation agencies “to improve conditions and opportunities for walking and bicycling and to integrate walking and bicycling into their transportation systems.” The USDOT encourages transportation agencies “to go beyond minimum standards to provide safe and convenient facilities for these modes.” The Policy Statement considers walking and bicycling equal to other transportation modes.

*Transportation Outlook 2040* further indicates that strategies for stormwater management, urban heat island abatement, streetscaping and urban forestry can be incorporated to maximize environmental benefits while simultaneously creating transportation facilities that are accessible to all users, and foster non-motorized travel through more inviting, attractive and complete transportation corridors. The plan calls for the development of a technical framework to analyze and identify opportunities for incremental Complete Streets and “green street” improvements within the region. Other plans adopted by the MARC Board that support the implementation of integrated Complete Streets and “green street”

concepts include the MetroGreen Plan (2001), the Best Management Practices Manual to Protect Water Quality (2003), the Clean Air Action Plan (2004 and 2011), the Eco-Logical Action Plan (2008), and the Greater Kansas City Regional Bikeway Plan (2015). Additionally, MARC's Regional Forestry Framework (2011) calls for increased canopy coverage through streetscaping, forest protection and other mechanisms.

### **Definition**

Complete Streets are streets, highways, bridges and facilities that are planned, designed, operated and maintained for the needs and safety of all users along and across the entire public right of way. This includes people of all ages and abilities who are walking; using powered, street-legal vehicles such as cars, trucks, motorcycles or buses; bicycling; using transit or mobility aids; and freight shippers. Complete Streets integrate contextually-appropriate green infrastructure techniques.<sup>1</sup>

### **Regional Vision**

In June 2010, the MARC Board of Directors adopted *Transportation Outlook 2040* as the Kansas City region's metropolitan transportation plan. It guides the development of supportive implementation strategies and investment priorities for transportation into the future. The plan envisions a sustainable region that increases the vitality of our society, economy and environment for current residents and future generations.

In 2014, the MARC Board of Directors updated the policy framework of *Transportation Outlook 2040* to emphasize the region's collective effort to become more "vibrant, connected and green." In addition, the content of the metropolitan transportation plan was updated in 2015 to emphasize the importance of Complete Streets concepts in the design and implementation of projects throughout the region.

Since the adoption of *Transportation Outlook 2040*, MARC's Complete Streets Policy has been used as a tool for reviewing transportation project applications seeking federal sources of funding through MARC's programming processes. Additionally, the states of Kansas and Missouri, along with a number of local cities and counties, have adopted Complete Streets policies. As of October 2015, there are 15 Complete Streets policies/resolutions in place in the MARC region.

Complete Streets aid communities and help the Kansas City region achieve progress toward its 10 transportation system goals in the following ways:

- **Climate Change and Energy Use** — Complete Streets help decrease the use of fossil fuels through reductions in miles traveled and travel delays in motorized vehicles. In addition, Complete Streets decrease energy use by reducing urban heat islands, making transportation systems more efficient and improving land use integration.
- **Economic Vitality** — Complete Streets create more vibrant, attractive places with increased access for all users, while accommodating the movement of freight, goods and services. Vibrant and accessible places increase property values and makes businesses more appealing.
- **Environment** — Complete Streets help improve air quality by providing transportation options that reduce miles traveled and shorten delays for motorized vehicles. In addition, Complete Streets help improve water quality by integrating contextually appropriate stormwater management practices, urban forestry and landscaping into transportation facility design.
- **Equity** — Complete Streets ensure that roadways accommodate all users, including those who choose or depend on transportation options other than a personal automobile. By supporting more transportation choices and services, Complete Streets help limit disparities. Complete Streets accommodate more than just vehicular travel, and help ensure that corridor users and

area residents are not overburdened by the noise, air and water pollution generated by motor vehicles.

- **Place Making** — Streets have historically functioned as public spaces. Complete Streets help encourage the creation of compelling quality places in our communities by coordinating transportation, environmental and land use planning and development.
- **Public Health** — By safely accommodating all users, Complete Streets facilitate healthy, active living by encouraging more people to walk, bicycle, or use transit and other mobility aids, and through design measures that improve air and water quality.
- **Safety and Security** — Complete Streets address the safety needs of all users in our region. Complete Streets help reduce the number of fatalities and serious injuries from traffic crashes.
- **System Condition** — Complete Streets concepts include the maintenance and operation of facilities, this helps ensure that the regional transportation network is maintained in good condition.
- **System Performance** — Complete Streets provide a continuous travel network for all transportation modes, which maximizes the value of existing investments.
- **Transportation Choices** — Complete Streets help maximize mobility opportunities for all people in the context of access to jobs, education, health care, shopping, entertainment, and other goods and services.

#### **Policy Statement**

MARC seeks to achieve the Kansas City region’s vision of a safe, balanced, regional multimodal transportation system that is coordinated with land use planning, supports equitable access to opportunities and protects the environment. This can be achieved by implementing Complete Streets and context-sensitive solutions.

MARC promotes the development of Complete Streets throughout the region and encourages all local jurisdictions to adopt and implement Complete Streets policies.

This Complete Streets Policy applies to the following:

1. All MARC planning activities that involve public rights-of-way, including the metropolitan transportation plan.
2. Any activities conducted by MARC to program federal funds for projects in the Transportation Improvement Program.

#### *Requirements*

1. This policy does not supersede any federal, state or local policy or law.
2. Planned and programmed projects shall provide safe accommodations for all users who have legal access and who may reasonably be expected to use the facilities, while being sensitive to both current and future community context.
3. This policy applies to all phases of a project, including planning, design, right-of-way acquisition, construction, construction engineering, operations and maintenance.
4. Planned and programmed projects shall make use of policies, guidelines and design standards that reflect best practices. Project sponsors retain design decision authority over their projects.

#### *Recommendations*

1. Integrated planning and design practices help achieve economic, community and environmental benefits. While this policy focuses on integrated planning and engineering approaches to

implementing Complete Streets, MARC also encourages project sponsors to provide other strategies for enforcement, education and encouragement when appropriate.

2. MARC encourages local governments to stay abreast of best practices by reviewing design guidelines, standards and resources — such as those referenced in MARC’s Complete Streets Handbook — to amend or adopt local design approaches to fit their communities’ needs. MARC also encourages project sponsors to use the MARC/APWA Manual of Best Management Practices to Protect Water Quality for an initial set of planning guidelines to incorporate “green street” strategies as part of transportation development. Additionally, MARC encourages project sponsors to use the MARC Regional Forestry Framework to incorporate canopy coverage and streetscaping into projects.
3. MARC encourages local governments to include performance measures in their adopted Complete Streets policies and procedures, and to follow-up with performance evaluations on a regular basis.
4. Networks of Complete Streets help build the framework for livable, sustainable communities by enabling people to connect to each other and to destinations, regardless of travel mode. MARC encourages local communities to coordinate and collaborate with one another, specifically in strategies for livable and sustainable communities, as well as in the integration of land use and environment with transportation.

#### **Exceptions**

Federal transportation funds programmed through MARC include a wide variety of project types and transportation programs. Many of these include non-roadway planning or construction projects, such as transit capital equipment, diesel engine retrofits, clean vehicle conversions, alternative fuel vehicle purchases/fleet replacements, compressed natural gas fueling stations, other Congestion Mitigation and Air Quality (CMAQ) Improvement Program eligible projects, off-street bicycle/pedestrian trails, Intelligent Transportation System (ITS) programs and initiatives and others. Projects or programs which are clearly not “streets” should be exempt from this policy, but require MARC approval. However, all project activities made possible by funds programmed through MARC should still attempt to incorporate elements of this policy, such as impacts to all modes and users and “green street” best management practices.

Further, not every street can be complete for each user, and exceptions may need to be made for some projects. However, exceptions should not be common. Federal funding programmed in MARC’s Transportation Improvement Program should enable complete and direct connections to be made throughout the transportation network for all users, even where specific streets cannot accommodate all users.

The Total Transportation Policy Committee may grant exceptions to this policy. Staff and the modal and programming committees will review requests for exceptions and make recommendations to the Total Transportation Policy Committee. Exceptions may be granted in the following cases:

1. Where using specific modes of travel are prohibited by law, such as bicyclists and pedestrians on some sections of interstate highways or trucks on boulevards. In such cases, efforts should be made to accommodate prohibited modes elsewhere, as appropriate for each mode, to ensure network connectivity. Where a proposed project for a limited-access facility would cross a major barrier (such as a river, railroad or highway), consideration should be given to including access across the barrier for otherwise limited modes.
2. Where the cost of providing facilities for all users, especially pedestrians and bicyclists, would be excessively disproportionate to the need or likely use. Federal guidance defines this as

exceeding 20 percent of the total project costs; however, this exception should also be context sensitive. (For example, downtown streetscapes may have a larger percentage of project costs for pedestrians and bicyclists.)

3. Where population scarcity or other factors indicate an absence of need for both current and future conditions of the anticipated project life (usually a minimum of 20 years for roadways and 50 or more years for bridges).

### **Performance Measures**

To assist with evaluation of this policy, MARC will continue to encourage meaningful progress in the region using performance measures included in *Transportation Outlook 2040* for the plan's 10 policy goals.

### **Implementation**

To implement this Complete Streets Policy into planning and programming processes at the metropolitan level, MARC will take the following steps:

1. Ensure this policy is reflected in ongoing planning and programming work and current policies. MARC's transportation modal committees will develop procedures to incorporate this policy into their work, including their processes for making recommendations to the Total Transportation Policy Committee (TTPC).
2. Review all project applications seeking federal transportation funding for compliance with the Complete Streets Policy.
3. Monitor all projects receiving federal transportation funding through MARC's programming process for compliance with the Complete Streets Policy.
4. Engage project sponsors in evaluating projects for the Transportation Improvement Program that receive federal funding outside of MARC's programming processes.
5. Re-evaluate this policy regularly — at a minimum, before adopting each new or updated metropolitan transportation plan. Because the Complete Streets Policy Task Force is not a permanent standing subcommittee of the Total Transportation Policy Committee (TTPC), the TTPC co-chairs may convene a group to re-evaluate the policy as needed.

To carry out this Complete Streets Policy and encourage all local communities to address context-sensitive solutions and the needs of all roadway users on all public rights-of-way, MARC will take the following steps:

1. Encourage all local communities to adopt Complete Streets policies/resolutions and incorporate their policies into facility designs. This includes working with local communities to develop and implement their policies.
2. Provide assistance to local jurisdictions seeking to develop a Complete Streets policy, along with resources such as MARC's Complete Streets Handbook and the MARC/APWA Manual of Best Management Practices to Protect Water Quality.
3. Disseminate best practices for Complete Streets implementation through webinars, special workshops, training courses and the Government Training Institute (GTI).
4. Help coordinate inter-jurisdictional discussion and efforts.

<sup>1</sup> The term "green street" is used to describe roadway planning that enhances environmental suitability by using natural systems to manage stormwater by reducing flows, improving water quality, and enhancing watershed health. The use of trees and vegetation reduce greenhouse gases and urban heat island effect. Green streets principles also promote the use of renewable energy to operate street lights, and uses energy-efficient

technologies to reduce carbon footprints. Applying these principles conserves natural systems for future generations.

“Green streets” support Complete Streets. “Green streets” achieve multiple benefits in addition to enhancing environmental suitability, such as creating more attractive streetscapes in corridors that connect neighborhoods and activity centers. This creates more livable communities.

# LAWRENCE COMPLETE STREETS POLICY

## SECTION ONE: TITLE.

This policy shall be known as the “Complete Streets Policy.”

## SECTION TWO: PURPOSE.

The purpose of the Complete Streets Policy is to use an interdisciplinary approach to incorporate the needs of all Users into the design, construction, and maintenance of public and private transportation infrastructure within Lawrence where feasible and fiscally appropriate. This Complete Streets Policy establishes guiding principles and practices to create an equitable, balanced, and effective transportation system that encourages walking, bicycling, and transit use, to improve health and reduce environmental impacts, while simultaneously promoting safety for all Users of Streets.

## SECTION THREE: DEFINITIONS.

- (a) Complete Streets means a comprehensive and integrated transportation network that permits safe and convenient travel along and across all Streets for all Users.
- (b) Complete Streets Elements mean design features that contribute to a safe, convenient, and comfortable travel experience for all Users, including but not limited to such features as: sidewalks; shared use paths; bicycle lanes; automobile lanes; paved shoulders; street trees and landscaping; planting strips; curbs; accessible curb ramps; bulb-outs; crosswalks; refuge islands; pedestrian and traffic signals, including countdown and accessible signals; signage; street furniture; bicycle parking facilities; public transportation stops and facilities; transit priority signalization; traffic calming devices; narrow vehicle lanes; raised medians; roadway diets; and dedicated transit lanes.
- (c) Streets mean any rights of ways, public or private, including arterials, collectors, local streets, and roadways by any other designation, as well as bridges, tunnels, and any other portions of the transportation network.
- (d) Street Project means the construction, reconstruction, retrofit, or major alteration of any Street and includes the planning, design, approval, and implementation processes.
- (e) Street Maintenance means the minor routine upkeep and maintenance of Streets such as mill & overlay, micro abrasion, microsurfacing, crack seal, concrete rehab, curb repair, spot repair, restriping, signal operations, and interim measures on detour routes.
- (f) Users means all persons that use Streets, including pedestrians, bicyclists, motor vehicle drivers, mobility device users, neighborhood electric vehicle users, utility tricyclists, and public transportation drivers and riders, of all ages and abilities, including children, youths, families, older adults, and persons with disabilities.

## **SECTION FOUR: PRINCIPLES.**

Guiding principles and practices of the Complete Streets Policy are as follows:

- (a) Complete Streets are designed to serve everyone: pedestrians, bicyclists, transit riders, and motorists, regardless of age or ability.
- (b) It is the intent of this Complete Streets Policy that the design and construction of all Street Projects should include Complete Streets Elements as feasibility and funding allows, including, but not limited to:
  - (1) Public Plans adopted by the City of Lawrence, which may be independent or part of the Lawrence-Douglas County Comprehensive Plan;
  - (2) Development-related ordinances and resolutions, including Land Development Codes and Subdivision Regulations, among others, that are adopted or passed by the City of Lawrence;
  - (3) Corridor Plans approved by the City of Lawrence (or in the case of State Routes, those corridor plans approved jointly by the City of Lawrence and the Kansas Department of Transportation).
  - (4) The Metropolitan Transportation Plan approved by the Lawrence-Douglas County Metropolitan Planning Organization.
- (c) Complete Streets Elements should be considered within the balance of mode and context of the community, including but not limited to: environmental sensitivity; costs; budgets; demand; probable use; space and area requirements and limitations; and legal requirements and limitations. Not all Complete Streets Elements are required to make a street complete and/or be feasible at all locations or times.
- (d) It is the intent of the City of Lawrence to recognize that street projects are limited in scope by available funding resources. Fiscal responsibility should be used when considering Complete Streets Elements.
- (e) It is the intent of the City of Lawrence to incorporate the Complete Streets principles into appropriate public strategic plans, standards, relevant ordinances, practices and policies, and appropriate subsequent updates. The Complete Streets principles, where applicable and appropriate, may also be incorporated into plans, manuals, rules, practices, policies, training, procedures, regulations, and programs.
- (f) It is the goal of the City of Lawrence to foster a partnership with the State of Kansas, Douglas County, area school districts, citizens, businesses, neighboring communities, and neighborhoods in consideration of functional facilities and accommodations in furtherance of this Complete Streets Policy and the continuation of such facilities and accommodations beyond the jurisdiction of the City of Lawrence.
- (g) The City of Lawrence recognizes that Complete Streets may be achieved through elements incorporated into a single Street Project, or incrementally through a series of

improvements, in order to create a network of facilities that promotes connectivity to destinations.

- (h) The City of Lawrence will consider all appropriate possible funding sources to plan and implement the Complete Streets Policy and shall direct staff to investigate grants that may be available to make the realization of Complete Streets economically feasible.

#### **SECTION FIVE: APPLICABILITY.**

- (a) It is the intent of the City of Lawrence that its departments make Complete Streets practices a routine part of everyday operations, that its departments approach every appropriate transportation project and program as an opportunity to improve public and private streets and the transportation network for all Users, and that its departments work in coordination with other departments, agencies, and jurisdictions to achieve Complete Streets, where feasibility and funding allows, throughout Lawrence.
- (b) Every Street Project should incorporate Complete Streets elements sufficient to enable reasonably safe travel along and across the Street for all Users, provided, however, that such infrastructure may be excluded from a Street Project where:
  - (a) Use by non-motorized Users is prohibited by law, there is insufficient space to safely accommodate the facility, or there are relatively high safety risks to include facilities for all Users.
  - (b) The cost would be excessive or disproportionate to the need or probable future use over the long term.
  - (c) There is an absence of current or future need.
  - (d) There are topographic or natural resource constraints.
  - (e) A reasonable and equivalent alternative already exists for certain Users or is programmed to exist.
- (c) The City of Lawrence departments, where feasibility and funding allows, shall incorporate Complete Streets Elements into existing public streets to improve the safety and convenience of all Users and to construct and enhance the transportation network for every User. If the safety and convenience of Users can be improved within the scope of Street Maintenance, then it is the intent of the City of Lawrence that such projects shall also include Complete Streets Elements.
- (d) The City of Lawrence departments shall include key Complete Streets Elements in the normal review and/or development of plans, zoning and subdivision codes, laws, procedures, rules, regulations, guidelines, programs, templates, and design manuals, including pertinent portions of the Lawrence Land Development Code, the Lawrence-Douglas County Comprehensive Plan, subarea/sector plans, and corridor plans, to integrate, accommodate, and balance the needs of all Users in all Street Projects.
- (e) The City of Lawrence departments shall coordinate Complete Streets design templates with street classifications and revise them to include Complete Streets infrastructure, such as bicycle lanes, sidewalks, street crossings, and planting strips. All facilities will be

designed and constructed in accordance with applicable laws and regulations using best practices and guidance from the following, among others: American Association of State Highway and Transportation Officials (AASHTO) publications, the Manual on Uniform Traffic Control Devices (MUTCD), the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and the Public Rights-of-Way Accessibility Guidelines (PROWAG).

#### SECTION SIX: DATA COLLECTION, PROGRESS REPORTING AND PUBLIC INPUT

- (a) The City of Lawrence will periodically collect, review and report performance data and benchmark measurements to demonstrate the effectiveness of the Complete Streets Policy. This information could include: number of projects completed, number of projects incorporating complete streets infrastructure, actual infrastructure added, number of transit and non-motorized users, community attitudes and perceptions, and safety and health indicators.
- (b) Such reports are accessible to existing advisory boards and other committees such as the Traffic Safety Commission, the Lawrence-Douglas County Metropolitan Planning Organization (L-DC MPO), the L-DC MPO Technical Advisory Committee, the L-DC MPO Regional Transit Advisory Committee, the Bicycle Advisory Committee, the Sustainability Advisory Board, the Parks and Recreation Advisory Board, and the Lawrence-Douglas County Health Board. Such boards and committees are encouraged to provide ongoing feedback and act as a conduit for public participation on the implementation of the Complete Streets Policy.

#### SECTION SEVEN: EFFECTIVE DATE.

This Complete Streets Policy shall be in full force and effect from the date of its passage, adoption, and approval.

# ITEM NO. 1

**PLANNING COMMISSION AGENDA**  
**Tuesday, December 13, 2016 – 7:00 p.m.**

**Approval of Minutes:** The regular Planning Commission meeting held November 15, 2016

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ACTION:** Make a Motioun to Approve

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

**NARRATIVE:** The minutes of the November 15, 2016 meeting are attached.

## PLANNING COMMISSION MEETING MINUTES

Tuesday, November 15, 2016 @ 7:00 p.m.

**Members Present:** Craig Stephan, Mark Yates, Sherri Neff, Merle Parks, Lloyd Mesmer, Dave Pierce and Jason Krone

**Members Absent:** Lew Kasselmann

**Staff Present:** Don E. Slone, AICP, CFM, Planning Director

Chairman Parks called the meeting to order at 7:00 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 September 20, 2016 Planning Commission meeting. Commissioner Stephan made a motion to approve the minutes with a second from Commissioner Yates. Commissioner Parks asked if there were any questions or comments. Seeing none, he called for the vote. The minutes were approved by a 7-0 vote.

### **New Business:**

Chairman Parks introduced **Item No. 2: Special Use Permit: SUP-138: "Overton's Archery Center"** a request to construct and operate an indoor and outdoor archery range and single-family residence on 6.16 acres. Requested by Leticia Cole, Paul Werner Architects, for Jon Overton, Overton's Archery Center under contract from Mike & Kerry Hefton, property owners of record. The property is zoned A-1, Agricultural District and located at 46 N. 122<sup>nd</sup> Street.

