



PLANNING COMMISSION SPECIAL MEETING AGENDA

MONDAY, JANUARY 6, 2020, 7:00 P.M.

SPRING HILL CIVIC CENTER

401 N. MADISON ST.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

CITIZEN PARTICIPATION

This is an opportunity for those in attendance to address the Planning Commission regarding items not on the agenda.

Guest speakers are asked to fill out a "request to speak" card located on the back table by the door and hand it to staff, although the provision of a name, address or other identifying information is optional. Speakers are limited to five (5) minutes each; the Chair may adjust the time limit in-light of the number of anticipated speakers.

FORMAL COMMISSION ACTION

1. **Approval of Minutes:** December 2, 2019
2. **Final Plat Application (PLAT-0000008-2019) – Brookwood Farms, 5th Plat**

Address/Vicinity: 201st and Balsam St.

Applicant: Engineering Solutions

Purpose: Brookwood Farms, 5th Plat

3. **Site Plan Application (SP-0000009-2019) – Cummins Property, 2nd Plat**

Address/Vicinity: 185th Ter and Webster St.

Applicant: Store What? LLC

Purpose: Cummins Property, 2nd Plat

DISCUSSION

4. Pawn Shop zoning
5. Precious Metals zoning
6. Request for Proposal – Comprehensive Plan

REPORTS

7. The following item(s) related to Community Development were approved at the December 12, 2019 City Council meeting:

- No Agenda Items

8. The following item(s) related to Community Development were approved at the December 16, 2019 City Council special meeting:

- Site Plan – Spring Hill Schools Administrative Center
- Site Plan – O’Reilly Auto Parts Store
- Rezoning – 20230 Webster St. (R-R to RP-4)
- Rezoning - 20230 Webster St. (R-R to C-2)
- Rezoning - 20230 Webster St. (R-R to MP)

9. The following item(s) related to Community Development were approved at the December 16, 2019 City Council meeting:

- No meeting held due to holiday

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

PUBLIC HEARING PROCEDURE

1. Chairperson opens the public hearing.
2. Commission members describe what, if any, ex-party contacts they might have had regarding this case; indicating the nature of the communication and *whom* it was with.
3. Commission members describe what, if any, conflicts of interest they may have and dismiss themselves from the hearing.
4. Staff presents a report and comments regarding the case.
5. Applicant or agent of the applicant makes brief presentation of the case or request.
6. Commission members ask for any needed clarification of the applicant or agent.
7. Public comments are solicited from the audience. Each member of the audience must fill out a Citizen Participation/Comment Form.
8. Commission members ask for any further clarifications from applicant or staff.
9. Public Hearing is closed.
10. Members deliberate the request.
11. 14-day Protest Period begins after the Planning Commission Public Hearing is closed. *

* **Protest Petitions:** Any protest petition must be filed in the Office of the Spring Hill City Clerk within 14 days from the conclusion of the public hearing held by the Planning Commission. Sample copies of protest petitions may be obtained from the City Clerk Office at 401 N. Madison St., Spring Hill, KS 66083 (913-592-3664).

City of Spring Hill, Kansas
Minutes of Planning Commission Special Session
December 2, 2019

A Special Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on December 2, 2019. The meeting convened at 7:03 p.m. with Chairman Stephen Sly presiding, and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Josh Erhart
Janell Pollom
Cindy Squire
Mary Dobson
Josh Nowlin
Roger Welsh, II

Commissioners absent: Mike Denny
Troy Mitchell

Staff in attendance: Patrick Burton, Director of Community Development
Amy Long, Planning Secretary

Public in attendance: Nick Heatherly – Representative for O’Reilly Auto Enterprises
Tim Meek – USD230
Jim Thome – Developer
Nathan Hladky – Phelps Engineering
Pete Opperman – Representative for Ridgefield

Other in attendance: See Exhibit A

PLEDGE OF ALLEGIANCE

ROLL CALL

The Secretary called the roll of the Planning Commissioners. With a quorum present, the meeting commenced.

APPROVAL OF THE AGENDA

Motion by Mr. Welsh seconded by Mr. Nowlin to approve the agenda.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

CITIZEN PARTICIPATION

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda.