Chairman Parks opened the public hearing at 7:02 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to approve the Special Use Permit as presented in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. The applicant was unable to attend the meeting but Mr. Ryan Berendzen with Paul Werner Architects, stated they had no additional comments. He then stated that he was attending for Leticia Cole, who was unable to attend the meeting tonight. Mr. Berendzen then stated he would be glad to answer any questions the Planning Commission might have.

Chairman Parks then asked the owner, Jon Overton if he had anything to add. Mr. Overton stated that he did not have anything to add but would also be glad to answer any questions. Chairman Parks then asked if he was in agreement with all the listed conditions. Mr. Overton stated that he was in agreement with the listed conditions.

Chairman Parks asked if the owner intended to use the outdoor range at night. Mr. Overton stated no and further stated that the proposed outdoor range was for daytime use only.

Commissioner Pierce asked how far it was to the I-70. He then asked if an arrow is shot accidentally, will it be able to make it to the highway. It was determined to be approximately 200' feet to the south lane of I-70.

Commissioner Yates stated that it would be almost impossible for an arrow to go that far. He then stated that there is usually a "range master" that oversees the outdoor range. Commissioner Yates stated that he is an avid archer and was very supportive of this type of business.

Commissioner Krone asked if the special use permit would allow the use of firearms or was is restricted to archery use only. The Planning Director stated that the Zoning Ordinance does not specify the difference. Shooting Ranges - Indoor and Outdoor under Appendix B stated that they are allowed only with the approval of a Special Use Permit. A restriction could be added to the list of conditions, however; since the request was for an indoor and outdoor archery center, that would be a sufficient restriction for the use of firearms.

Commissioner Pierce then asked how many people would utilize the center at any given time. Mr. Overton stated between 20 and 30, but generally would be no more than 20 unless he has a tournament.

Chairman Parks asked if anyone in the audience had any questions or comments.

**LeVoide Simpson**, 36 N. 122<sup>nd</sup> Street stated that he has lived here for 13 years and did not want to see a commercial business go in. He also stated that with the road construction by KDOT, the area has changed quite a bit. He stated that Mr. Overton did stop by and brief him on his proposal which he did appreciate. Mr. Simpson then stated that he was not in favor of the project.

Walt Stephen, 3329 S. 142<sup>nd</sup> Street stated that he currently lives in Bonner Springs but travels to Lawrence to use the current Overton's Archery Center and was very excited to see that he might have an archery range closer for his use. He then stated that he has been a client of Jon's for several years and was very much in favor of the project. He also stated that this is a "low impact" business and was in favor of the project.

Stacie Simpson, 36 N. 122<sup>nd</sup> Street stated they were a hunting family but did not want an archery business next to her home. She also stated that she did not want car lights shining into her bedroom on the north side of her home. She stated that she was not in favor of the project.

Don Sennett, 330 S. 122<sup>nd</sup> Street stated that he felt that we did not need that type of use out there.

Dave Couch, 240 S. 122<sup>nd</sup> Street stated that this was not good for the residential area where they live and was not in favor of the project.

Based upon the comments received, the Planning Director after hearing the comments from the abutting neighbors, he recommended to the Planning Commission that they "continue" this item until their December 13, 2016 meeting to allow the applicant/owner to meet with the adjacent property owners to discuss any possible solutions to move this project forward if at all possible. Mr. Slone asked Mr. Overton if he was supportive of the request and if he was willing to have a meeting with the adjacent property owners? Mr. Overton stated that he was be willing to have the meeting as this project is very important to him and his family.

Chairman Parks asked if anyone else in the audience had any questions or comments. Seeing none he closed the public hearing at 7:53 p.m. and asked for a motion. Commissioner Yates made a motion to "continue" this item until the December 13, 2016, Planning Commission meeting in order for the applicant and owner and adjacent property owners to meet and discuss their concerns with a second from Commissioner Stephan.

Chairman Parks asked if there were any questions from the Planning Commission.

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

The Planning Director stated that this item will placed on the agenda for the next Planning Commission meeting on December 13, 2016.

Chairman Parks introduced **Item No. 3: Zoning Ordinance Amendment: BSZP-126: "Landscape Regulations – Minimum Planting Requirements"** A request by the Planning Commission to consider an amendment to the Zoning Ordinance, Article XXX: Landscape Regulations, Section 5: Minimum Planting.

Chairman Parks opened the public hearing at 7:58 p.m. and asked for Staff Presentation. The Planning Director presented the case with a Staff Recommendation to "continue" this item until the December 13, 2016, Planning Commission meeting. The rational was for the Planning Director and Planning Commission to further discuss changes to the "Recommended Tree List" to be compliant with the City's Tree Species listed under the Code of Ordinances, Chapter XIV, Streets and Sidewalks.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he closed the public hearing at 8:00 p.m. and asked for a motion. Commissioner Stephan made a motion to continue this item until the December 13, 2016, Planning Commission meeting with a second from Commissioner Krone.

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

The Planning Director stated that this item will placed on the agenda for the next Planning Commission meeting on December 13, 2016.

Chairman Parks asked if there was any further business. Seeing none, he adjourned the meeting at 8:10 p.m.

---

Don E. Slone, AICP, CFM, Secretary

# ITEM NO. 2

## PLANNING COMMISSION AGENDA

Tuesday, December 13 2016 – 7:00 p.m.

**Special Use Permit: SUP-138: “Overton’s Archery Center”**, a request to construct and operate an indoor and outdoor archery range and single-family residence on 6.16 acres. Requested by Leticia Cole, Paul Warner Architects, for Jon Overton, Overton’s Archery Center under contract from Mike & Kerry Hefton, property owners of record. The property is zoned A-1, Agricultural District and located at 46 N. 122<sup>nd</sup> Street.

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ACTION:** Make a motion to approve.

**STAFF RECOMMENDATION:** Staff recommends approval of this item with 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 was continued from the November 15, 2016 meeting.

**This item will be forwarded to the Governing Body on January 9, 2017.**

**SPECIAL USE PERMIT: “OVERTON’S ARCHERY CENTER”****Case No.:** SUP-138**Applicant:** Leticia Cole, Paul Werner Architects**Developer:** Jon Overton, Overton’s Archery Center**Owners:** Mike & Kerry Hefton**Location:** 46 N. 122<sup>nd</sup> Street (Parcel No. 955711)**Tract Size:** 6.16 acres**Zoning:** A-1, Agricultural District**Building:** Indoor / Outdoor Archery Center with an attached Single-Family Residence**Staff Recommendation:**

Staff recommends approval of SUP-138 for Overton’s Archery Center to allow the construction and operation of an indoor/outdoor archery center with an attached single-family residence and to forward it to the Governing Body with a recommendation for approval, subject to four (4) conditions:

1. Provide a Boundary Survey to the Planning Department that includes the proposed access from 122<sup>nd</sup> Street. Access to the tract should be located completely north of the extended northerly property line of 36 N. 122<sup>nd</sup> Street;
2. The hours of operation will be allowed per the Applicant’s Letter dated October 10, 2016 attached with this request;
3. Submittal of a Site/Landscape Plan shall be required to be reviewed and approved by the Planning Commission;
4. 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
  - a. The Special Use Permit to be valid for an indefinite period of time unless: The subject property is sold, or
  - b. The operation of such use by the owner designated in the permit is discontinued for more than 12 months.

**Exhibits:**

Applicant’s Letter, Concept Site Layout (Revised Plan dated 12.2.16) + (Original dated 10.11.16), Building Elevations and Floor Plan, City’s GIS Map, Interior photographs of the existing business and the Proof of Publication.

**Note:** The Concept Site Layout was “revised” on December 2, 2016 at the request of the Planning Director to address the “Planning Issues” he heard during the Public Hearing on November 15, 2016.

**Project Description:**

The applicant has submitted a request for a Special Use Permit in order to construct and operate an indoor/outdoor archery center with an attached single-family residence. The subject property is under contract for purchase by Overton’s Archery Center from Mike & Kerry Hefton.

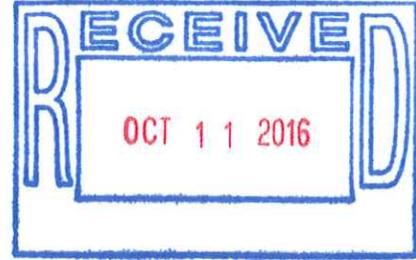
**Factors for Consideration:**

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 as a special use in the A-1, Agricultural District, therefore, would be an acceptable use under the use limitations thereof. The specific requirements noted for the requested indoor/outdoor archery center are as follows:

1. Provide a Boundary Survey to the Planning Department which includes the proposed access from 122<sup>nd</sup> Street. Access to the tract should be located completely north of the extended northerly property line of 36 N. 122<sup>nd</sup> Street; and
2. The hours of operation will be allowed per the Applicant's Letter dated October 10, 2016 attached with this request.
2. **The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public** – There appears to be no benefit to the public that would result in the denial of the special use permit. The proposed use abuts I-70 to the north as well as the Sunflower Hills Golf Course, Wyandotte County Park, and the Agricultural Hall of Fame.
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 proposed use is compatible with the current land uses to the north as this will be a relatively quiet business.
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** – submittal of a complete Site Plan will be required for approval by the Planning Commission prior to receiving any construction permits.
  - b. **The nature and extent of landscaping and screening on the site** – submittal of a complete Landscape Plan will be required for approval by the Planning Commission.
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** – The off-street parking will be reviewed and approved during the Site Plan review and approval process for the proposed facility. All off-street parking and loading areas are required to be an all-weather, dust free surface of asphalt or concrete.
6. **Adequate utility, drainage, and other such necessary facilities have been or will be provided** –
  - City water is available from a 4" waterline along the east side of 122<sup>nd</sup> Street, with electric and telephone also available to the site;
  - An On-site Wastewater Treatment System (OWTS) will be required to be approved and inspected by the Wyandotte County Health Department;
  - Since the tract is currently undeveloped, a drainage study and detention plans necessary for this development shall be submitted in conjunction with the Site/Landscape Plan; and
  - Access to the subject site will be provided from 122<sup>nd</sup> Street at Riverview Avenue.
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 to the subject site will be provided from the newly rebuilt 122<sup>nd</sup> Street at Riverview Avenue. Access to the tract should be located completely north of the extended northerly property line of 36 N. 122<sup>nd</sup> Street.

October 10, 2016

City of Bonner Springs  
Special Use Permit Application



RE: Overton's Archery Center

To Whom it may concern:

Overton's Archery Center is a small family owned business currently located in Lawrence, Kansas. We currently have an indoor range and rental/service facility. We offer lessons, a weekly youth program, leagues, equipment rental, birthday parties and team building events.

We are planning to build a larger facility with more range capacity and add an outdoor archery range as well as living quarter for my wife and I.

The hours of operation are 11AM - 8PM Tuesday through Friday, and 10AM - 6PM Saturday. We may expand that to 10AM - 9PM through the week and perhaps 1-5 on Sundays if we see a need.

Sincerely,

Jon Overton



**pauwerner**  
ARCHITECTS

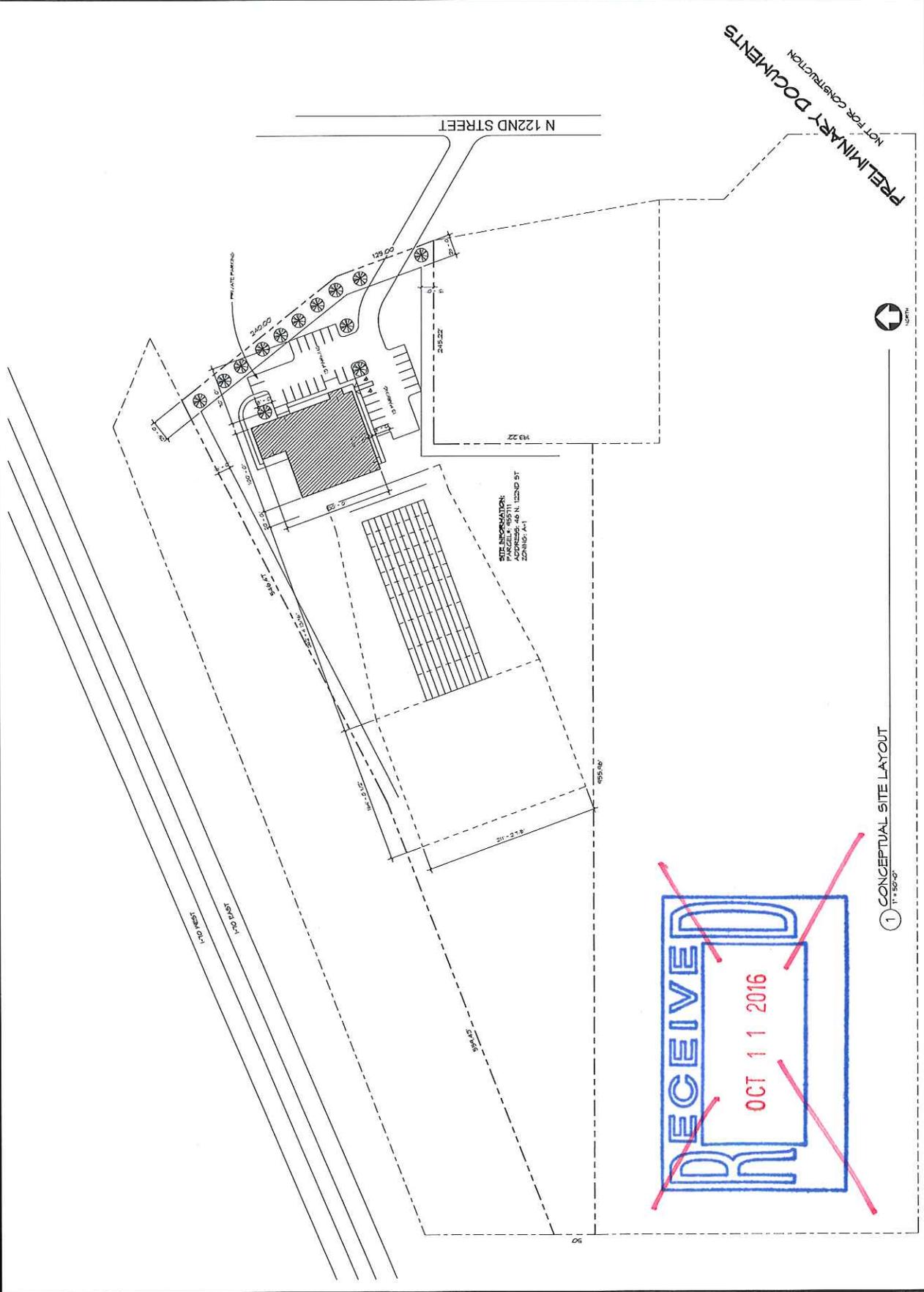
123 W. 8th STREET  
LAWRENCE, KS 66044  
OFFICE: 785.838.8684  
FAX: 785.832.8550

ONLY REFER ARCHITECTS, L.L.C.  
TO THE KANSAS ARCHITECTS BOARD  
FOR THE KANSAS ARCHITECTS BOARD  
REGISTRATION INFORMATION  
WWW.KANSASARCHITECTS.LL.C.

**OVERTON'S ARCHERY  
CENTER**  
BORER SPRINGS, KANSAS

PROJECT # 216-190  
JUNE 20, 2016  
RELEASE DATE:  
REVISED DATE:  
REVISIONS:  
REVISIONS:  
REVISIONS:

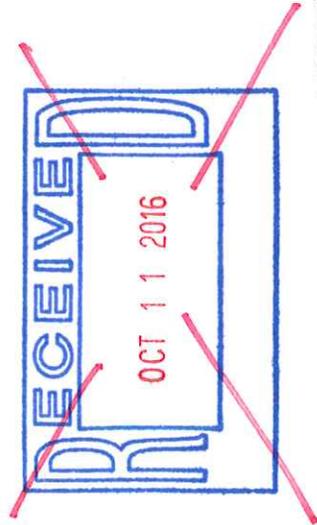
AS100



PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION



1 CONCEPTUAL SITE LAYOUT  
1" = 150'-0"



**Paul Werner**  
ARCHITECTS

133 W. 8th Street  
Suite 202  
Lawrence, KS 66044  
Office: 785.833.8804  
Fax: 785.833.8850

CONTRACT NO. 18-000-0216-150  
PROJECT NO. 18-000-0216-150  
DATE: 06/20/10  
DRAWN BY: JAW  
CHECKED BY: JAW  
PROJECT MANAGER: JAW  
ARCHITECT: JAW

**OVERTON'S ARCHERY  
CENTER**

SONEN SPRINGS, KANSAS

EXTERIOR ELEVATIONS

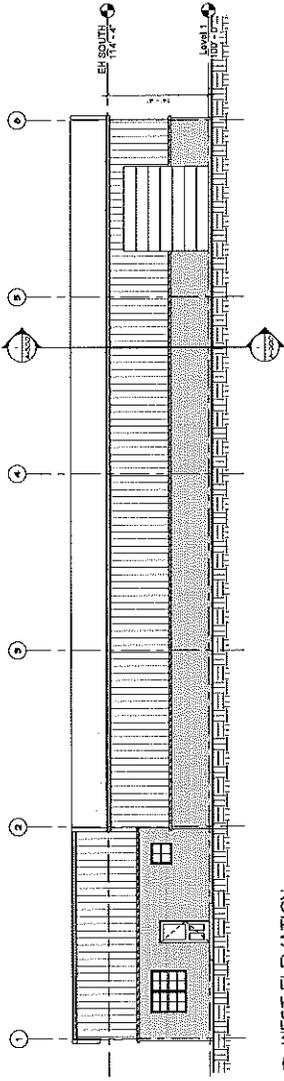
PROJECT: 18-150  
DATE: JUN 20, 2010

REVISION: 01/20/10

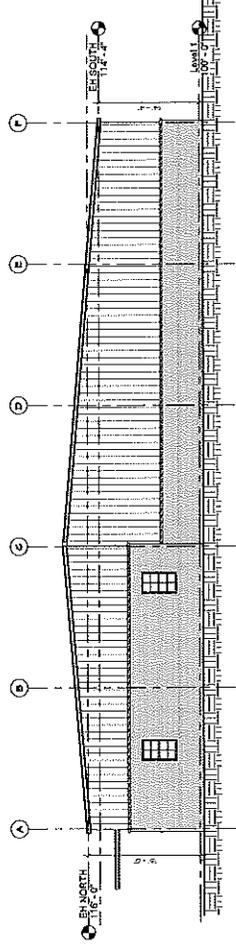
REVISION: DATE:

**A-200**

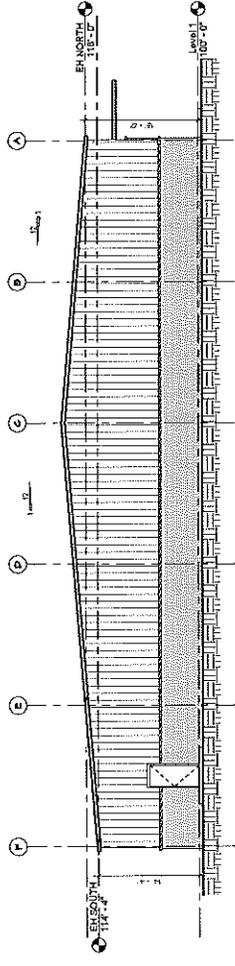
PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION



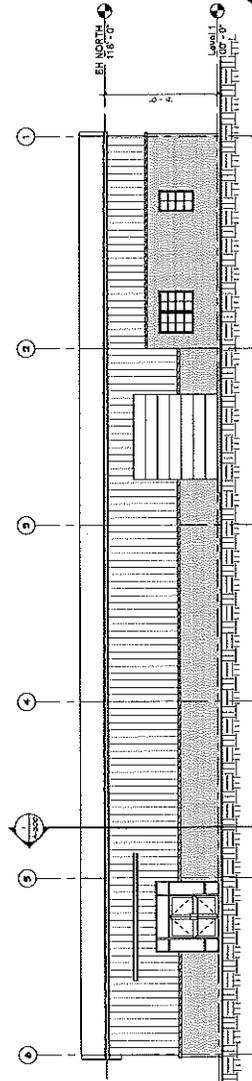
1 WEST ELEVATION  
1/20' x 1/20''



2 NORTH ELEVATION  
1/20' x 1/20''



3 SOUTH ELEVATION  
1/20' x 1/20''



4 EAST ELEVATION  
1/20' x 1/20''

**paulwerner**  
ARCHITECTS

123 W. 8th STREET  
SUITE 202  
LAURENCE, KS 66044  
OFFICE: 785.833.2904  
FAX: 785.833.2909

ONE STATE ARCHITECTS, L.L.C.  
215 WEST WYOMING STREET, SUITE 202  
LAURENCE, KS 66044  
STATE OF KANSAS REGISTRATION NO. 2015-00000001  
PAUL WERNER, ARCHITECT  
KANSAS REGISTRATION NO. 2015-00000002

**OVERTON'S ARCHERY  
CENTER**  
BRONER SPRINGS, KANSAS

FIRST FLOOR PLAN

PROJECT # 216-4850

JUNE 29, 2016

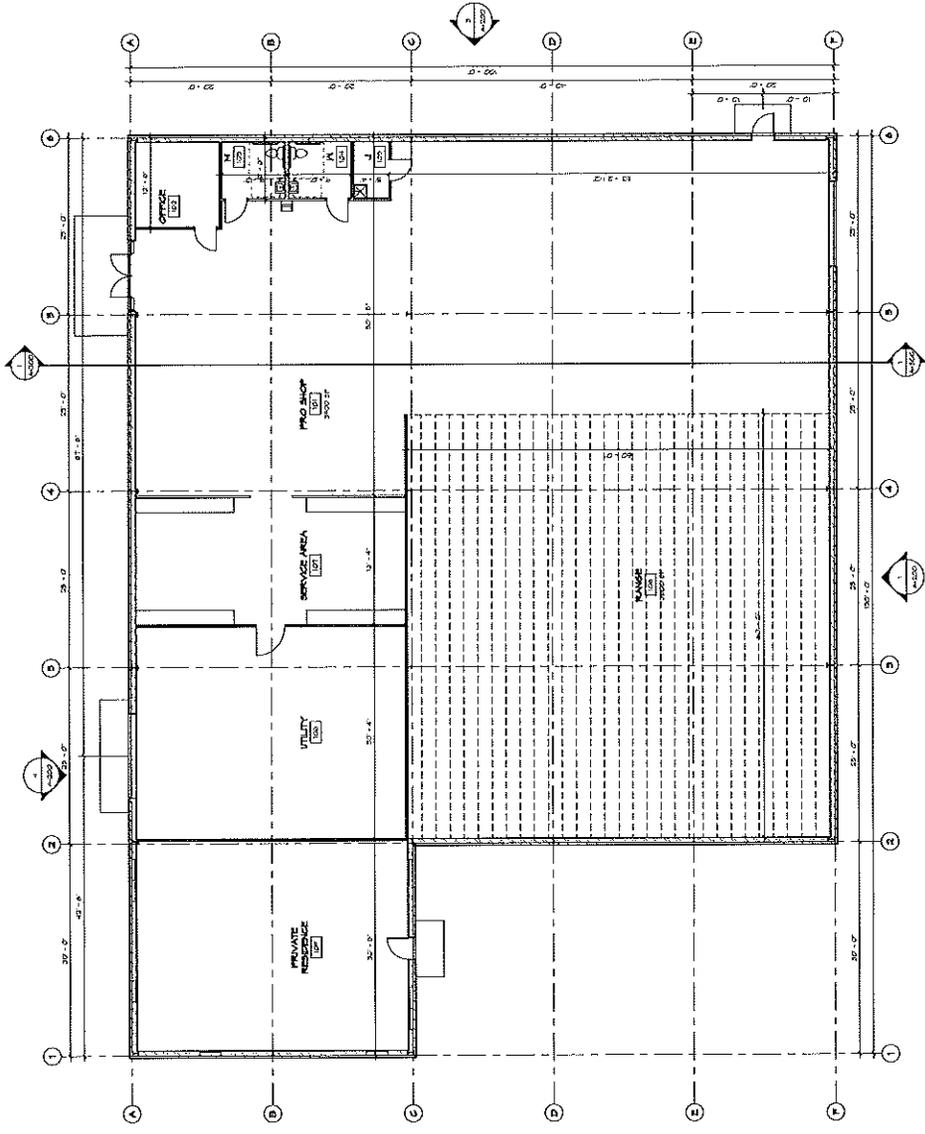
DESIGNED BY: [blank]

CHECKED BY: [blank]

DATE: [blank]

**A-100**

**PRELIMINARY DOCUMENTS**  
NOT FOR CONSTRUCTION



1 GROUND FLOOR PLAN  
1/8" = 1'-0"



631

12200

11910

RIVERVIEW AVE

I-70 HWY

4 in. PVC # 0091

12335

12331

11941

I-70 HWY

N 4122ND ST

12121

11901

46

36

12121

10

5

26

105

114

3 in. PVC # 0081

26

122

200





**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, November 15, 2016 at 7:00 p.m. at City Hall in the Council Chambers, 205 E. 2<sup>nd</sup> Street, Bonner Springs, Kansas. The purpose of the public hearing is to receive public comment for:

**Special Use Permit: SUP-138: "Overton's Archery Center"** a request to construct and operate an indoor/outdoor archery center with attached single-family residence on 6.16 acres. Requested by Leticia Cole, Paul Warner Architects, for Jon Overton, Overton's Archery Center under contract from Mike & Kerry Hefton, property owners of record. The property is zoned A-1, Agricultural District and located at 46 N. 122<sup>nd</sup> Street.

The complete legal description and application for the above items are available for public inspection at the Bonner Springs Planning Department, 205 E. 2<sup>nd</sup> Street, to Don E. Slone, AICP, CFM, Planning Director at (913) 667-1708 or by email to [dslone@bonnersprings.org](mailto: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 10-20-16)

1t-The Wyandotte Echo-10-20-16

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:

1<sup>st</sup> Publication was made on: OCTOBER 20, 2016

2<sup>nd</sup> Publication was made on: \_\_\_\_\_

3<sup>rd</sup> Publication was made on: \_\_\_\_\_

4<sup>th</sup> Publication was made on: \_\_\_\_\_

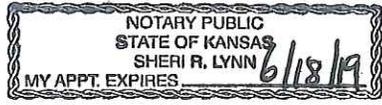
Printer Fees: \$ 26.25

Roberta M. Peterson

SUBSCRIBED AND SWORN TO before me on this:

20<sup>th</sup> day of OCTOBER, 2016

Notary Public: Sheri Lynn



# ITEM NO. 3

## PLANNING COMMISSION AGENDA

Tuesday, December 13, 2016 – 7:00 p.m.

**Zoning Ordinance Amendment: BSZP-126: “Landscape Regulations – Minimum Planting Requirements”** A request by the Planning Commission to consider an amendment to the Zoning Ordinance, Article XXX: Landscape Regulations, Section 5: Minimum Planting Requirements.

**PRESENT**     Stephan \_\_\_\_\_  
                  Yates \_\_\_\_\_  
                  Neff \_\_\_\_\_  
**& VOTE:**     Parks \_\_\_\_\_  
                  Krone \_\_\_\_\_  
                  Mesmer \_\_\_\_\_  
                  Pierce \_\_\_\_\_

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ACTION:** Make a motion to approve.

**STAFF RECOMMENDATION:** Staff recommends approval of this item with 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 was continued from the November 15, 2016 meeting.

**This item will be forwarded to the Governing Body on January 9, 2017.**

To: Planning Commission

From: Don E. Slone, AICP, CFM, Planning Director

Subject: **Zoning Ordinance Amendment: BSZP-126: "Landscape Regulations, Article XXX"**

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**Recommendation:**

The Planning Director recommends approval of several amendments to the Landscape Regulations, Article XXX, Section 4 and Section 5: Minimum Planting Requirements of the Zoning Ordinance by; (1) removing all references to six (6) feet in height trees; (2) requiring all trees to be a minimum two (2) inch caliper; (3) remove all references to Conifers and Upright Evergreen Trees; and (4) replace the current Recommended Tree/Shrub List with the adopted Street Tree Species as listed under Section 14-613 of the Code of Ordinances.

**Background:**

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

These three sections only require the tree be a minimum of four (4) 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(s) who sometimes prefers not to replace the tree(s).

The Planning Director asked the Bonner Beautiful Commission for their recommendation. After three meetings held on April 12, May 10, and June 20, 2016, their final recommendation was to retain the use of 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. The Planning Director recommends the replacement of the current Recommended Tree/Shrub List with the adopted Street Tree Species as listed under Section 14-613 of the Code of Ordinances.

**Discussion:**

The Planning Commission discussed these amendments at their Study Session on July 19, 2016. After that discussion, the Planning Commission requested the Planning Director publish a notice for a Public Hearing on the next available Planning Commission meeting to consider the recommended changes to the Landscape Regulations as shown below.

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**Attachments:**

1. Landscape Regulations, Article XXX amended in legislative format;
2. Recommended Tree / Shrub List dated September 9, 2008;
3. Code of Ordinances: Chapter XIV, Streets and Sidewalks (Section 14-613 – Street Tree Species to Be Planted; Park Tree Species); and
4. Proof of Publication.

## 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-1 and 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.

# City of Bonner Springs

## Recommended Tree / Shrub List:

### Shade Trees:

**American Sweetgum** – Liquidambar styraciflua  
'Rotundiloba'

~~Ash – Fraxinus~~

~~White Ash 'Autumn Purple' – americana~~

~~White Ash 'Rosehill' – americana~~

~~Green Ash 'Marshall Seedless' – pennsylvanica~~

**Common Baldcypress** (Taxodium distichum)

**Ginkgo**, often called Maidenhair Tree (Ginkgo biloba)

'Autumn Gold'

'Princeton Sentry'

**Hackberry** – Celtis occidentalis

**Japanese Yew** – Taxus cuspidata capitata

**Junipers** (Juniperus)

Upright Chinese Juniper – Juniperus chinensis

'Keteleeri'

Eastern Redcedar – Juniperus virginiana

'Canaertii'

**Lacebark Elm** (Ulmus parvifolia)

'Dynasty'

'Athena'

**Linden:** American Linden or Basswood - (Tilia americana)

'Columnar American' (fastigiata)

'Rosehill'

'Redmond'

Littleleaf Linden - (Tilia cordata)

'Glenleven'

'Greenspire'

'Chancellor'

**London Planetree** – Platanus x acerifolia

'Bloodgood'

**Maples** – (Acer)

Amur Maple (Acer ginnala)

'Compactum'

'Flame'

Trident (Acer buergerianum)

Hedge (Acer campestre)

'Queen Elizabeth' (Evelyn)

Shantung or Purpleblow (Acer truncatum)

Norway (Acer platanoides)

'Columnare'

'Summershade'

Red (Acer rubrum), Red Maple, Scarlet Maple, Swamp Maple

'Red Sunset'

'October Glory'

'Autumn Flame'

Sugar (Acer saccharum), often called Rock Maple or Hard Maple

'Commemoration'

'Legacy'

'Caddo'

**Oak – Quercus**

Bur Oak (macrocarpa)  
Shumard (shumardii)  
White (alba)  
Swamp White (bicolor)  
Shingle (imbricaria)  
Sawtooth (acutissima)  
Chinkapin (muehlenbergii)  
Red (rubra)

**River Birch**, also termed Red Birch (Betula nigra)  
'Heritage'

**Spruce – Picea**

Norway Spruce – abies

**Eastern White Pine – strobus**

Dwarf Alberta Spruce  
Black Hills Spruce (glauca 'Densata')  
Colorado Spruce (pungens)  
'Fat Albert'  
'Hoopsii'

**Thornless Common Honeylocust (Gleditsia triacanthos var.inermis)**

'Moraine'  
'Shademaster'  
'Skyline'

**Ornamental Trees:**

**Blackhaw Viburnum – Viburnum prunifolia**

**Crabapple with Fruit - Malus**

'Candied Apple'  
'Indian Summer'  
'Professor Sprenger'  
'Sargent'  
'Prairifire'  
'Centurion'  
'Sugar Tyme' (white)

**Eastern Red Bud**

Var. alba 'Forest Pansy'

**Flowering Cherry and Plum – Prunus**

'Thundercloud' Plum – cerasifera  
'Kwansan' Cherry – serrulata  
'Columnar Sargent' Cherry  
'Purpleleaf Sand Cherry – prunus x cistena  
'Purpleleaf Plum

**Flowering Pear – Pyrus**

'Aristocrat' – calleryana  
'Chanticleer' (same as 'Cleveland Select') – calleryana  
'Red Spire' – calleryana  
Goldrenrain Tree – Koelreuteria paniculata

**Japanese Tree Lilac (Syringa reticulata)**

'Ivory Silk'

**Japanese Zelkova – Zelkova serrata**

**Service Berry (Amelanchier arborea)**

'Autumn Brilliance'

## Shrubs:

Barberry (Berberis)– (All varieties)  
Bayberry  
Butterfly Bush (Buddleia davidii)  
Cotoneaster  
    ‘Rosehill’ (dammeri)  
    ‘Rock Cotoneaster’ (horizontalis)  
Crepe Myrtle (Laegerstroemia indica)  
Dogwood (Cornus)  
    ‘Red Twig’  
    ‘Ivory Halo’  
Euonymus – (All varieties)  
Forsythia - x intermedia (All varieties)  
Holly (Ilex) – (All varieties)  
Japanese Snowballs  
Junipers – Juniperus (All Varieties)  
Lilac (Syringa) – (All Varieties)  
Privet (Ligustrum) – (All Varieties)  
Pyracantha (Firethorn)  
    ‘Scarlet Firethorn’ – coccinea  
    ‘Formosa Firethorn’ – koid zumii  
Spirea (Spiraea) – (All Varieties)  
Spruce – Dwarf varieties  
Viburnum – (All Varieties)  
Virginia Sweetspire (Itea virginica)  
    ‘Henry Garnet’s’  
Weigela (Weigela florida) – (All varieties)  
Witch Hazel (Hamamelis)  
    ‘Vernalis’  
    ‘Virginia’  
    ‘Mollis’  
Yew (Taxus) – (All varieties)

(b) Park Trees – Trees, shrubs, bushes and all other woody vegetation in public parks, and all areas owned by the City, or to which the public has free access as a park.

(c) Person – An individual, corporation, partnership or any other group that acts as a unit.

(d) Street Trees – Trees on the public right-of-way or immediately adjacent to any public street, avenue or right-of-way within the City.

(Ord. 2163; Ord. 2413)

#### 14-613. Street Tree Species to Be Planted; Park Tree Species.

The following list constitutes the official street tree species for the City. No species other than those included in this list may be planted as street trees without written permission of the Bonner Beautiful Commission.

<u>Small Trees 10'-30'</u>	<u>Medium Trees 30'-70'</u>	<u>Large Trees 70'+</u>
Flowering Crabapple	<del>White Ash</del>	Bur Oak
‘Spring Snow’	‘Autumn Purple’	‘Bloodgood’
‘Sargent’	‘Rosehill’	Red Oak
‘Prairifire’	London Planetree	<del>Green Ash</del>
‘Centurion’	Goldenraintree	<del>Marshall, Seedless Ash</del>
Cockspur Hawthorn	Sugar Maple	Sweet Gum
Eastern Redbud	‘Green Mountain’	Littleleaf Linden
Ginkgo	Common Hackberry	Eastern White Pine
Purple-leaf Plum	English Oak	
Amur Maple	Osage Orange	
Cannaertii Juniper	‘Thornless/fruitless’	
	Thornless Honeylocust	
	‘Shademaster’	
	‘Skyline’	
	Red Maple	
	‘Red Sunset’	
	‘October Glory’	
	Callery Pear ‘Aristocrat’	

Trees, shrubs, bushes, and all woody vegetation to be planted in parks and other City owned property or to which the public has free access shall be proposed by City staff and approved by the Bonner Beautiful Commission,

(Ord. 2163; Ord. 2413)

#### 14-614. Spacing.

The spacing of street trees will be in accordance with the three (3) species size classes listed in Section 14-613 and no trees may be planted closer together than the following: small trees, thirty (30) feet; medium trees, forty (40) feet; and large trees, fifty (50) feet; except Eastern White Pines, thirty (30) feet and Cannaertii Junipers, fifteen (15) feet. This regulation shall not apply to Oak Street.

(Ord. 2163; Ord. 2413)

**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, November 15, 2016 at 7:00 p.m. at City Hall in the Council Chambers, 205 E. 2<sup>nd</sup> Street, Bonner Springs, Kansas. The purpose of the public hearing is to receive public comment for:

**Zoning Ordinance Amendment: BSZP-126: "Landscape Regulations, Article XXX"** A request by the Planning Commission to consider an amendment to the Landscape Regulations, Article XXX: Section 5: Minimum Planting Requirements, Paragraphs (1-4).

Questions or comments may be addressed to Don E. Slone, AICP, CFM, Planning Director at (913) 667-1708 or by email to [dslone@bonnersprings.org](mailto: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 10-20-16)  
1t-The Wyandotte Echo-10-20-16

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. 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:

1<sup>st</sup> Publication was made on: OCTOBER 20, 2016

2<sup>nd</sup> Publication was made on: \_\_\_\_\_

3<sup>rd</sup> Publication was made on: \_\_\_\_\_

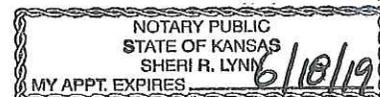
4<sup>th</sup> Publication was made on: \_\_\_\_\_

Printer Fees: \$ 21.00

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

20<sup>th</sup> day of OCTOBER, 20 16

Notary Public: Sheri R Lynn



# ITEM NO. 4

**PLANNING COMMISSION AGENDA**  
**Tuesday, December 13, 2016 – 7:00 p.m.**

**Site/Landscape Plan: ST-16-101, “Wilkerson Crane Rental”** Requested by Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental for Jeff and Diana Holt, Wilkerson Crane Rental Inc., property owners of record. The Site/Landscape Plan is submitted in order to construct a 16,885 square foot building to house a construction crane rental business on 17.23 acres, zoned I-1, Light Industrial District located at 14101 Gibbs Road.

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ACTION:** Make a motion to approve.

**STAFF RECOMMENDATION:** Staff recommends approval of this item with the conditions listed in the Staff Report.

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

**SITE/LANDSCAPE PLAN: WILKERSON CRANE RENTAL**

<b>Case No.:</b>	<b>ST-16-101</b>
<b>Applicant:</b>	Kate Pfefferkorn-Mansker, Pfefferkorn Engineering & Environmental
<b>Owners/Developers:</b>	Jeff and Diana Holt, Wilkerson Crane Rental Inc.
<b>Engineer:</b>	Gabriel P. Pfefferkorn, P.E., Pfefferkorn Engineering & Environmental
<b>Architect:</b>	Christopher L. Herre, A.I.A, Rose Design Group, Inc.
<b>Location:</b>	14101 Gibbs Road
<b>Zoning:</b>	I-1, Light Industrial District
<b>Lot Size:</b>	17.23 acres (Part of Lot 2, Replat of Lot 1, Berkel Subdivision)
<b>Building Size:</b>	16,885 sq.ft.
<b>Building Use:</b>	Construction Crane Rental Business
<b>Parking Required:</b>	Industrial = 1 stall/1,000 + Office = 22 stalls
<b>Parking Provided:</b>	Industrial = 23 stalls + 2 handicapped stalls
<b>Landscaping:</b>	
<b>Trees Required:</b>	1 tree / 40' lineal feet of street frontage + additional for parking + open space: <ul style="list-style-type: none"> <li>▪ 318 lineal feet along K-32 Hwy = 8 street trees</li> <li>▪ Parking lot 25 spaces + open space = 13 trees</li> </ul> Total trees required = 21
<b>Trees Provided:</b>	40 total trees shown on the Landscape Plan and Plant Schedule
<b>Outdoor Lighting:</b>	No Outdoor Lighting shown
<b>Signage:</b>	Wall Signs are shown on Sheet A3
<b>Trash Enclosure:</b>	None shown. If a trash dumpster is utilized in the future, a Trash Enclosure is required in accordance with Section 7(1) – Screening Requirements.