FORMAL COMMISSION ACTION

1. Approval of Minutes from the November 7, 2019 Regular Meeting

Motion by Ms. Squire seconded by Ms. Pollom to approve the agenda.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

2. Public Hearing for Rezoning Application (Z-04-19)/Preliminary Plat (PP-04-19) – Chris and Jan Schroeder

Beginning of Staff Report

**SPRING HILL PLANNING COMMISSION
ZONING and DEVELOPMENT PLAN and PRELIMINARY PLAT
SPRING HILL APARTMENTS STAFF REPORT**

Case #: Z-04-19 and PP-04-19 **Meeting Date:** December 2, 2019

Description: Proposed Rezoning from “R-R” to “RP-4”
Proposed Development Plan and Proposed Preliminary Plat

Location: South of 199th Street and West of Webster St.

Applicant: P and L Properties, LLC. – Greg Prieb II

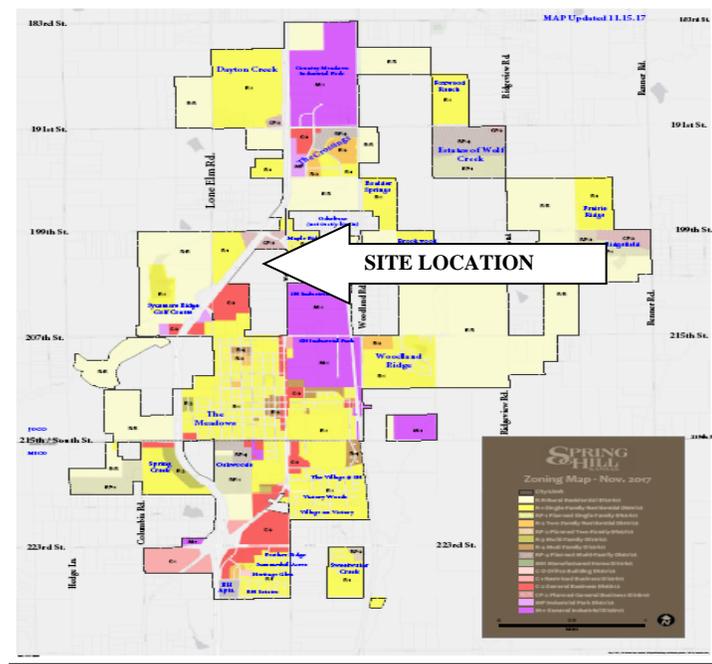
Owner: Christopher L. and Jan M. Schroeder