**Staff Recommendation:**

The Development Staff recommends approval of the Site/Landscape Plan subject to the following (12) conditions to include all Standing Site Plan Conditions listed below:

1. Revise all Sheets to amend the "Future Multi-Use Lane from 12 feet to 10 feet;
2. A request for the Escrow In-Lieu Construction of the required five (5) foot sidewalk along K-32 Hwy was received and is hereby recommended for approval. The Fee is based upon KDOT's 2016 Unit Price of \$49.61 per cubic yard for a 4" sidewalk that equals \$27.56 per lineal feet for one lineal foot of five (5) foot sidewalk. The total fee due to the Planning Department is \$27.56 x 349 feet = \$9,618.44 payable to the City of Bonner Springs;
3. Revise the all Sheets to ensure all corner parking stalls are 9 feet in width or greater as measured from the inside edge of the curb & gutter, not from the back of the curb;
4. Revise the Landscape Plan by removing the nine (9) trees shown south of the south access drive as the right-of-way is to be vacated;
5. Revise the Landscape Plan Tree List to reflect "all trees" be a minimum of 2" caliper per the revised Landscape Regulations;
6. Please resubmit two (2) "revised copies" of the Erosion Control/Earth Change Permit for the City Engineer's review and approval;
7. Earth Change Permit application and fee have been submitted to the Planning Department. Awaiting the applicant's response to the City Engineer's comments listed below. The Planning Department is in receipt of the NOI, Notice of Intent from KDHE;
8. Please address all the City Engineer's comments listed below for the Site Plan, Grading Plan, Detail Sheets, and Erosion Control/Earth Change Permit Plan;
9. Provide an electronic PDF copy of all revised plans for review prior to submitting hard copies;

10. Resubmit three (3) complete full size, signed and sealed copies of the revised Site/Landscape Plans to the Planning Department addressing all the above conditions and one PDF email to the Planning Director;
11. Provide to the Planning Department a filed copy of the General Affidavit stating “no vehicle washing will take place on this site due to the lack of a public sewer system” (Received 12.3.16); and
12. Request the applicant submit a “Petition to Vacate” the 60 foot right-of-way platted as 141<sup>st</sup> Street. The Site Plan shows the driveway within the right-of-way as the City street was never constructed and the City does not desire a public street at that location (Will not hold up the release for Permits).

**Exhibits:**

Site Plan, Grading, Erosion Control, Detail Sheets, Floor Plans, Building Elevations, Landscape Plan, Request to Escrow in Lieu of Sidewalk Construction, and filed copy of the General Affidavit.

**Staff Analysis:**

The Site/Landscape Plan is being submitted in order to construct a 16,885 square foot construction crane rental business and associated parking. The submitted Site Plan does meet the minimum submittal requirements of the Zoning Ordinance.

**Standing Site Plan Conditions:**

1. Changes or deviations from the approved Site Plan shall require resubmittal to the Planning Department for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
2. Site Plans are valid for 180 days from the date of approval by the Planning Commission;
3. All utilities shall be placed underground;
4. Erosion control per City Standards to be installed and maintained during construction; and
5. All signage requires a Sign Permit to be issued by the Planning Department.

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

**Planning Director:**

1. Revise all Sheets to change the width of the “Future Multi-Use Lane from 12 feet to 10 feet;
2. Request the applicant submit a “Petition to Vacate” the 60 foot right-of-way platted as 141<sup>st</sup> Street. The Site Plan shows the driveway within the right-of-way as the City street was never constructed and the City does not desire a public street at that location (Will not hold up the release for Permits);
3. A request for the Escrow In-Lieu Construction of the required five (5) foot sidewalk along K-32 Hwy was received and is hereby recommended for approval. The Fee is based upon KDOT’s 2016 Unit Price of \$49.61 per cubic yard for a 4” sidewalk that equals \$27.56 per lineal feet for one lineal foot of five (5) foot sidewalk. The total fee due to the Planning Department is \$27.56 x 349 feet = \$9,618.44 payable to the City of Bonner Springs;
4. Revise the all Sheets to ensure all corner parking stalls are 9 feet in width or greater as measured from the inside edge of the curb & gutter, not from the back of the curb;
5. Provide to the Planning Department a filed copy of the General Affidavit stating “no vehicle washing will take place on this site due to the lack of a public sewer system”;
6. Revise the Landscape Plan by removing the nine (9) trees shown south of the south access drive as the right-of-way is to be vacated;
7. Revise the Landscape Plan Tree List to reflect “all trees” be a minimum of 2” caliper per the revised Landscape Regulations; and
8. Earth Change Permit application and fee have been submitted to the Planning Department for approval. Awaiting the applicant’s response to the City Engineer’s comments listed below. The Planning Department is in receipt of the NOI, Notice of Intent from KDHE.

**Note:** The Stormwater Management Study was approved by the City Engineer on November 2, 2016. This approval waived the onsite detention requirements per APWA 5601.6B.

**Building Official:** No objections.

**City Engineer:**

General:

1. Plans need to be sealed by an engineer and/or landscape architect as appropriate.

Grading Plan:

1. The storm outlet on the west side of the site does not appear to drain. Revise grading to create positive drainage;
2. Provide grading and proposed ditch section for the drainage outfall from 141<sup>st</sup> Street; and
3. The flume from the parking lot creates a point discharge onto 141<sup>st</sup> Street. Revise to convey runoff through an enclosed system or ditch. (City Engineer's Updated Comment 12.5.16 – "We have no objection to the flume from the parking lot as long as the R/W platted as 141st Street is vacated in accordance with the Planning Directors site plan comments.")

Typical Pavement Section:

1. Provide compaction requirements for AB-3;
2. AB-3 should extend 1' beyond the back of curb. Provide dimension; and
3. The asphalt base course should be 6" and the surface course should be 2". Revise accordingly.

Erosion Control/Earth Change Permit Plans:

1. Provide proposed contours to indicate grading limits;
2. Provide a phased erosion control plan (pre-construction, during construction, and final stabilization);
3. Revise callout of "Ditch Check" to "Rock Check Dam" to be consistent with standard details; and
4. Silt Fence
  - a. Drainage area shall be less than 0.25 acres per 100' of treatment length;
  - b. Slope interruption shall be used at intervals not to exceed 10 vertical feet; and
  - c. The elevation of the silt fence shall not vary by more than 1.0' throughout its treatment length and the ends shall be turned uphill a minimum of 1.5' higher than the treatment length.

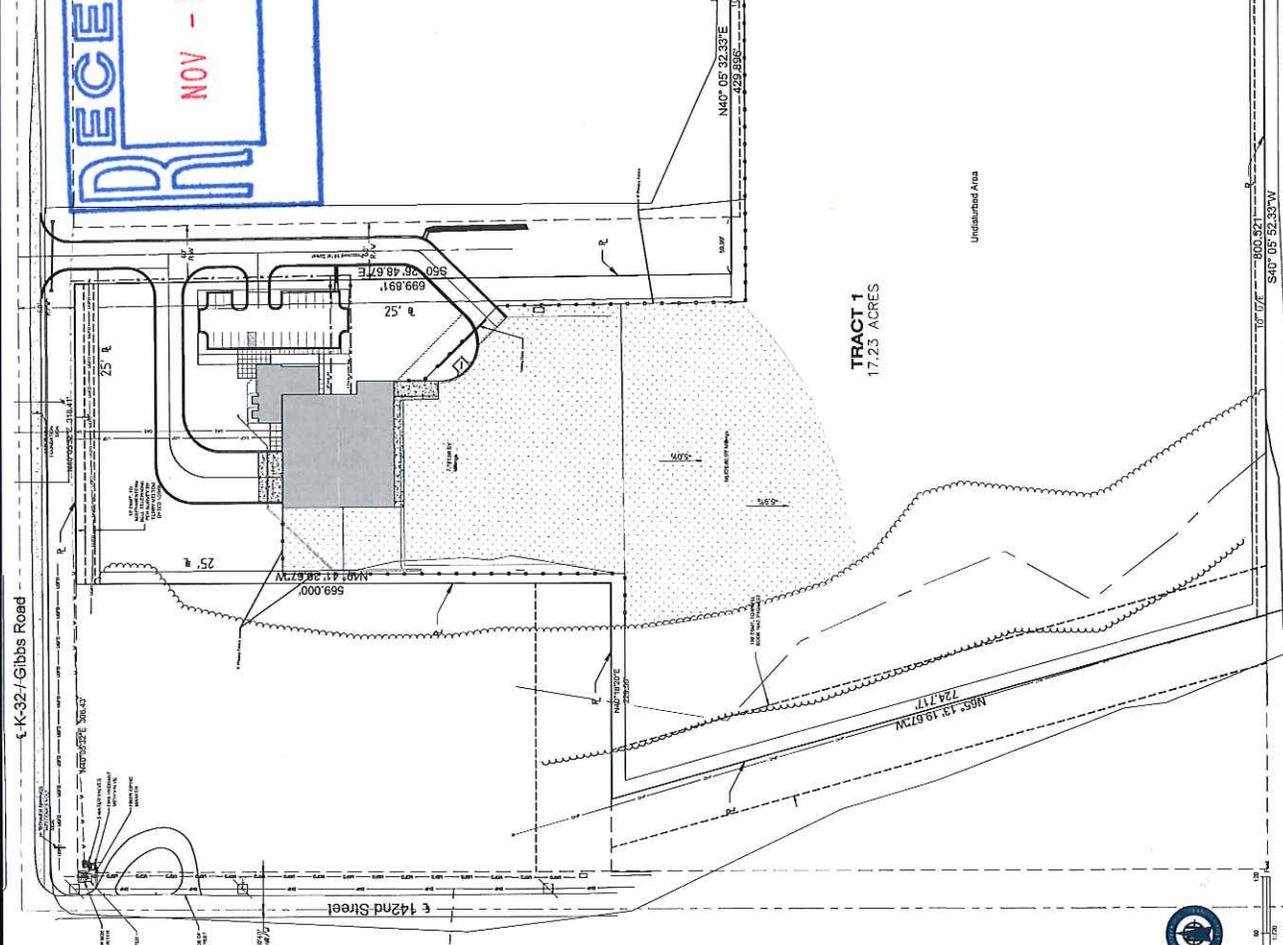
**Public Works/Utilities Director:**

1. No sanitary sewer plans were submitted. (Lateral field is shown) – WYCO Health Department issues permits, City requires a copy;
2. Water is accessible – 12" waterline on Gibbs Road;
3. No details provided for waterline connections;
4. Trees cannot be planted on or within the waterline easement;
5. Possibly more comments, once Waterline detail is provided;
6. Is proposed 141<sup>st</sup> Street a new City Street? GIS indicates a Right-of-Way – if this Street is not connecting to another street, it should be abandoned as a Right-of-Way - the City should not take responsibility for maintaining an access drive to a business.

**TRACT 1:**  
 All that part of Lot No. 2, Replat of Lot No. 1, Berkel Subdivision, a subdivision of land in the Northwest Quarter of Section 11, Township 17S, Range 23E, in the City of Bonner Springs, Wyandotte County, Kansas, described as follows:  
 Commencing at the Northwest corner of said Lot No. 2; thence North 89 degrees 33 minutes 00 seconds East, along the North line of said Lot No. 2, a distance of 306.50 feet, to the point of beginning; thence continuing North 89 degrees 33 minutes 00 seconds East, along the North line of said Lot No. 2, a distance of 318.50 feet, to the Northeastly corner of said Lot No. 2; thence South 0 degrees 21 seconds East, along the Easterly line of said Lot No. 2, a distance of 100.00 feet, to a corner of Lot No. 2; said point being the Southwest corner of 141st Street right-of-way delineated by the Replat of Lot No. 1, Berkel Subdivision; thence North 89 degrees 33 minutes 00 seconds East, along the South line of said Lot No. 2, a distance of 141.00 feet, to the Southeastly corner of Lot No. 1, Berkel Subdivision; thence South 0 degrees 59 minutes 21 seconds East, along the South line of Lot No. 1, Berkel Subdivision, a distance of 530.00 feet, to a corner of Lot No. 2; said point being the Southeast corner of Lot No. 1, Berkel Subdivision; thence South 0 degrees 59 minutes 21 seconds East, along the South line of Lot No. 1, Berkel Subdivision, a distance of 530.00 feet, to the Southeastly corner of Lot No. 2; thence North 89 degrees 33 minutes 00 seconds East, along the North line of said Lot No. 2, a distance of 724.77 feet, to a corner of said Lot No. 2; said point being the Northeast corner of Lot No. 3, Replat of Lot No. 1, Berkel Subdivision; thence North 89 degrees 45 minutes 48 seconds East, along the extension of the North line of said Lot No. 3, a distance of 229.61 feet; thence North 0 degrees 14 minutes 12 seconds West, parallel with the West line of said Lot No. 2, a distance of 668.10 feet, to the point of beginning, containing 17.23 acres, more or less.  
 Address: 14101 Gibbs Road

**NOTES:**

1. BASIS OF BEARINGS: REPLAT OF LOT NO. 1 BERKEL SUBDIVISION, RECORDED IN BOOK 40, PAGE 99.
2. SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOOD PLAIN PER FEMA FIRM MAP NO. 20209C0120D, EFFECTIVE 9/2/2011.
3. NO ACCESS ALLOWED ONTO GIBBS ROAD FROM TRACT 2A OR TRACT 2B.
4. Benchmark: Johnson County Vertical Control, BM 518, Elevation = 890.74.
5. Request for utility locations submitted to Kansas One Call (811-DIG-SAFE) Ticket Number 16408450 Dated 08/10/2016. Utilities are shown per markings field located at the time of survey.



± K-32.7 Gibbs Road

Future 12' Multi-Use Lane

± K-32.7 Gibbs Road

Notes:

Parking: (23) 18' x 9' Standard Parking Stalls and (2) 18' x 9' Handicap stalls with 18' x 9' Access Isle.

DATE 2016-10-25

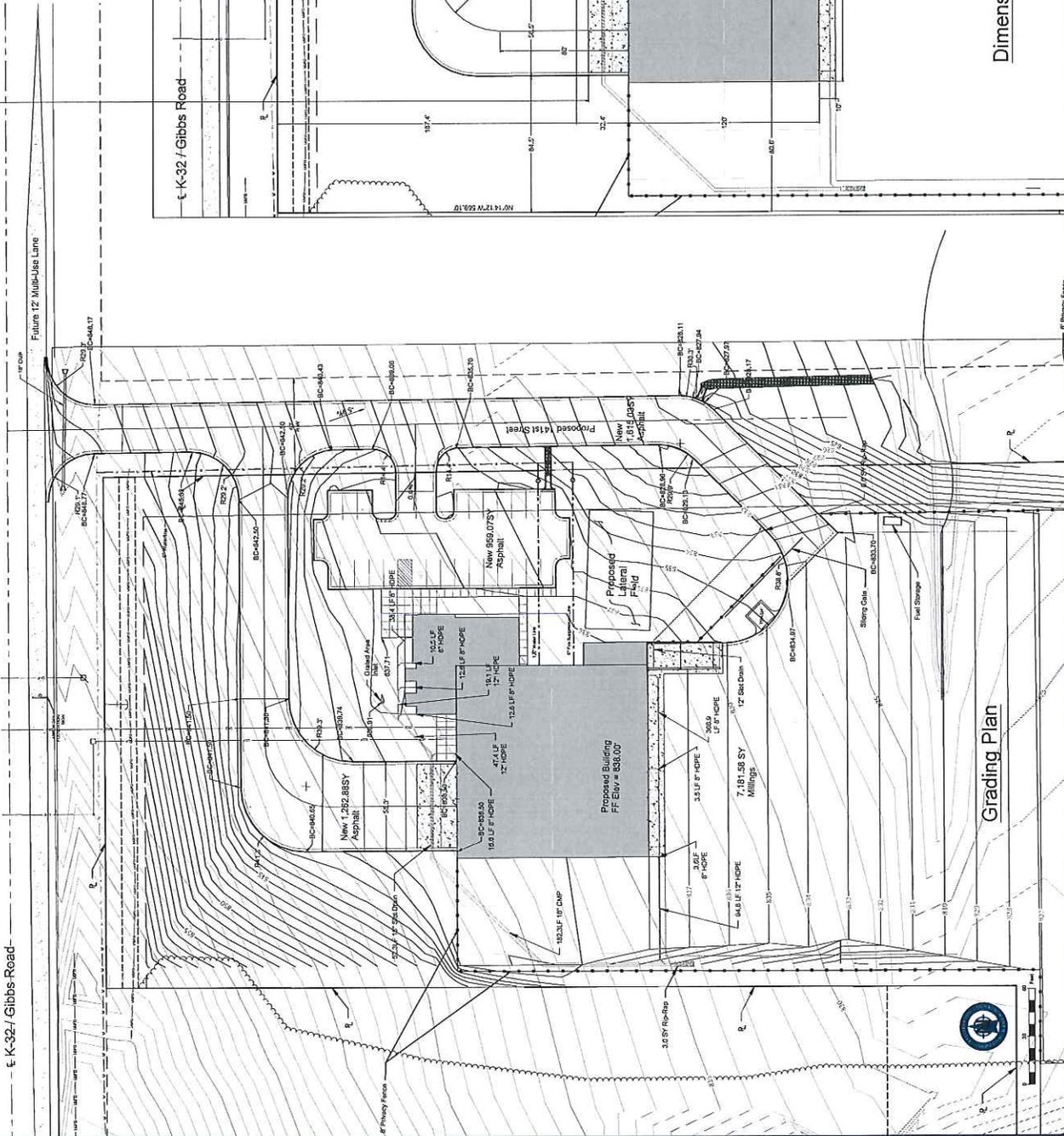
### GRADING & DIMENSIONING PLAN

WILKERSON CRANE RENTAL

Pfletkorn Engineering & Environmental  
 122 N Water St, Suite B  
 Olathe, KS 66061  
 (913) 490-3967  
 www.p-e2.com



Sheet 2 of 7



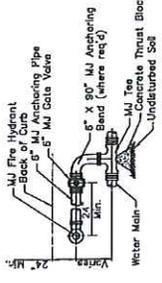
### Grading Plan

### Dimensioning Plan



© Pfletkorn, Inc.

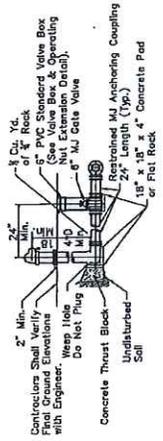




Note:  
 To be used when space limits the use of the standard fire hydrant detail.

**ALTERNATIVE FIRE HYDRANT INSTALLATION DETAIL**  
 N.T.S.

- Notes:
- The Direction of the Steamer Nozzle Shall be Verified by the Engineer.
  - In General the Steamer Nozzle Shall Face the Roadway.
  - Hydrant Shall be Placed a Minimum of 24" Behind Curb.
  - Anchor Couplings shall be 24" Min. Pipe with Set Screw Valves. Goods Shall be Installed Between Hydrant and Valve. Goods Shall be Installed Between Hydrant and Valve and No More Than 72" Behind Curb.



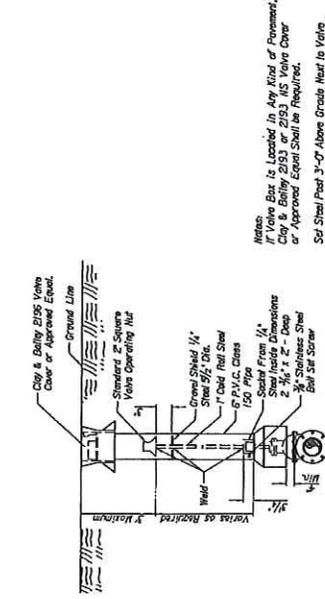
Note:  
 To be used when space limits the use of the standard fire hydrant detail.

**STANDARD FIRE HYDRANT INSTALLATION DETAIL**  
 N.T.S.

- Notes:
- The Direction of the Steamer Nozzle Shall be Verified by the Engineer.
  - In General the Steamer Nozzle Shall Face the Roadway.
  - Hydrant Shall be Placed a Minimum of 24" Behind Curb.
  - Anchor Couplings shall be 24" Min. Pipe with Set Screw Valves. Goods Shall be Installed Between Hydrant and Valve. Goods Shall be Installed Between Hydrant and Valve and No More Than 72" Behind Curb.

NO.	DESCRIPTION	DATE	BY	CHKD.	STATUS
1	REVISION				
2	REVISION				

NO.	DESCRIPTION	DATE	BY	CHKD.	STATUS
1	REVISION				
2	REVISION				



Note:  
 If Valve Box is Located in Any Area of Roadway, City & Bolley 2933 or 2193 NS Valve Cover or Approved Equal Shall be Required.  
 Set Steel Pad 3'-0" Above Grade Next to Valve Box Location. Pad to Remain Until Final Grading and Sealing or Soil is in Place.  
 Valve Box is Required under Roadway and Shall be City & Bolley #2250-01 or Approved Equal.

**TYPICAL VALVE BOX & OPERATING NUT EXTENSION**  
 N.T.S.

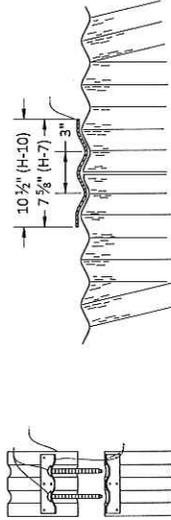
NO.	DESCRIPTION	DATE	BY	CHKD.	STATUS
1	REVISION				
2	REVISION				

Size	Flaring	1/4"	3/8"
4"	1/4"	3/8"	1/2"
6"	3/8"	1/2"	3/4"
8"	1/2"	3/4"	1"
10"	3/4"	1"	1 1/4"
12"	1"	1 1/4"	1 3/4"
14"	1 1/4"	1 3/4"	2"
16"	1 3/4"	2"	2 1/4"
18"	2"	2 1/4"	2 3/4"
20"	2 1/4"	2 3/4"	3"
22"	2 3/4"	3"	3 1/4"
24"	3"	3 1/4"	3 3/4"
26"	3 1/4"	3 3/4"	4"
28"	3 3/4"	4"	4 1/4"
30"	4"	4 1/4"	4 3/4"
32"	4 1/4"	4 3/4"	5"
34"	4 3/4"	5"	5 1/4"
36"	5"	5 1/4"	5 3/4"
38"	5 1/4"	5 3/4"	6"
40"	5 3/4"	6"	6 1/4"
42"	6"	6 1/4"	6 3/4"
44"	6 1/4"	6 3/4"	7"
46"	6 3/4"	7"	7 1/4"
48"	7"	7 1/4"	7 3/4"
50"	7 1/4"	7 3/4"	8"
52"	7 3/4"	8"	8 1/4"
54"	8"	8 1/4"	8 3/4"
56"	8 1/4"	8 3/4"	9"
58"	8 3/4"	9"	9 1/4"
60"	9"	9 1/4"	9 3/4"
62"	9 1/4"	9 3/4"	10"
64"	9 3/4"	10"	10 1/4"
66"	10"	10 1/4"	10 3/4"
68"	10 1/4"	10 3/4"	11"
70"	10 3/4"	11"	11 1/4"
72"	11"	11 1/4"	11 3/4"
74"	11 1/4"	11 3/4"	12"
76"	11 3/4"	12"	12 1/4"
78"	12"	12 1/4"	12 3/4"
80"	12 1/4"	12 3/4"	13"
82"	12 3/4"	13"	13 1/4"
84"	13"	13 1/4"	13 3/4"
86"	13 1/4"	13 3/4"	14"
88"	13 3/4"	14"	14 1/4"
90"	14"	14 1/4"	14 3/4"
92"	14 1/4"	14 3/4"	15"
94"	14 3/4"	15"	15 1/4"
96"	15"	15 1/4"	15 3/4"
98"	15 1/4"	15 3/4"	16"
100"	15 3/4"	16"	16 1/4"
102"	16"	16 1/4"	16 3/4"
104"	16 1/4"	16 3/4"	17"
106"	16 3/4"	17"	17 1/4"
108"	17"	17 1/4"	17 3/4"
110"	17 1/4"	17 3/4"	18"
112"	17 3/4"	18"	18 1/4"
114"	18"	18 1/4"	18 3/4"
116"	18 1/4"	18 3/4"	19"
118"	18 3/4"	19"	19 1/4"
120"	19"	19 1/4"	19 3/4"
122"	19 1/4"	19 3/4"	20"
124"	19 3/4"	20"	20 1/4"
126"	20"	20 1/4"	20 3/4"
128"	20 1/4"	20 3/4"	21"
130"	20 3/4"	21"	21 1/4"
132"	21"	21 1/4"	21 3/4"
134"	21 1/4"	21 3/4"	22"
136"	21 3/4"	22"	22 1/4"
138"	22"	22 1/4"	22 3/4"
140"	22 1/4"	22 3/4"	23"
142"	22 3/4"	23"	23 1/4"
144"	23"	23 1/4"	23 3/4"
146"	23 1/4"	23 3/4"	24"
148"	23 3/4"	24"	24 1/4"
150"	24"	24 1/4"	24 3/4"
152"	24 1/4"	24 3/4"	25"
154"	24 3/4"	25"	25 1/4"
156"	25"	25 1/4"	25 3/4"
158"	25 1/4"	25 3/4"	26"
160"	25 3/4"	26"	26 1/4"
162"	26"	26 1/4"	26 3/4"
164"	26 1/4"	26 3/4"	27"
166"	26 3/4"	27"	27 1/4"
168"	27"	27 1/4"	27 3/4"
170"	27 1/4"	27 3/4"	28"
172"	27 3/4"	28"	28 1/4"
174"	28"	28 1/4"	28 3/4"
176"	28 1/4"	28 3/4"	29"
178"	28 3/4"	29"	29 1/4"
180"	29"	29 1/4"	29 3/4"
182"	29 1/4"	29 3/4"	30"
184"	29 3/4"	30"	30 1/4"
186"	30"	30 1/4"	30 3/4"
188"	30 1/4"	30 3/4"	31"
190"	30 3/4"	31"	31 1/4"
192"	31"	31 1/4"	31 3/4"
194"	31 1/4"	31 3/4"	32"
196"	31 3/4"	32"	32 1/4"
198"	32"	32 1/4"	32 3/4"
200"	32 1/4"	32 3/4"	33"
202"	32 3/4"	33"	33 1/4"
204"	33"	33 1/4"	33 3/4"
206"	33 1/4"	33 3/4"	34"
208"	33 3/4"	34"	34 1/4"
210"	34"	34 1/4"	34 3/4"
212"	34 1/4"	34 3/4"	35"
214"	34 3/4"	35"	35 1/4"
216"	35"	35 1/4"	35 3/4"
218"	35 1/4"	35 3/4"	36"
220"	35 3/4"	36"	36 1/4"
222"	36"	36 1/4"	36 3/4"
224"	36 1/4"	36 3/4"	37"
226"	36 3/4"	37"	37 1/4"
228"	37"	37 1/4"	37 3/4"
230"	37 1/4"	37 3/4"	38"
232"	37 3/4"	38"	38 1/4"
234"	38"	38 1/4"	38 3/4"
236"	38 1/4"	38 3/4"	39"
238"	38 3/4"	39"	39 1/4"
240"	39"	39 1/4"	39 3/4"
242"	39 1/4"	39 3/4"	40"
244"	39 3/4"	40"	40 1/4"
246"	40"	40 1/4"	40 3/4"
248"	40 1/4"	40 3/4"	41"
250"	40 3/4"	41"	41 1/4"
252"	41"	41 1/4"	41 3/4"
254"	41 1/4"	41 3/4"	42"
256"	41 3/4"	42"	42 1/4"
258"	42"	42 1/4"	42 3/4"
260"	42 1/4"	42 3/4"	43"
262"	42 3/4"	43"	43 1/4"
264"	43"	43 1/4"	43 3/4"
266"	43 1/4"	43 3/4"	44"
268"	43 3/4"	44"	44 1/4"
270"	44"	44 1/4"	44 3/4"
272"	44 1/4"	44 3/4"	45"
274"	44 3/4"	45"	45 1/4"
276"	45"	45 1/4"	45 3/4"
278"	45 1/4"	45 3/4"	46"
280"	45 3/4"	46"	46 1/4"
282"	46"	46 1/4"	46 3/4"
284"	46 1/4"	46 3/4"	47"
286"	46 3/4"	47"	47 1/4"
288"	47"	47 1/4"	47 3/4"
290"	47 1/4"	47 3/4"	48"
292"	47 3/4"	48"	48 1/4"
294"	48"	48 1/4"	48 3/4"
296"	48 1/4"	48 3/4"	49"
298"	48 3/4"	49"	49 1/4"
300"	49"	49 1/4"	49 3/4"
302"	49 1/4"	49 3/4"	50"
304"	49 3/4"	50"	50 1/4"
306"	50"	50 1/4"	50 3/4"
308"	50 1/4"	50 3/4"	51"
310"	50 3/4"	51"	51 1/4"
312"	51"	51 1/4"	51 3/4"
314"	51 1/4"	51 3/4"	52"
316"	51 3/4"	52"	52 1/4"
318"	52"	52 1/4"	52 3/4"
320"	52 1/4"	52 3/4"	53"
322"	52 3/4"	53"	53 1/4"
324"	53"	53 1/4"	53 3/4"
326"	53 1/4"	53 3/4"	54"
328"	53 3/4"	54"	54 1/4"
330"	54"	54 1/4"	54 3/4"
332"	54 1/4"	54 3/4"	55"
334"	54 3/4"	55"	55 1/4"
336"	55"	55 1/4"	55 3/4"
338"	55 1/4"	55 3/4"	56"
340"	55 3/4"	56"	56 1/4"
342"	56"	56 1/4"	56 3/4"
344"	56 1/4"	56 3/4"	57"
346"	56 3/4"	57"	57 1/4"
348"	57"	57 1/4"	57 3/4"
350"	57 1/4"	57 3/4"	58"
352"	57 3/4"	58"	58 1/4"
354"	58"	58 1/4"	58 3/4"
356"	58 1/4"	58 3/4"	59"
358"	58 3/4"	59"	59 1/4"
360"	59"	59 1/4"	59 3/4"
362"	59 1/4"	59 3/4"	60"
364"	59 3/4"	60"	60 1/4"
366"	60"	60 1/4"	60 3/4"
368"	60 1/4"	60 3/4"	61"
370"	60 3/4"	61"	61 1/4"
372"	61"	61 1/4"	61 3/4"
374"	61 1/4"	61 3/4"	62"
376"	61 3/4"	62"	62 1/4"
378"	62"	62 1/4"	62 3/4"
380"	62 1/4"	62 3/4"	63"
382"	62 3/4"	63"	63 1/4"
384"	63"	63 1/4"	63 3/4"
386"	63 1/4"	63 3/4"	64"
388"	63 3/4"	64"	64 1/4"
390"	64"	64 1/4"	64 3/4"
392"	64 1/4"	64 3/4"	65"
394"	64 3/4"	65"	65 1/4"
396"	65"	65 1/4"	65 3/4"
398"	65 1/4"	65 3/4"	66"
400"	65 3/4"	66"	66 1/4"
402"	66"	66 1/4"	66 3/4"
404"	66 1/4"	66 3/4"	67"
406"	66 3/4"	67"	67 1/4"
408"	67"	67 1/4"	67 3/4"
410"	67 1/4"	67 3/4"	68"
412"	67 3/4"	68"	68 1/4"
414"	68"	68 1/4"	68 3/4"
416"	68 1/4"	68 3/4"	69"
418"	68 3/4"	69"	69 1/4"
420"	69"	69 1/4"	69 3/4"
422"	69 1/4"	69 3/4"	70"
424"	69 3/4"	70"	70 1/4"
426"	70"	70 1/4"	70 3/4"
428"	70 1/4"	70 3/4"	71"
430"	70 3/4"	71"	71 1/4"
432"	71"	71 1/4"	71 3/4"
434"	71 1/4"	71 3/4"	72"
436"	71 3/4"	72"	72 1/4"
438"	72"	72 1/4"	72 3/4"
440"	72 1/4"	72 3/4"	73"
442"	72 3/4"	73"	73 1/4"
444"			



**GENERAL NOTES FOR METAL PIPE**

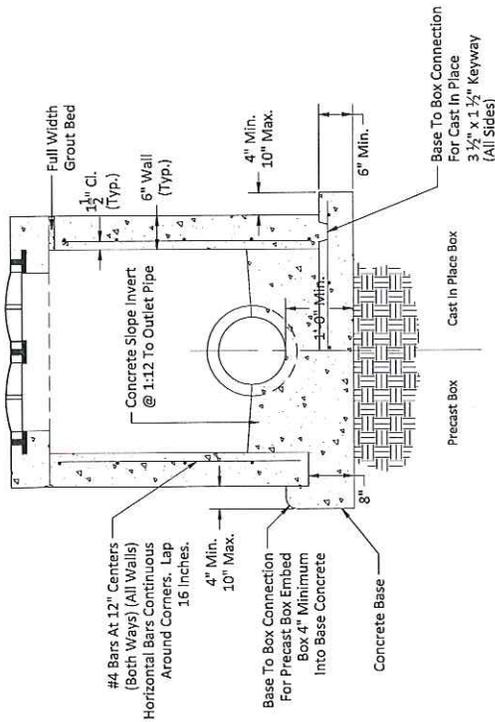
- Culvert "Type" listed may be CSP, ACSP, CAP, RCP, PVCP & PEP within guidelines of KDOT Pipe Policy for geographic location. More than one pipe "Type" may be acceptable for a design location with allowable types listed for each site.
- There shall be no payment for gain in pipe length due to fit of pipe at connecting band.
- When Hugger Bands are used, both the H-7 and H-10 are acceptable to use.
- Pipe gauge listed in the tables on this sheet are minimum for E-750 p.s.i. soil. Pipe gauge will be determined for each site based on the KDOT Design Manual Volume 1- Part C Fill Height Tables and shall be listed in the Pipe Culvert Summary. Gauges shown on this drawing are minimum and may not be industry minimum gauge.
- In geographic areas that allow CSP (24" or smaller rounded pipe) 16 gauge ACSP may be substituted for 14 gauge CSP.
- Aluminum or aluminized pipes or end sections shall be coated with an asphaltic paint when in contact with fresh concrete in accordance with the KDOT Standard Specifications.
- End section material shall follow KDOT Pipe Policy for geographic location. Location shall govern use of CS (Galvanized), ACS (Aluminized) or CA (Aluminum) (Type I) End Section. Pipe material and End Section material shall be the same with no mixing of types per location.
- Toe plate extension, when specified, is an accessory and shall be the same gauge and metal as end section. Toe plate shall be punched to match holes in apron lip and attached with furnished 3/8" diameter nuts & bolts. W + 10" for 18" diameter pipes.
- Multiple panel end sections may contain dual gauges of like metal and shall have lap seams which are tightly joined with rivets or bolts.
- Other approved designs may be used in lieu of type shown.
- Connection of end sections by welding will not be permitted.
- Grated area inlet steps are not required.
- Grated area inlet tops cast monolithic with boxes are acceptable.



**CONNECTION DETAIL  
H-7 OR H-10 BAND**

**UNIVERSAL REFORMED END WITH  
H-7 OR H-10 HUGGER BAND**

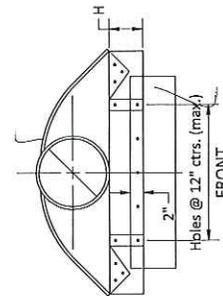
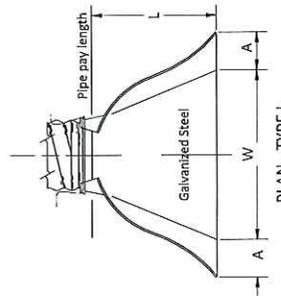
Pipe Dia. Inches	Minimum Gauge of Round Pipe
12"	2 3/4" x 1/2" Corr. CSP or ACSP
14"	3" x 1" Corr. CSP or ACSP
16"	3 1/2" x 1" Corr. CSP or ACSP
18"	4" x 1" Corr. CSP or ACSP



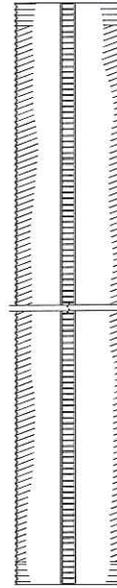
**DETAILS FOR GRATED AREA INLET**

Thickness CSP/ACSP	Thickness CAP	Gauge
0.056"	0.050"	16 ga.

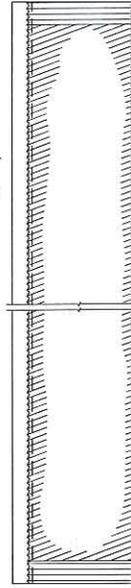
Pipe Dia. (in.)	CS/ACS or CA Gauge (min.)	A (min.)	B (min.)	H (min.)	L (±2")	W (min.)	Approx. Slope
18"	16	7	10	6	31	34	2 1/2":1



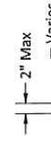
**DETAILS FOR CMP END SECTION**



**PLAN VIEW**

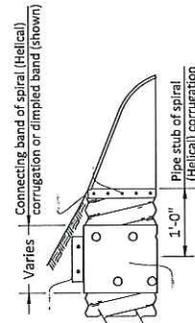


**PROFILE VIEW**

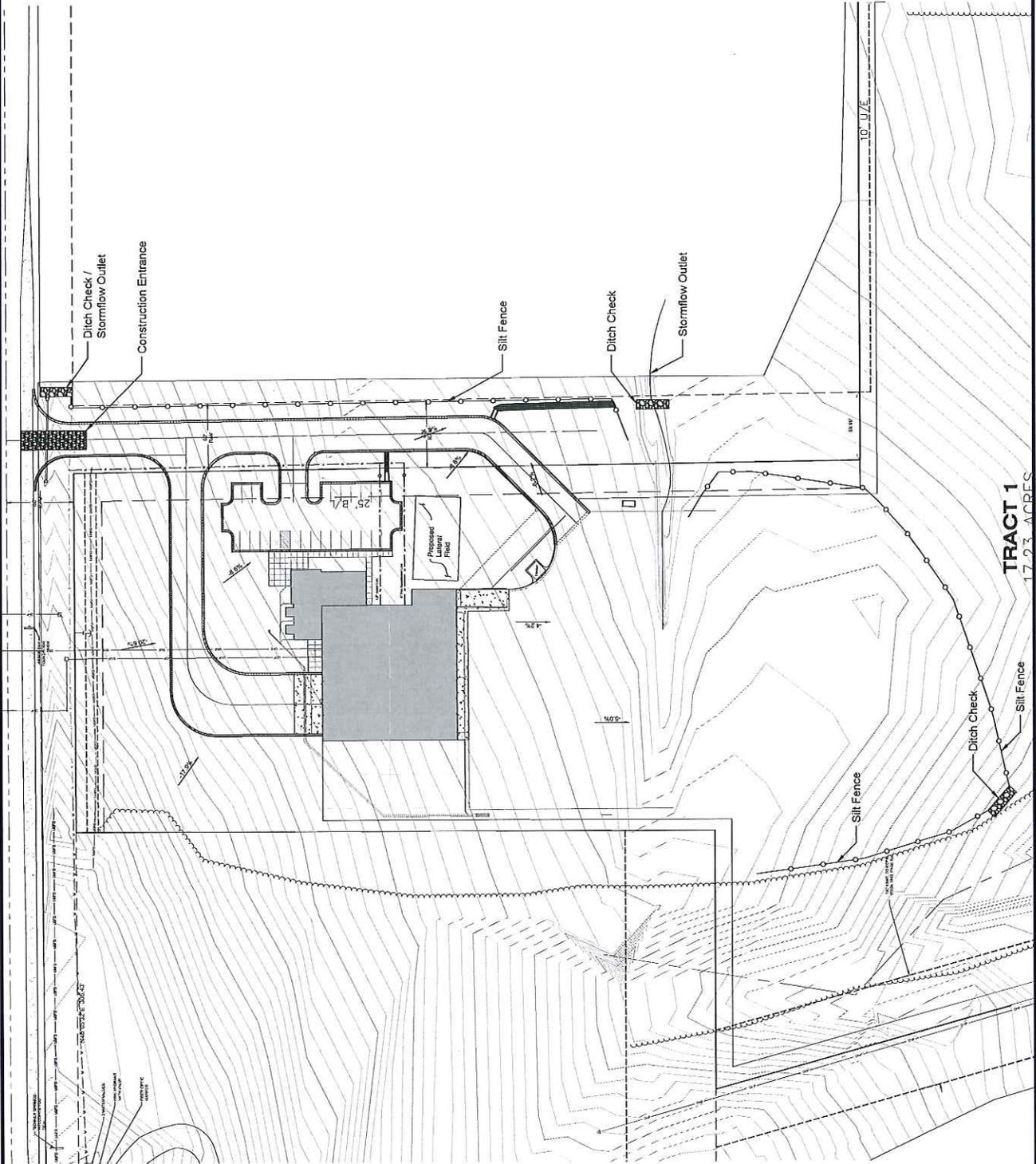


**SECTION A-A**

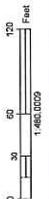
**SLOTTED DRAIN PIPE**



**SPIRAL (HELICAL) CORRUGATION**



TRACT 1  
17.23 ACRES



**ROCK CHECK DAM**



**ROCK CHECK DAM WITH OR LESS OF DRAINAGE AREA**



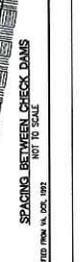
**2. ACRES OR LESS OF DRAINAGE AREA**



**2-10 ACRES OF DRAINAGE AREA**



**SEPARING BETWEEN CHECK DAMS**



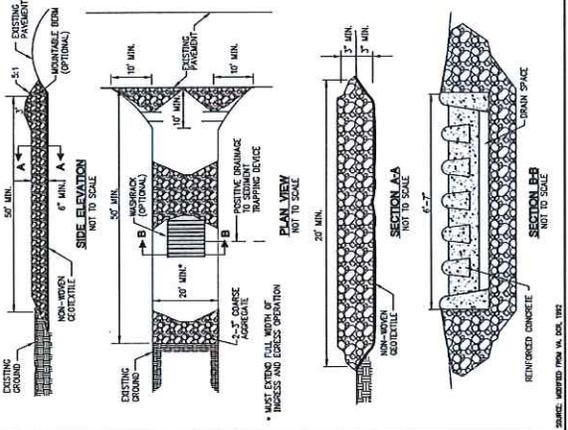
**ROCK CHECK DAM NOTES:**

- CONSTRUCTIONS & INSTALLATION:**
  - THE DRAINAGE AREA OF THE CHECK DAM SHALL BE PROTECTED SHALL NOT EXCEED 2 ACRES WHEN A COURSE AGGREGATE IS USED ALONE AND SHALL NOT EXCEED TO STORE IN A COMBINATION OF CLASS 1 RIPRAP AND COURSE AGGREGATE IS USED. AN EFFORT SHOULD BE MADE TO EXTEND TO THE TOP OF CHANNEL BANKS.
  - THE MAXIMUM HEIGHT OF THE DAM SHALL BE 3 FEET. THE CENTER OF THE CHECK DAM IS AT THE SAME ELEVATION AS THE TOP OF THE OUTER EDGE.
  - FOR GOOD STABILITY, THE BASE OF THE CHECK DAM CAN BE HEAVED INTO THE SOIL, APPROXIMATELY 6 INCHES.
  - THE MAXIMUM SPACING BETWEEN THE DAMS SHOULD BE SUCH THAT THE TIE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
  - STONE SHOULD BE PLACED ACCORDING TO THE CONTOUR TO THE LEFT. HAND OR MECHANICAL PLACEMENT WILL BE NECESSARY TO ACHIEVE COMPLETE CONTACT OF THE STONE OR SAND AND TO INSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE CORNER.
  - CONSTRUCTION MAY BE USED UNDER THE STONE TO PROVIDE A STABLE FOUNDATION AND TO FACILITATE REMOVAL OF THE STONE.
- INSPECTION AND MAINTENANCE:**
  - CHECK DAMS SHOULD BE CHECKED FOR SEDIMENT ACCUMULATION AT EACH STORM EVENT OF 1/2-INCH OR GREATER. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES ONE THIRD OF THE ORIGINAL HEIGHT OF THE DAM.
  - REGULAR INSPECTIONS SHOULD BE MADE TO DETERMINE THAT THE CENTER OF THE DAM IS LOWER THAN THE CORNER. CORRECTION CAUSED BY HIGH FLOWS AROUND THE DAMS OF THE DAM SHOULD BE CORRECTED.
- REMOVAL OR PRACTICE:**