Engineer: Phelps Engineering, Inc. – Judd Claussen

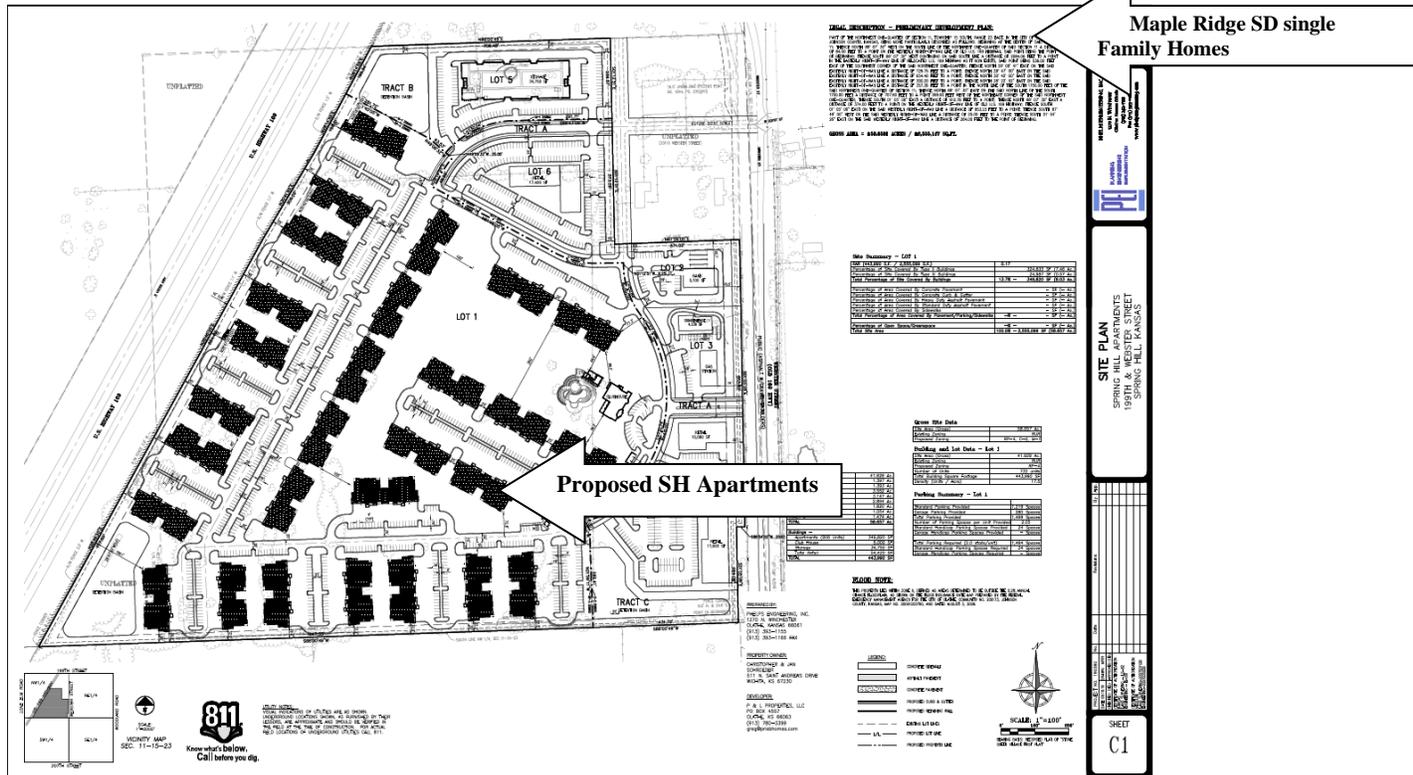
Current Zoning: “R-R” **Proposed Zoning:** “RP-4”

Site Area: 41.929 +/- acres **Number of Units:** 732

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	“R-R”	Vacant	Residential
North:	“R-1”/ “RUR”	Residential	Commercial
South:	“C-2” / “RUR”	Rural Residential	Mix Commercial and Residential
East:	“RUR”/ “R-1”	Rural Residential	Mix use residential
West:	K-7 or Hwy 169	Hwy R/W	Hwy R/W
Proposed Use:	Planned Multi Family District		



Preliminary Development Plan



BACKGROUND:

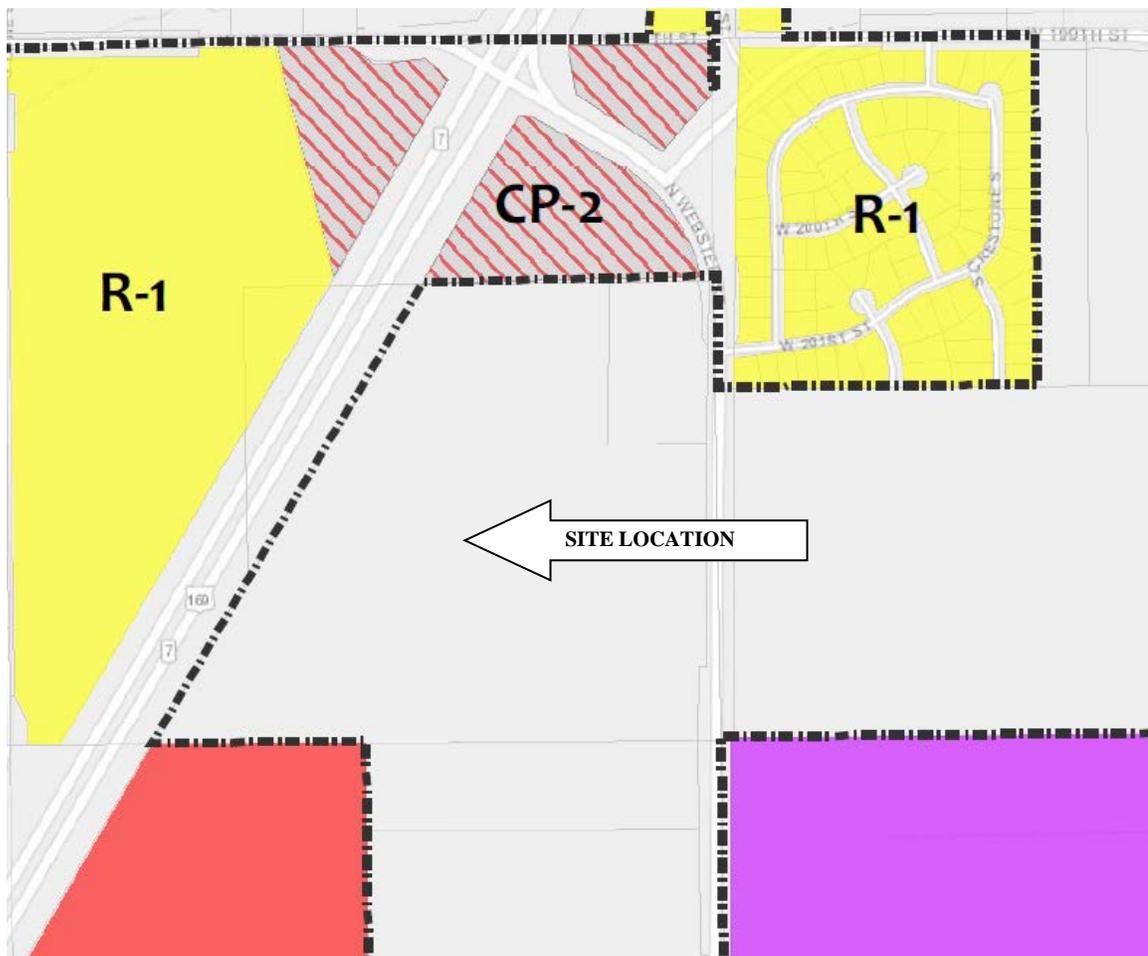
The applicant, P and L Properties, LLC. – Greg Prieb II, has submitted a request for a rezoning and planned development of the property South of 199th Street and West of Webster Street at 20230 Webster Street. The property is currently zoned R-R (Rural Residential District) with requested zoning to RP-4 (Planned Multi Family Residential District). The legal description and a map showing the proposed zoning districts are

attached. Changes in the ownership structure and market conditions have resulted in this current rezoning application.

REZONING:

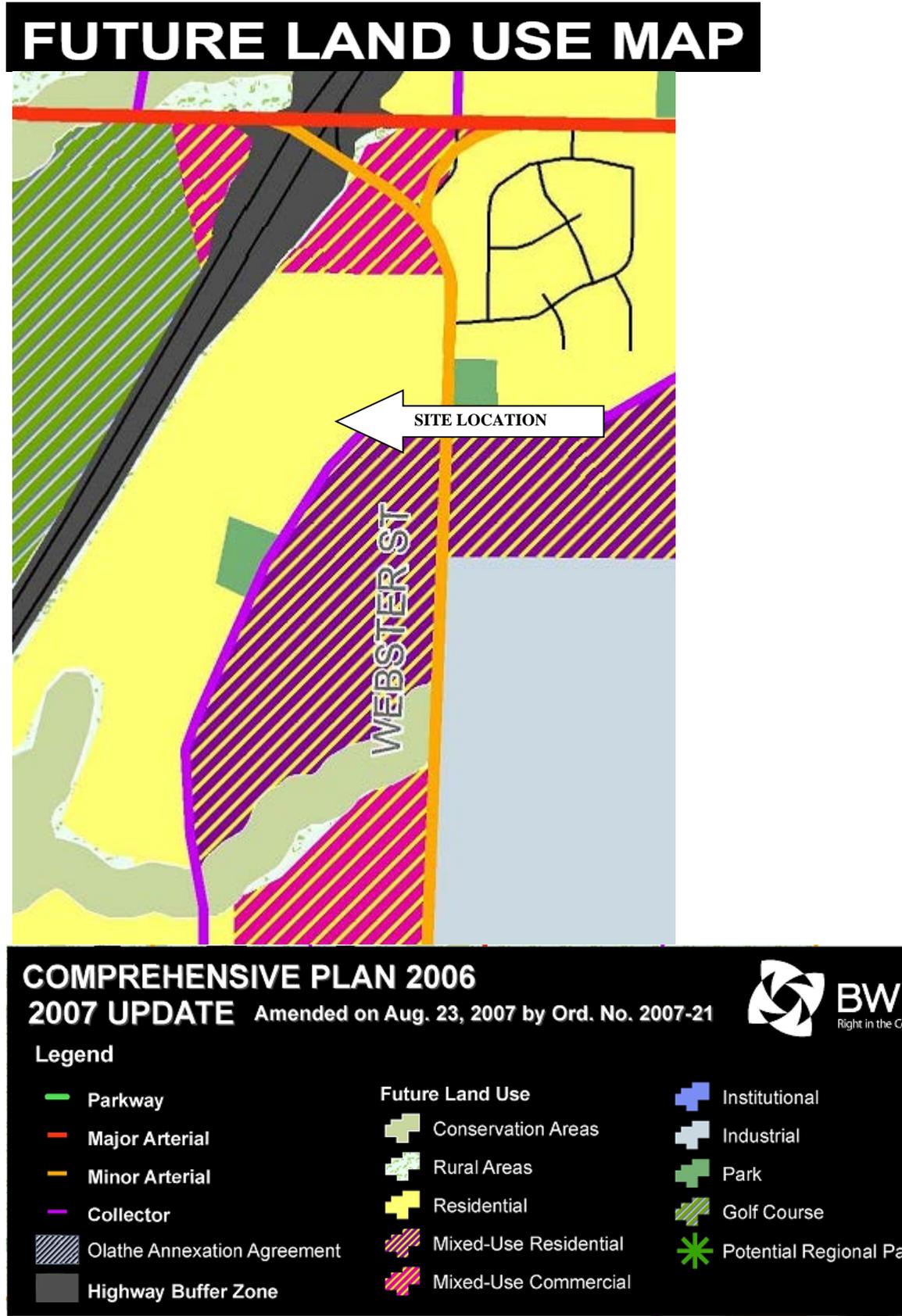
The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the intent of the regulations regarding RP-4 district and the proposed structures are an allowed use in the RP-4 district.
- 2. Neighborhood Character:** The surrounding neighborhood is rural and suburban residential, with a single-family district to the north east across Webster Street. The sound way to make the proposed use be compatible, minimize the impact to the surrounding neighborhoods and areas, is with a planned district with approval of the building designs.
- 3. Adjacent Zoning:** Adjacent parcels are zoned for rural residential, commercial and single-family residential to the north east across Webster Street.



- 4. Suitability for Current Zoning:** The site is currently zoned “R-R” Rural Residential District with the surrounding areas with a mix of zoned uses. The rezoning will allow for planned multi-family residential as shown on the Future Land Use Map of the Comprehensive Plan. The Future Land Use

Map also shows residential use along K-7 or Hwy 169. The north east subdivision across Webster St. is all single-family, the proposed RP-4 complies with the Comprehensive Plan.



5. **Requested because of changing conditions:** Request is based on business model changes as determined by the applicant.
6. **Suitability of parcel for uses restricted by the current zone:** The current R-R zoning does not allow multi-family construction. Changing the R-R zoning will have a “sense of place” to integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “residential” and the east area of the property as “mixed-use residential”. All other surrounding areas are supported by residential or proposed residential uses, meaning the multi family will help support the future commercial.
7. **Suitability of parcel for uses permitted by the proposed district:** The proposed plan allows for a higher building density that will provide a broad range of housing. The rezoning will allow for a multi-family residential use as designated by the Future Land Use Map of the Comprehensive Plan.
8. **Detrimental Effect of Zoning Change:** The proposed rezoning to planned zoning districts will allow the city to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design. This type of use also helps in the urban sprawl by maximizing the use of the ground and is supportive to future commercial development. The proposed use will lay between a highway and a major arterial street.
9. **Proposed amendment corrects an error:** No error(s) are being corrected.
10. **Length of Time at Current Zoning:** The site was zoned “R-R” at the time it was annexed into the City. The “R-R” zoning was the closets zoning that reflected the County.
11. **Adequacy of current facilities:** All utilities are adequate and available to the property with extensions as determined by the development plan(s). Road improvements will be determined by the phasing of the development and the traffic studies warrant.
12. **Public Gain Balanced by Landowner Hardship:** Public gain include developing a property as a planned district which will require a public hearing, approved preliminary building designs, lot configurations, open space and the road system.
13. **Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner.
14. **Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as residential and mixed-use residential. The Comprehensive Plan promotes the use of higher density land uses to encourage a broad range of housing types and price levels to provide neighborhoods of a mix of people with diverse ages, races, and incomes.