UNLESS THEY ARE TO BE PERMANENT, CHECK DAMS MUST BE REMOVED WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED. IN TEMPORARY DITCHES AND SWALES, CHECK DAMS SHOULD BE REMOVED AND THE DITCH FILLED WHEN THEY ARE NO LONGER NEEDED. CHECK DAMS SHOULD BE REMOVED WHEN THE GROUND HAS SETTLED TO SUCH AN EXTENT THAT THE DAM IS NO LONGER SUPPORTIVE OF THE ROAD SURFACE. CHECK DAMS SHOULD BE REMOVED WHEN THE GROUND HAS SETTLED TO SUCH AN EXTENT THAT THE DAM IS NO LONGER SUPPORTIVE OF THE ROAD SURFACE. CHECK DAMS SHOULD BE REMOVED WHEN THE GROUND HAS SETTLED TO SUCH AN EXTENT THAT THE DAM IS NO LONGER SUPPORTIVE OF THE ROAD SURFACE.

AMERICAN PUBLIC WORKS ASSOCIATION	ROCK CHECK DAM
KANSAS CITY CHAPTER	
APWA METROPOLITAN CHAPTER	
TEMPORARY CONSTRUCTION	
ENTRANCE	

**TEMPORARY CONSTRUCTION ENTRANCE**



**TEMPORARY CONSTRUCTION ENTRANCE PAD NOTES:**

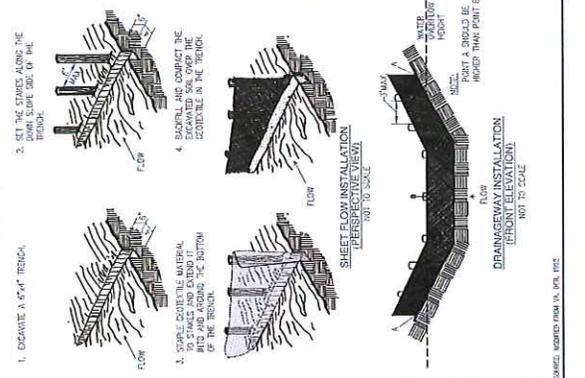
1. MOST LOCATIONS ON CITY STREETS OR AT CORNERS ON PUBLIC ROADS. IF POSSIBLE, LOCATE WHERE PERMANENT RAILS WILL EVENTUALLY BE CONSTRUCTED.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND DRAIN FOR POSITIVE DRAINAGE.
  3. IF SLOPE TOWARDS THE PUBLIC ROAD EXCEEDS 2%, CONSTRUCT A 6-TO 8-INCH HIGH BENCH WITH 2-INCH SIDE SLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE EDGE OF THE PUBLIC ROAD TO DIVERT RUNOFF AWAY FROM IT.
  4. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES ALONG PUBLIC ROADS.
  5. PLACE STONE TO DIMENSIONS AND GRADE AS SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
  6. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
  7. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
- B) TROUBLESHOOTING:**
1. CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL IF ANY OF THE FOLLOWING OCCUR:
    - a. INADEQUATE BANK CONTROL TO THE EXTENT THAT SEDIMENT WASHES ONTO PUBLIC ROAD -
    - b. SMALL STONE, THIN PAD, OR ASSOCIATED GEOTEXTILE FABRIC RESULTS IN BUILT AND MUDDY CONDITIONS AS STONE IS PRESSED INTO SOIL - INCREASE STONE SIZE OR PAD THICKNESS OR ADD GEOTEXTILE FABRIC.
    - c. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC - EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.
- C) INSPECTION AND MAINTENANCE:**
1. INSPECT STONE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER 1/2-INCH OR GREATER STORM EVENTS.
  2. RESPADE PAD AS NEEDED FOR PROPER DRAINAGE AND RUNOFF CONTROL.
  3. TOPRESS WITH CLEAN 2-AND 3-INCH STONE AS NEEDED.
  4. IMMEDIATELY REMOVE MUD OR SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.
  5. REMOVE ALL TEMPORARY ROAD MATERIALS FROM AREAS WHERE PERMANENT VEGETATION WILL BE ESTABLISHED.

AMERICAN PUBLIC WORKS ASSOCIATION	TEMPORARY CONSTRUCTION ENTRANCE
KANSAS CITY CHAPTER	
APWA METROPOLITAN CHAPTER	
TEMPORARY CONSTRUCTION	
ENTRANCE	

**SEDIMENT FENCE NOTES:**

- INSTALLATION:**
  1. THE FENCE SHOULD BE PLACED AT A MINIMUM OF 1/2 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE.
  2. THE FENCE SHALL BE FURNISHED IN A CONTINUOUS ROLL-OUT TO THE LENGTH OF THE GARDER TO AVOID THE USE OF JOINTS. JOINTS ARE UNAVOIDABLE, FLEET CLOTH SHALL BE SECURELY SPACED TOGETHER ONLY AT SUPPORT POINTS WITH A MAX 6-INCH OVERLAP.
  3. DIT A TRENCH AT LEAST 6 INCHES DEEP AND 4 INCHES WIDE ALONG THE TRENCH SPACED POINTS A MAXIMUM OF 5 FEET APART.
  4. EXTRA-STRENGTH SEDIMENT FENCE FABRIC SHALL BE USED. POINTS FOR THIS TYPE OF FABRIC SHALL BE PLACED AT A MAXIMUM SPACING OF 4 FEET. POINTS SHALL BE PLACED AT A MAXIMUM SPACING OF 4 FEET. POINTS SHALL BE PLACED AT A MAXIMUM SPACING OF 4 FEET. POINTS SHALL BE PLACED AT A MAXIMUM SPACING OF 4 FEET.
  5. PLACE THE BOTTOM 4 FEET OF FABRIC IN THE UNBUILT-UP-AREA KEEP TRENCH, LAPPING TOWARD THE UPGRADE SIDE. FABRIC SHALL BE COMPACTED TO A MINIMUM OF 1/2 INCHES. FABRIC SHALL BE COMPACTED TO A MINIMUM OF 1/2 INCHES. FABRIC SHALL BE COMPACTED TO A MINIMUM OF 1/2 INCHES.
  6. TO REMOVE MAINTENANCE, DEWATER A SHALLOW SEDIMENT STORAGE AREA IN THE UPGRADE SIDE OF THE FENCE. PROVIDE GOOD ACCESS IN AREAS OF HEAVY SEDIMENTATION FOR CLEAN OUT AND MAINTENANCE.
  7. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPGRADE AREA HAS BEEN PERMANENTLY STABILIZED.
- TROUBLESHOOTING:**
  1. DETERMINE THE EXACT LOCATION OF UNDERBOWING UTILITIES, BEFORE FENCE INSTALLATION SO UTILITIES ARE NOT DISCOVERED.
  2. CARE ALIGNMENT OF FENCE AS NEEDED TO PROVIDE A BROAD, NEARLY LEVEL AREA UPSTREAM OF FENCE TO ALLOW SEDIMENT COLLECTION AREA.
- INSPECTION AND MAINTENANCE:**
  1. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
  2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DISINTEGRATE, OR BECOME INOPERATIVE, REPLACE IT PROMPTLY.
  3. REMOVE SEDIMENT DEPOSIT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REVEIVE PROPER FLOW CHARACTERISTICS OF THE FENCE. REMOVE SEDIMENT ACCUMULATION SHOULD NOT EXCEED 1/2 THE HEIGHT OF THE FENCE.
  4. SHOULD ALL FENCING MATERIALS AND INSTALLED SEDIMENT DEPOSITS, AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CORRECTING DRAINAGE AREA HAS BEEN PROVED AND COMPLETELY STABILIZED.

**SEDIMENT FENCE**



AMERICAN PUBLIC WORKS ASSOCIATION	ROCK CHECK DAM
KANSAS CITY CHAPTER	
APWA METROPOLITAN CHAPTER	
TEMPORARY CONSTRUCTION	
ENTRANCE	









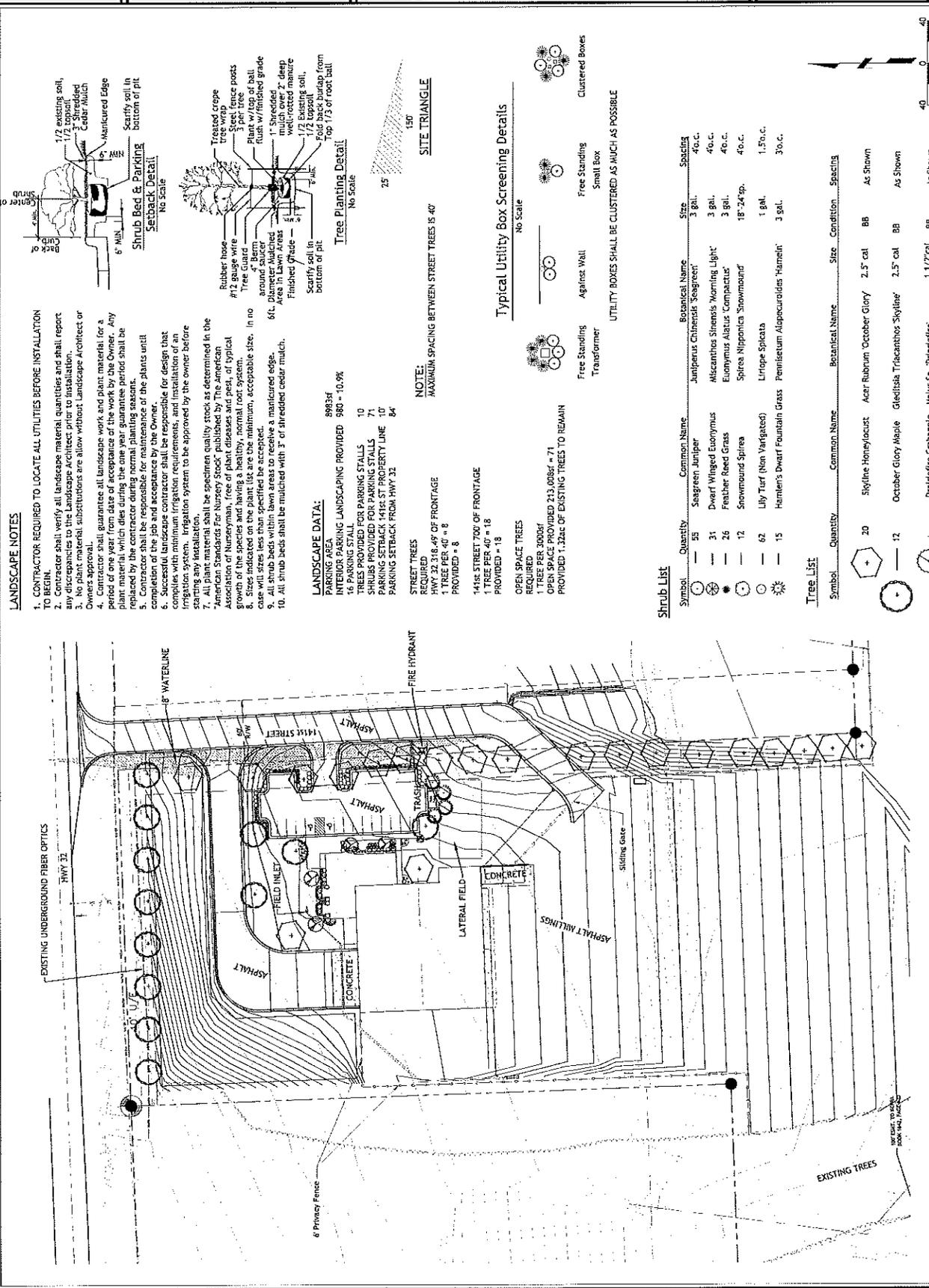
QUANTITY TAKEOFF SHEET

**ROSE DESIGN GROUP**  
 ARCHITECTS ■ PLANNERS  
 A Division of Rose Design Build  
 912-782-0777 FAX: 912-782-6988  
 P.O. BOX 108 OLATHE, KS 64801  
 www.rosebuild.com

**PROPOSED BUILDING FOR:**  
**WILKERSON CRANE RENTAL**  
**141ST & K 32 HIGHWAY**  
**BONNER SPRINGS, KANSAS**

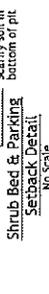
NO.	DESCRIPTION	DATE
1	NOT FOR CONSTRUCTION	
PROJECT NUMBER: 18094		
DATE ISSUED: 11/7/18		
SHEET NUMBER: L1		

LANDSCAPE PLAN



**LANDSCAPE NOTES**

1. CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
2. Contractor shall verify all landscape material quantities and shall report them to the Landscape Architect for installation.
3. No plant material substitutions are allowed without Landscape Architect or Owners approval.
4. Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
5. Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner. The contractor shall comply with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
6. All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurserymen, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
7. Sizes indicated on the plan (list are the minimum, acceptable size. In no case shall plants be substituted for a smaller size without the approval of the Landscape Architect.
8. All shrub beds within the site shall be accepted, a mulched edge.
9. All shrub beds shall be mulched with 3" of shredded cedar mulch.



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

**LANDSCAPE DATA:**

PARKING AREA	8983sf
INTERIOR PARKING LANDSCAPING PROVIDED	988 = 10.9%
16 PARKING STALLS	10
TREES PROVIDED FOR PARKING STALLS	71
SHRUBS PROVIDED FOR PARKING STALLS	10'
PARKING SETBACK 141st ST PROPERTY LINE	10'
PARKING SETBACK FROM HWY 32	84'

**STREET TREES REQUIRED**

HWY 32 318.49' OF FRONTAGE	1 TREE PER 40' = 8 PROVIDED = 8
141st STREET 700' OF FRONTAGE	TREE PER 40' = 18 PROVIDED = 18

**OPEN SPACE TREES REQUIRED**

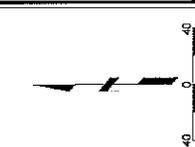
1 TREE PER 3000sf	1 TREE PROVIDED 213,008sf = 71 PROVIDED 1,322ac OF EXISTING TREES TO REMAIN
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**Shrub List**

Symbol	Quantity	Common Name	Botanical Name	Size	Spacing
⊕	55	Seagreen Juniper	Juniperus chinensis 'Seagreen'	3 gal.	40c.c.
⊕	31	Dwarf Winged Euonymus	Alcornoque Sinenis 'Morning Light'	3 gal.	40c.c.
⊕	26	Feather Reed Grass	Elymus Alatus Compactus	3 gal.	40c.c.
⊕	12	Snowmound Spirea	Spirea Japonica 'Snowmound'	18" - 24" sp.	40c.c.
⊕	62	Lily Turf (Non Varigated)	Liriope Spicata	1 gal.	1.50c.c.
⊕	15	Harmless Dwarf Fountain Grass	Pennisetum Alopecuroides 'Harmless'	3 gal.	30c.c.

**Tree List**

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	20	Skyline Honeylocust	Acer Rubrum 'October Glory'	2.5" cal	BB	As Shown
⊕	12	October Glory Maple	Acer Rubrum 'October Glory'	2.5" cal	BB	As Shown
⊕	4	Prairiefire Crabapple	Malus Sp. 'Prairiefire'	1 1/2" cal	BB	As Shown
⊕	4	Eastern Red Cedar	Juniperus virginiana	6 ft	BB	As Shown





Pfefferkorn Engineering & Environmental, LLC

122 N. Water Street, Ste. B  
Olathe, KS 66061

Tel: 913-490-3967  
Fax: 913-426-9138

[www.p-e2.com](http://www.p-e2.com)

City of Bonner Springs, Kansas  
205 E. 2<sup>nd</sup> Street  
Bonner Springs, Kansas 66012



**RE: Wilkerson Crane Rental Site – Request to Escrow in Lieu of Construction**

To Bonner Springs Planning Department,

On behalf of Wilkerson Crane Rental, Inc., Pfefferkorn Engineering and Environmental is requesting to escrow funds in lieu of constructing additional sidewalk / acceleration lane along the north boundary of 14101 Gibbs Road in Bonner Springs, Kansas as depicted on the recently submitted site plan. This site is located south of Kansas 32 Highway (Gibbs Road) and abuts to the existing road right-of-way. Pfefferkorn Engineering and Environmental has been informed of the Kansas Department of Transportation's City Connecting Link (KLINK) initiative as it relates to roadways in Bonner Springs, Kansas.

Pursuant to the current escrow rate stated by Bonner Springs Planning Department, 49.61 USD per square yard for 4-inch sidewalk or **27.56 USD per lineal foot** of 5-foot sidewalk is used to determine the amount to be held in escrow. The distance of the site boundary along Kansas 32 Highway (Gibbs Road) less the 30-foot entrance is **349 feet**. The amount determined for escrow is calculated to be **9,618.44 USD**.

Thank you for your consideration of this request. Please contact Pfefferkorn Engineering & Environmental at 913-490-3967 if any other information regarding this escrow request is needed.

Respectfully submitted,

Kate Pfefferkorn-Mansker  
Owner

Ret: Pte A. Kern Eng 122 N Water St  
1-Page Suite B  
15.00 Olathe, KS 66061



**General Affidavit**

**2016R-14431**  
NANCY BURNS  
REGISTER OF DEEDS  
WYANDOTTE COUNTY, KS  
RECORDED ON  
10/19/2016 3:08:29 PM  
REC FEE: 11.00  
TECHNOLOGY FEE: 3.00  
HERITAGE FEE: 1.00  
PAGES: 1

STATE of Kansas  
COUNTY of Wyandotte

PERSONALLY came and appeared before me, the undersigned Notary, the within named Jeff Holt and Diana Holt, who is/are a resident(s) of Wyandotte County, State of Kansas, and makes this his/her statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge.

*With reference to the business of Wilkerson Crane Rental located on 14101 Gibbs Road, (Parcel No. 283001), Bonner Springs, Kansas 66012, no vehicle washing will take place on this site due to the lack of a public sewer system. Furthermore, a runoff capture system compliant with the City of Bonner Springs and Wyandotte County regulations as well as appropriate permits will be in place prior to such activity taking place at the above mentioned site.*

DATED this the 14<sup>th</sup> day of October, 2016

  
\_\_\_\_\_  
Jeff Holt

  
\_\_\_\_\_  
Diana Holt

Before me this day personally appeared Jeff Holt and Diana Holt, who makes this his/her statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge.

SWORN to and subscribed before me, this the 14 day of October, 2016



  
\_\_\_\_\_  
Notary Public

# ITEM NO. 5

## PLANNING COMMISSION AGENDA

Tuesday, December 13, 2016 – 7:00 p.m.

**Preliminary Plat: PT-17-100, “Coleman Industrial Park II”** his request is to amend the preliminary plat for Coleman Industrial Park approved on January 22, 2007. The revised plat will consist of four (4) industrial lots. The revision is to Lot 3 that consists 59.2 acres zoned I-1, Light Industrial District and I-2, Heavy Industrial District pending completion under Case No. BSZ-134, for Quicksilver Readymix, LLC. Requested by Jim Story, Story Surveying for Bruce Coleman, Coleman Farm Properties, G.P. and Mitch and Michelle Mitchener, property owners of record.

**Note:** Three (3) additional conditions were added. (December 13, 2016)

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ACTION:** Make a motion to approve.

**STAFF RECOMMENDATION:** Staff recommends approval of this item with the conditions listed in the Staff Report.

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

**PRELIMINARY PLAT: COLEMAN INDUSTRIAL PARK II****Case No.:** PT-17-100**Applicant:** Jim Story, Story Surveying**Owners:** Bruce Coleman, Coleman Farm Properties, G.P. and Mitch and Michelle Mitchener**Location:** 24000 Block of West 40<sup>th</sup> Street

(JOCO Parcel No's - UF231128-2001, 2002 &amp; 2003 + UF231133-1001, 1002 &amp; 1003)

**Zoning:** I-1, Light Industrial District and I-2, Heavy Industrial Agricultural District (Case # BSZ-134)**Land Use Summary:****Total Acreage:** 59.2 acres**Number of Lots:** 3**Easements Dedicated:** As shown on the Preliminary Plat**Rights-of-Way Dedicated:** As shown on the Preliminary Plat**Staff Recommendation:**

The Development Staff recommends approval of the Preliminary Plat subject to five (5) conditions:

1. Revise the Preliminary Plat to add the required "Street Light" at the west end of the proposed 40<sup>th</sup> Street extension;
2. The boundary dimensions need to be placed on the outside of the boundary;
3. The dimensions along the north line can't be notated as measured because the monuments are all set. Measured values are only between existent monuments;
4. Resubmit one (1) digital copy of the "revised" Preliminary Plat to the Planning Department that addresses the condition listed above by the Planning Director's for his review and approval; and
5. Provide two (2) full size signed and sealed paper copy of the "revised" Preliminary Plat to the Planning Department for final approval by the Planning Director.

**Exhibits:** Preliminary Plat – Coleman Industrial Park II + Johnson County AIMS Parcel Map**Planning Director's Comments:**

1. Revise the Preliminary Plat to add the "required" Street Light at the west end of the proposed 40<sup>th</sup> Street extension.

**Note:** Several additional items were found during our review of the "original submittal preliminary plat"; however those items were relayed to the applicant and have since been corrected with the exception of the above listed condition.

**Review Comments Received from Other Departments/Agencies****Building Official:** No objections.**City Engineer:**

1. The "Industrial" in the preliminary plat name is spelled wrong (corrected);
2. We calculate a closure bust of 9.099 feet (corrected); and
3. Property lines and lot lines are extended through the 40th Street right-of-way (corrected).

**Public Works/Utilities Director:**

1. Sanitary Sewer Note regarding 3" Low-Pressure Sewer System (LPSS) located on east side of Bonner Industrial Drive is true, but there is a 1½" LPSS pipeline on the south side of 40<sup>th</sup> Street. This pipeline will accept up to 8 Sanitary Sewer Grinder Pumps.

**Johnson County Surveyor:**

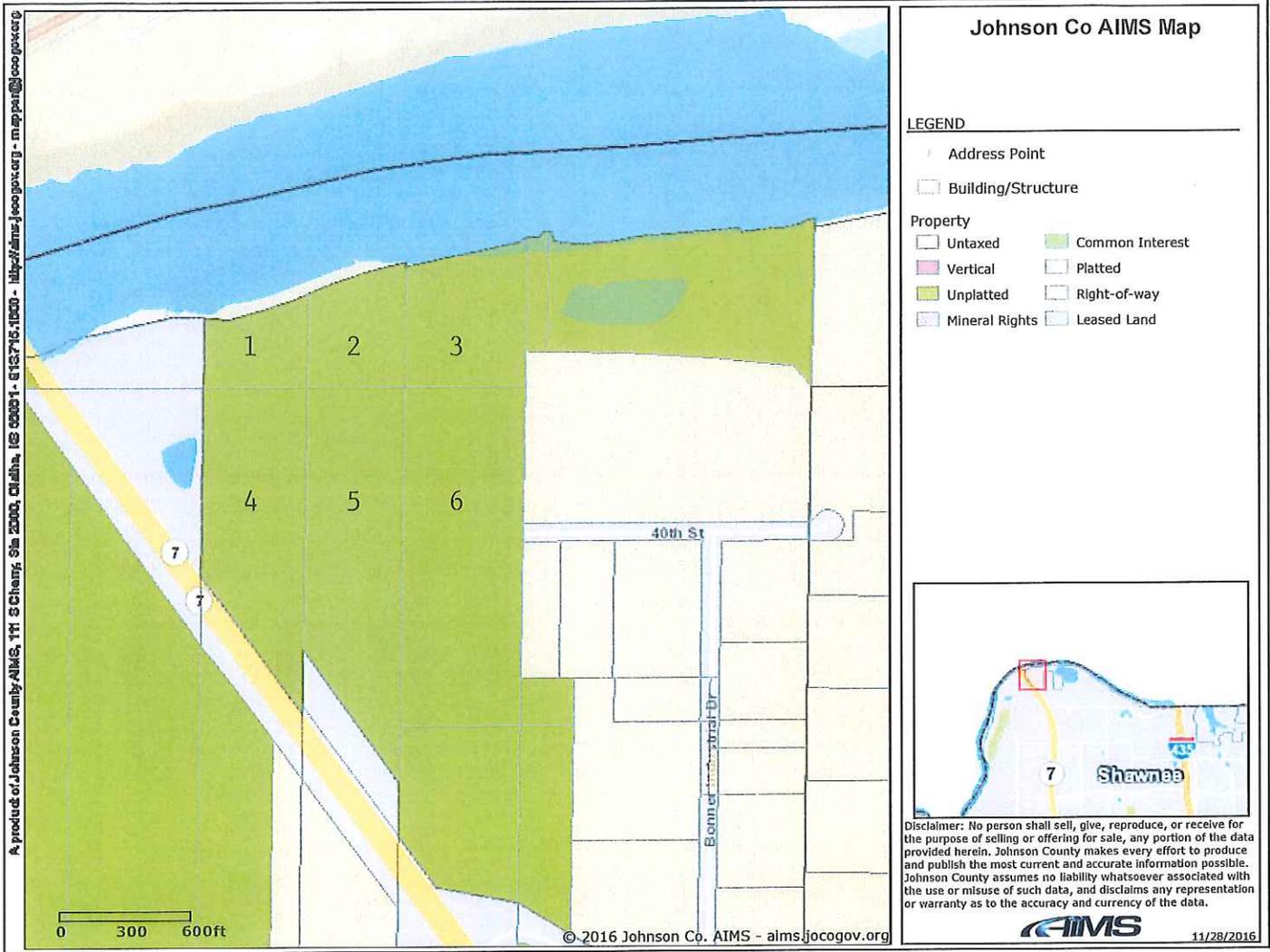
1. The boundary dimensions need to be placed on the outside of the boundary; and
2. The dimensions along the north line can't be notated as measured because the monuments are all set. Measured values are only between existent monuments.

**Atmos Energy:** No comments received.

**AT&T:** No objections.

**Westar Energy:** No objections.





- 1. UF 231128 - 2001 = 3.8 acres
  - 2. UF 231128 - 2002 = 5.2 acres
  - 3. UF 231128 - 2003 = 7.7 acres
  - 4. UF 231133 - 1001 = 12.7 acres
  - 5. UF 231133 - 1003 = 15.3 acres
  - 6. UF 231133 - 1002 = 19.6 acres
- Total Acres = 64.3 acres +/-

# ITEM NO. 6

## PLANNING COMMISSION AGENDA

Tuesday, December 13, 2016 – 7:00 p.m.

**Comprehensive Plan Change: BSCP-27: “Maple Hills”** a request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 5.19 acres from Commercial designation to a High-Density Residential designation. Requested by Daniel Sailler, MRE Capital under contract with Kinban Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a 48 unit, two-story apartment development located at 128 N. 131<sup>st</sup> Street.

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ACTION:** Make a motion to approve.

**STAFF RECOMMENDATION:** Staff recommends approval of this item with 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 to be forwarded to the Governing Body on January 9, 2017.**

**COMPREHENSIVE PLAN CHANGE: "MAPLE HILLS"****Case No.:** BSCP-27**Applicant:** Daniel Sailler, MRE Capital, LLC**Owners:** Kinban Inc. under Contract with MRE Capital, LLC**Developers:** MRE Capital, LLC**Location:** 128 N. 131<sup>st</sup> Street (Parcel No. 297901)**Tract Size:** 5.19 acres (Lot 2, Riverview Crossings)**Zoning:** C-2, General Business District to R-3, Multi-Family Residential District (BSZ-135)**Land Use****Designation:** Commercial Designation to a High-Density Residential Designation**Staff Recommendation:**

Staff recommends approval of the request to change the Future Land Use Map of the Comprehensive Plan for 5.19 acres from a Commercial to a High-Density Residential land use designation based upon the Factors for Consideration presented in the Staff Report and to forward it to the Governing Body with a recommendation for approval.

**Exhibits:**

Applicant's Project Narrative, Project Features List, copy filed Final Plat Riverview Crossings, Site Plan, Building Elevations, Floor Plans, and the Proof of Publication.

**General Information:**

This request is to change the Land Use designation on the Future Land Use Map in order to rezone the subject property from C-2, General Business District to R-3, Multi-Family Residential District to allow for the construction of a 48 unit, two-story apartment development.

**Factors for Consideration:****1. What has changed since the Comprehensive Plan was adopted to warrant this request?**

- There are no specific changes to the area, but rather a need for affordable housing for the residents of Bonner Springs. The K-7/I-70 Interchange reconstruction has significantly improved the access to and from Canaan Center.
- The construction of 131<sup>st</sup> Street to the north was completed in late 2008 which provided direct access to both Canaan Center Drive and Riverview Avenue. Under the Riverview Crossings project, two commercial lots, Lot 2 which is included with this project was platted for future development. As of today, both lots remain vacant as platted and zoned.

**2. Traffic Counts and Pattern Changes?**

- The Phase 1 improvements to the K-7/I-70 Interchange was completed early in 2015 that improved access into and out of Canaan Center due to both signal timing and access changes to the Canaan Center Drive intersection. The annual average 24-hour traffic count along K-7 Hwy was approximately 23,100 cars per day per KDOT's Traffic Count Map dated Calendar Year 2011.

**3. Utility/Infrastructure Changes?**

- All the public utilities were installed with the Riverview Crossings project completed in 2008.

**4. Status of Floodplain/Hydrology?**

- No portion of the subject property is within the 100-year Floodplain as indicated on the Flood Insurance Rate Maps that were effective on September 2, 2015. The existing detention basin to the north as shown on the Site Plan will be utilized for detention purposes for this proposed development.

**5. Changes in Surrounding Land Use?**

- The latest land use change in the project area was the approval of the Windridge Estates project under Ordinance No. 2423 on April 11, 2016 under BSCP-24 and BSZ-132.



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## Maple Hills

Bonner Springs, Kansas

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### PROJECT NARRATIVE

#### OVERVIEW

Maple Hills is a proposed development by MRE Capital, LLC. The development will add 48 multi-family units composed of three apartment buildings, a community building, playground and other amenity space. The site is bank owned and under contract for purchase. MRE Capital will provide the financial guaranty and development experience for this exciting undertaking. The development is strategically located in Bonner Springs with easy access to K7 and I-70

The community building will feature a leasing office, community room with computer workstations, small library, laundry area, covered mailboxes as well as an outdoor covered seating area and playground for children to play. It will truly be a place for resident interaction. Every Unit will be designed to NAHB Green Building standard to ensure sustainability and reduce utility costs. All utilities are located on site and the relatively flat topography allows us to use more funds on the actual brick and mortar construction, which will makes these units some of the nicest in Hollister. This level of finish is needed to be consistent with the surrounding neighborhood and get the full support of all the neighborhood groups and businesses.

#### **MANAGEMENT**

The Property Manager is Weigand Omega Management which will hire a local on-site manager to collect rents and oversee the operations and maintenance of the



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development. Weigand has extensive experience in management and lease-up operations including our senior property at 515 E. Morse.

#### **SUMMARY**

A market study has been performed by Lea and Company, a nationally recognized appraisal and market study firm. The report indicates a far greater demand in Bonner Springs than this development will meet. The study compared other area residential developments to the subject, and found the proposed rents fall within the range of these comparables.

Maple Hills will benefit the area by: a) providing handicapped-equipped and handicapped accessible/adaptable units to enable disabled individuals to reside in the complex, b) creating safe, affordable, high quality housing, c) creating economic activity and living opportunities for families d) and employing local labor and material suppliers during construction.

A summer 2017 construction start is anticipated with a summer 2018 completion. The lease-up period upon completion is estimated to be six months.



October 28, 2016

## **Maple Hills**

### **Interior Features**

#### Energy Star

- Appliances
- Windows
- Doors
- Lighting Fixtures
- HVAC

Hard Surface Flooring in the living areas and carpet in the bedrooms

Microwave

Dishwasher

Electric Stove

Refrigerator

Washer and Dryers

Ceiling Fans

### **Exterior and Clubhouse Features**

30 Year Roofing Material

Community planting beds

Playground and Tot Lot

Community Building including the following features

- Barbecue Area
- Warming Kitchen
- Computer Lab
- On site leasing office
- Maintenance office

A handwritten signature in blue ink, consisting of a stylized 'D' followed by a horizontal line.



Riverview Ave

131st St

- UNIT MIX:  
 (12) 1-BR UNITS  
 (36) 2-BR UNITS  
 (48) TOTAL UNITS
- COMMUNITY BUILDING  
 OFFICE  
 COMMUNITY ROOM  
 MEETING ROOM  
 LIBRARY  
 COMPUTER CENTER  
 KITCHEN

- COVERED PAVILION W/BBQ GRILLES  
 PLAYGROUND
- PARKING PROVIDED:  
 (43) TYPICAL RESIDENT SPACES  
 (8) ACCESSIBLE RESIDENT SPACES  
 (5) TYPICAL GUEST SPACES  
 (1) ACCESSIBLE RESIDENT SPACE  
 (101) TOTAL PARKING SPACES

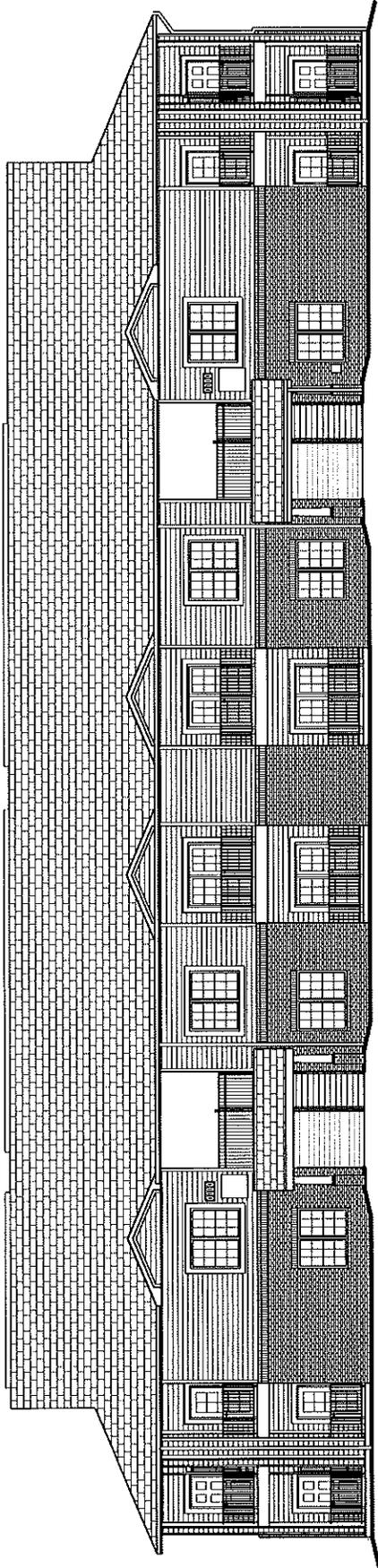


OCTOBER 2016

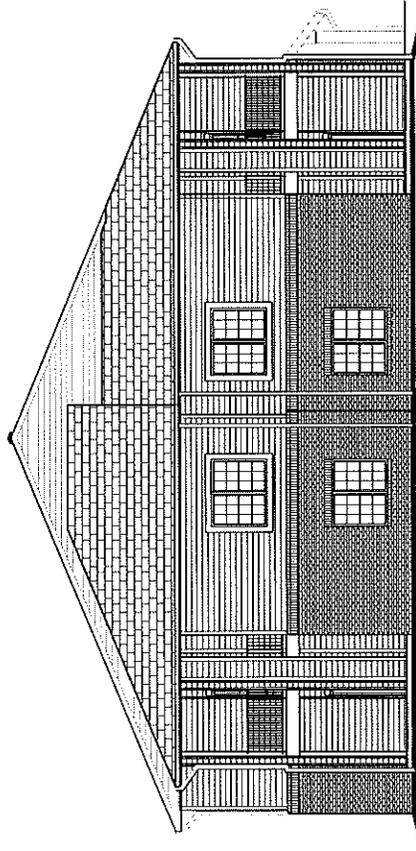
# SITE PLAN

MAPLE HILLS  
 Bonner Springs, Kansas

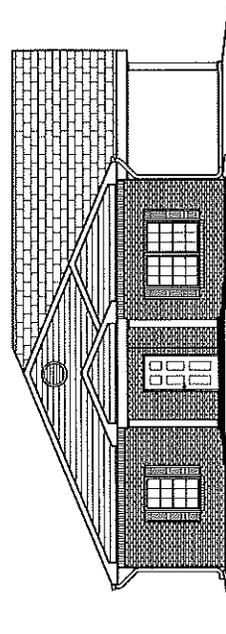
Wallace  
 ARCHITECTS, L.L.C.