PRELIMINARY PLAT/ DEVELOPMENT PLAN:

There are 732 apartment units proposed on 41.929 +/- acres. The applicant is applying for the Planned Zoning to place all the buildings on one single lot as well as amenities. (A copy of the proposed preliminary development plan and landscape plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on the new preliminary development plan. The applicant and their engineer have agreed to address provided comments.

Not all required utility easements are shown on the preliminary plan. The minimum easement requirements for the City and the locations will be addressed on the Final Development Plans. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements will be required to be shown with dimensions meeting the minimum requirements for the City and affected utility providers at the Final Development Plan phasing stage.

The traffic study has been provided and consultants are working with the applicant on the phasing of the proposed development to make road improvements as required. There are two access points to Webster Street. The connection to Webster at 201st Street will be designed as a signal light or round about so Maple Ridge will have a controlled access.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property will be required to participate in a future sewer benefit district.

The estimated excise tax for the proposed preliminary plat calculates to be \$258,643.60. The portion associated with each final phase must be paid before the final development plan is placed on the Governing Bodies Agenda.

Staff has reviewed whether the park land/open space is in conformance with the Spring Hill Regulations. (See preliminary plat showing the proposed park and open spare areas.)

1. The subdivision is required to provide 15 percent of public or private active open space. The applicant has identified Tracts A-C and amenities open space is with a total of 17 percent. A trail running through the park land will need drawn to comply with the connection to a regional trail system in the future, but that will not be determined until the final plan for the trail system is completed this year and a phased Final Development Plan is presented.
2. The Comprehensive Plan does not show any park land or open space in the area of this subdivision, so the addition of some public trails is a good amenity to the area that may be connected to a regional trail system throughout the community. Staff would recommend a trail system be shown on the development plan. This trail system would be required to be maintained by the homeowner's association. If the open space and trail system is accessible to the general public, no park impact fees will be collected when a building permit is issued. Sidewalks must be shown on the preliminary development plan.
3. The submitted building elevations are conceptual in nature. However, the building elevations for the final development plan will include greater detail on the dwelling layout.

RECOMMENDATION:

Recommend approval of Z-04-19 ("RP-4" rezoning)

Recommend approval of PP-04-19, Preliminary Development Plan/Plat of Spring Hill Apartments

- 1) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plan. Final plan needs to try and incorporate the trail system with the regional trail system plan.
- 2) A homeowner's association maintain the parks, open space and trail system.
- 3) The applicant pays a park fee when a building permit is issued if the access to the trail system is not granted to the City-at-large.
- 4) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Development Plan.
- 5) Development must agree to participate in a future sewer benefit district

ALTERNATIVE ACTION: Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, development plan and preliminary plat applications Z-04-19 and PP-04-19 with the conditions as presented by staff.

Attachments: Layout Plans

End of Staff Report

Mr. Patrick Burton presented the staff report as outlined above.

Mr. Sly, Chairman, opened the hearing to the public.

Commission stated their concerns about traffic at 201st St. Would like to see it as a controlled intersection.