2-STORY 16-PLEX FRONT ELEVATION

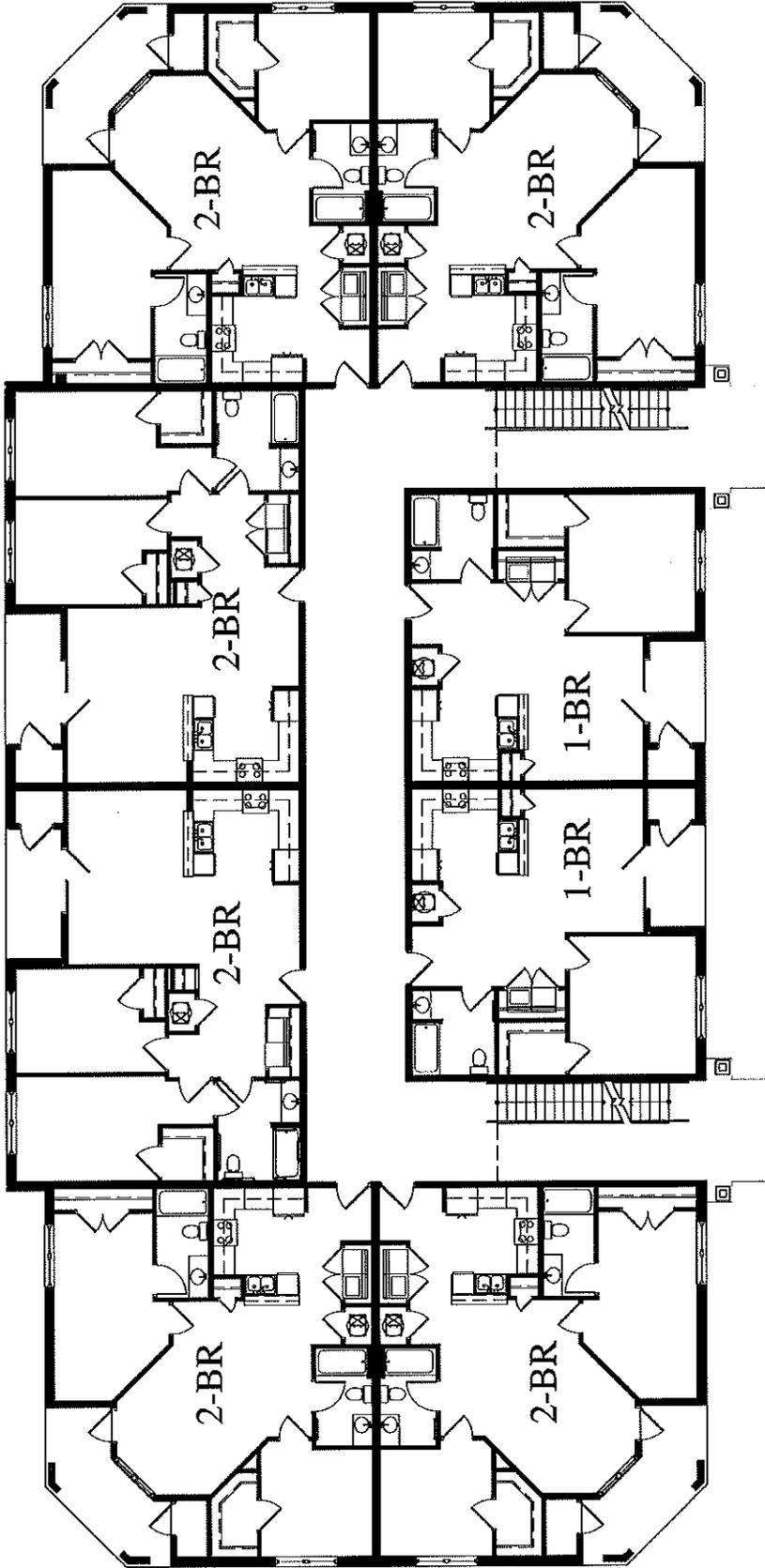


2-STORY 16-PLEX END ELEVATION



COMMUNITY BUILDING ELEVATION

OCTOBER 2016

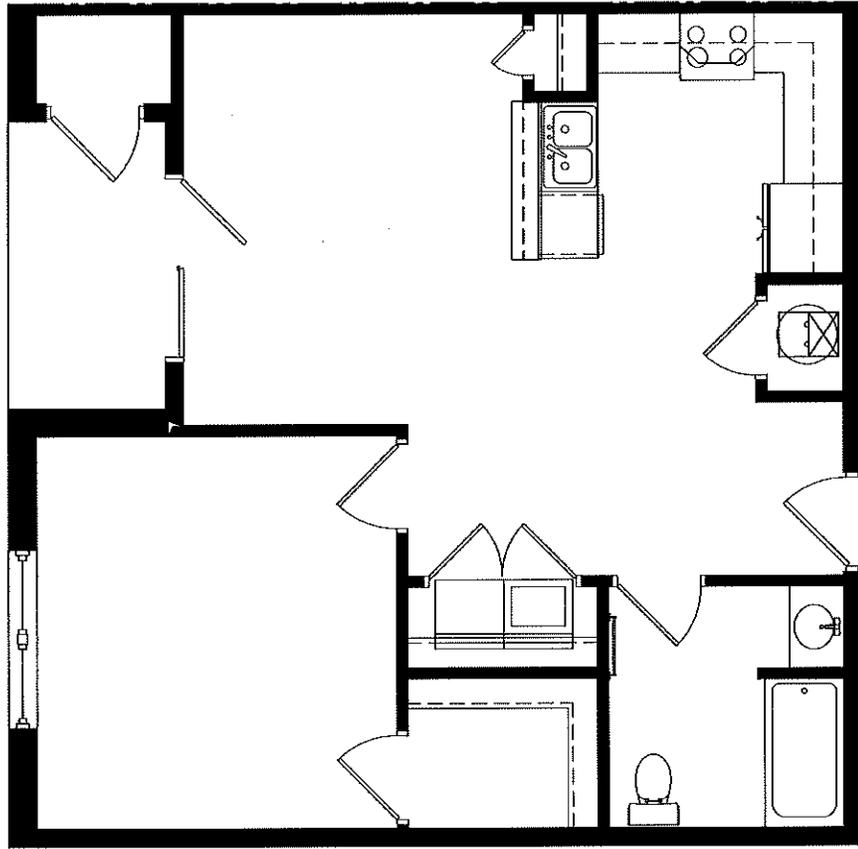


1ST FLOOR BUILDING PLAN (2nd floor similar)

SCALE: 3/32" = 1'-0"  
OCTOBER 2016

MAPLE HILLS  
Borner Springs, Kansas

Wallace  
Architecture



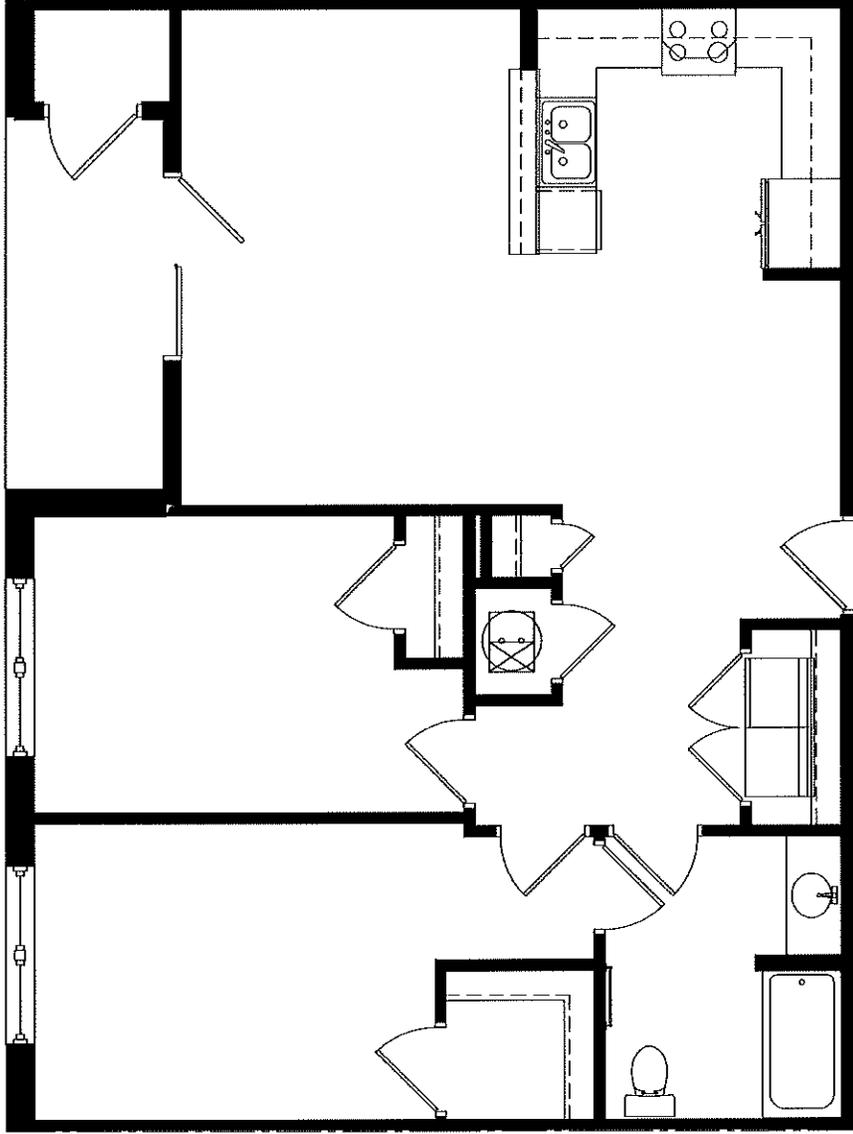
152 SF

**TYPICAL 1-BR APARTMENT**

SCALE: 1/4" = 1'-0"  
OCTOBER 2016

**MAPLE HILLS**  
Bonnie Springs, Kansas

**Wallace**



LOT 5F

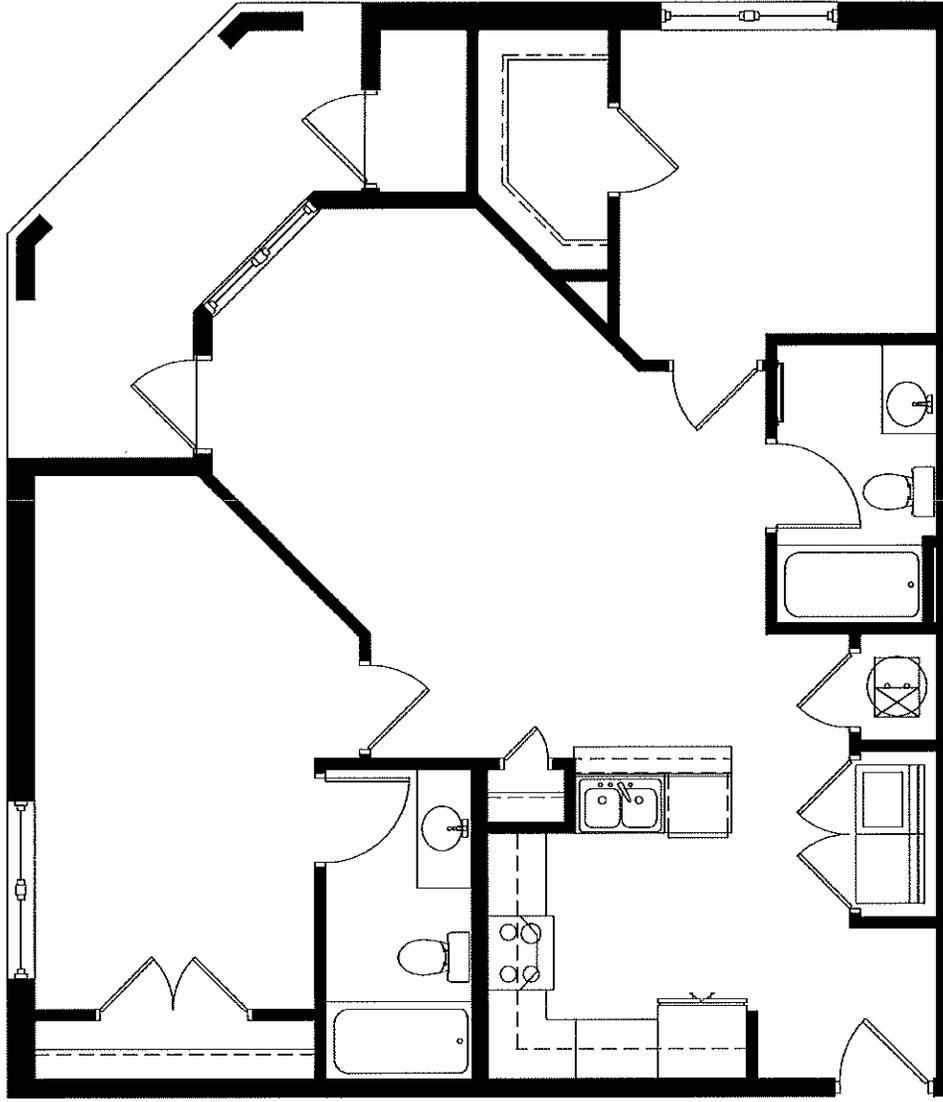
### TYPICAL 2-BR APARTMENT

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

OCTOBER 2016

**MAPLE HILLS**  
Brimmer, Strickland, Kinnear





1011 SF

## 2-BR END APARTMENT

SCALE: 1/4" = 1'-0"  
OCTOBER 2016

MAPLEHILLS  
Bonner Springs, Kansas

Wallace  
ARCHITECTS



HEATED AREA = 1675 SQ. FT.  
 UNHEATED STORAGE = 777 SQ. FT.  
 GRASSY STORAGE = 377 SQ. FT.  
 COVERED PORCHES = 472 SQ. FT.

# COMMUNITY BUILDING

OCTOBER 2018  
 SCALE: 3/16" = 1'-0"

MAPLE HILLS  
 Bonner Springs, Kansas



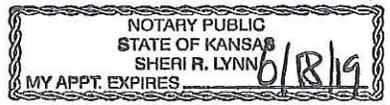
PROOF OF PUBLICATION

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: NOVEMBER 17, 2016
2nd Publication was made on:
3rd Publication was made on:
4th Publication was made on:
Printer Fees: \$ 32.55

SUBSCRIBED AND SWORN TO before me on this:
17th day of NOVEMBER, 2016

Notary Public: Sheri R. Lynn



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

The Planning Commission will hold a public hearing on Tuesday, December 13, 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:

Comprehensive Plan Change: BSCP-27: "Maple Hills" Request to amend the Future Land Use Map of the Comprehensive Plan changing the land use designation for 5.19 acres from Commercial designation to a High-Density Residential designation; and Rezoning: BSZ-135: "Maple Hills" A request to rezone 5.19 acres from request to from a C-2, General Business District classification to an R-3, Multi-Family Residential District classification.

Requested by Daniel Sailer, MRE Capital under contract with Kinban Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a 48 unit, two-story apartment development, platted as Lot 2, Riverview Crossings located at 128 N. 131st Street.

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 11-17-16) 1t-The Wyandotte Echo-11-17-16

# ITEM NO. 7

## PLANNING COMMISSION AGENDA

Tuesday, December 13, 2016 – 7:00 p.m.

**Rezoning: BSZ-135: “Maple Hills”** a request to rezone 5.19 acres from a C-2, General Business District classification to an R-3, Multi-Family Residential District classification. Requested by Daniel Sailer, MRE Capital under contract with Kinban Inc., property owners of record. These amendments are to change the current Future Land Use designation and Zoning classification to allow for the construction of a 48 unit, two-story apartment development located at 128 N. 131<sup>st</sup> Street.

<b>PRESENT</b>	Stephan	_____
	Yates	_____
	Neff	_____
<b>&amp; VOTE:</b>	Parks	_____
	Krone	_____
	Mesmer	_____
	Pierce	_____

**MOTION:** \_\_\_\_\_

**SECOND:** \_\_\_\_\_

**ACTION:** Make a motion to approve.

**STAFF RECOMMENDATION:** Staff recommends approval of this item with 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 to be forwarded to the Governing Body on January 9, 2017.**

**REZONING: "MAPLE HILLS"**

**Case No.:** BSZ-135

**Applicant:** Daniel Sailler, MRE Capital, LLC

**Owners:** Kinban Inc. under Contract with MRE Capital, LLC

**Developers:** MRE Capital, LLC

**Location:** 128 N. 131<sup>st</sup> Street (Parcel No. 297901)

**Tract Size:** 5.19 acres (Lot 2, Riverview Crossings)

**Zoning:** C-2, General Business District to R-3, Multi-Family Residential District

**Land Use**

**Designation:** High-Density Residential Designation (If BSCP-27 is approved)

**Staff Recommendation:**

Staff recommends approval of the request to rezone 5.19 acres from C-2, General Business District to R-3, Multi-Family Residential District based upon the Staff Findings presented in the Staff Report and to forward it to the Governing Body with a recommendation for approval.

Subject to four (4) conditions:

1. Approval of the Comprehensive Plan Change: BSCP-27;
2. Provide the Planning Department with a copy of the Warranty Deed showing the ownership change to MRE Capital, LLC;
3. The Official Zoning Map shall not be amended until a Building Permit has been issued by the Building Official. The issuance of the Building Permits shall be within a one (1) year period from the date of approval of the Zoning classification by the Governing Body. If a Building Permit is not issued within the one (1) year period from date approval, the Land Use designation and Zoning classification shall revert back to the prior designation and classification; and
4. Upon completion of all the above conditions, the Planning Director shall amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-27 and BSZ-135.

**Exhibits:**

Refer to the Exhibits listed under the Comprehensive Plan Change: BSCP-27: "Maple Hills"

**Background:**

This request is to change the zoning classification on the Official Zoning Map from C-2, General Business District to R-3, Multi-Family Residential District to allow the construction of a 48-unit, two-story apartment development. The property was rezoned to commercial on November 21, 2005 under Ordinance No. 2114 under the Riverview Crossings project.

**General Information:**

Current Zoning and Land Use: C-2 (General Business District) vacant;

Surrounding Zoning and Land Use:

A-1 (Agricultural District) to the north as west with rural residential uses; and

C-2 (General Business District) to the south and east with various commercial uses.

- I. **CHARACTER OF THE NEIGHBORHOOD** – The character of the area is a mixture of various commercial and high density residential uses that includes US Bank, Bonner Springs Auto Repair, 7-11/Phillips Gas & Convenience Store, Steak & Shake, KFC-Taco Bell, Waffle House, Subway

and El Potro Mexican Restaurant as well as the Holiday Inn Express and Super 8 Hotel. The area to the south is approved for a 44-unit townhouse development called “Windridge Estates”.

- **Staff Finding** – The character of the area is a mixture of various commercial and approved high density residential uses.

II. **ZONING AND USES OF PROPERTY NEARBY** – See the zoning and uses of the nearby properties as shown under “General Information” listed above.

III. **SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED** – The property was rezoned to C-2, General Business District on November 21, 2005 under Ordinance No. 2114 under the Riverview Crossings project. The property has never developed and remains vacant. The proposed use is considered a “compatible adjacent land use” and would allow for the development of the 48-unit, two-story apartment development if the change in zoning is approved.

- **Staff Finding** – The proposed use is considered a “compatible adjacent land use” and would allow for the development of a 48-unit, two-story apartment development if the change in zoning is approved.

IV. **EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY** – The removal of the present zoning should not have a detrimental effect on nearby properties as most of the properties are developed with various commercial uses that are considered “compatible adjacent land uses”.

- **Staff Finding** – The removal of the present zoning should not have a detrimental effect on nearby properties as most of the properties are developed with various commercial uses that are considered “compatible adjacent land uses”.

V. **LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED** – The subject property was rezoned to commercial on November 21, 2005 under Ordinance No. 2114 under the Riverview Crossings project. The property has never developed and remains vacant.

- **Staff Finding** – The subject property was rezoned to commercial on November 21, 2005 and the property has never developed and remains vacant.

VI. **RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS** – Denial of the request would not destroy the value of the petitioner’s property as it could continue to be marketed for a variety of commercial uses allowed under the current commercial zoning classification.

- **Staff Finding** – Denial of the request would not destroy the value of the petitioner’s property as it could continue to be marketed for a variety of commercial uses allowed under the current commercial zoning classification.

VII. **AVAILABILITY AND ADEQUACY OF REQUIRED UTILITIES AND SERVICES TO SERVE THE PROPOSED USE** – All the required utilities are currently available and are adequate for the proposed development of the subject property.

- **Staff Finding** – All the required utilities are currently available and are adequate for the proposed development of the subject property.

VIII. **CONFORMANCE WITH THE COMPREHENSIVE PLAN** – The current Future Land Use Map within the adopted Comprehensive Plan reflects a Commercial designation, however, if BSCP-27 is approved, the property will have a High-Density Residential designation and will then be in conformance with the adopted Comprehensive Plan.

- **Staff Finding** – The current Future Land Use Map within the adopted Comprehensive Plan reflects a Commercial designation, however, if BSCP-27 is approved, the property will have a High-Density Residential designation and will then be in conformance with the adopted Comprehensive Plan.

IX. **PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends approval of the request to rezone 5.19 acres from C-2, General Business District to R-3, Multi-Family Residential District based upon the Staff Findings presented in the Staff Report and to forward it to the Governing Body with a recommendation for approval.

Subject to four (4) conditions:

1. Approval of the Comprehensive Plan Change: BSCP-27;
2. Provide the Planning Department with a copy of the Warranty Deed showing the ownership change to MRE Capital, LLC;
3. The Official Zoning Map shall not be amended until a Building Permit has been issued by the Building Official. The issuance of the Building Permits shall be within a one (1) year period from the date of approval of the Zoning classification by the Governing Body. If a Building Permit is not issued within the one (1) year period from date approval, the Land Use designation and Zoning classification shall revert back to the prior designation and classification; and
4. Upon completion of all the above conditions, the Planning Director shall amend the Future Land Use Map and Official Zoning Map to reflect the changes approved under BSCP-27 and BSZ-135.

PROOF OF PUBLICATION

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

The Planning Commission will hold a public hearing on Tuesday, December 13, 2016 at 7:00 p.m. at City Hall in the Council Chambers, 205 E. 2<sup>nd</sup> Street, Bonner Springs, Kansas. The purpose of the public hearing is to receive public comment for:

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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 11-17-16)  
1t-The Wyandotte Echo-11-17-16

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:

1<sup>st</sup> Publication was made on: NOVEMBER 17, 2016

2<sup>nd</sup> Publication was made on: \_\_\_\_\_

3<sup>rd</sup> Publication was made on: \_\_\_\_\_

4<sup>th</sup> Publication was made on: \_\_\_\_\_

Printer Fees: \$ 32.55

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

17<sup>th</sup> day of NOVEMBER, 2016

Notary Public: *Sheri R. Lynn*