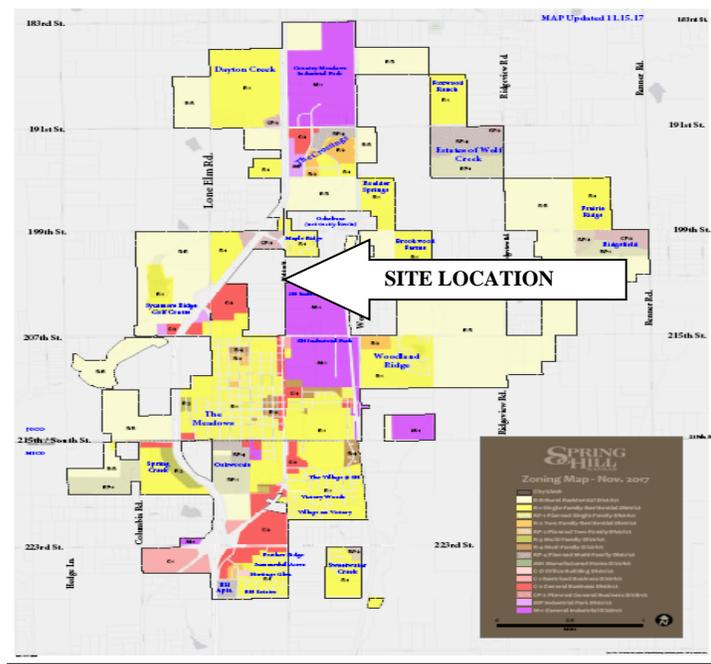
Mike Johnson, resident - Maple Ridge concerned about safety of children and increased traffic in the area as well as the number of commercial vehicles that travel along that route.

Mr. Sly closed the public hearing to the public.

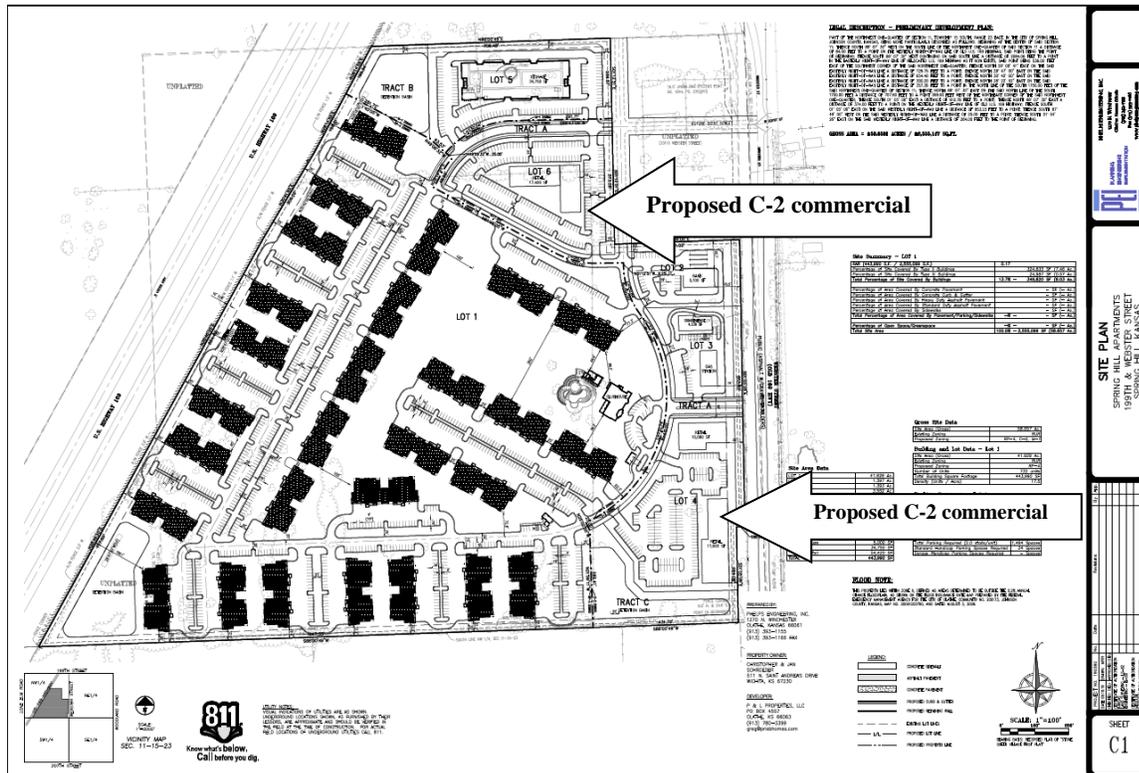
Motion by Mr. Erhart, seconded by Mr. Welsh to approve Rezoning (Z-04-19) and Preliminary Plat (PP-04-19) with conditions as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0



Preliminary Development Plan



BACKGROUND:

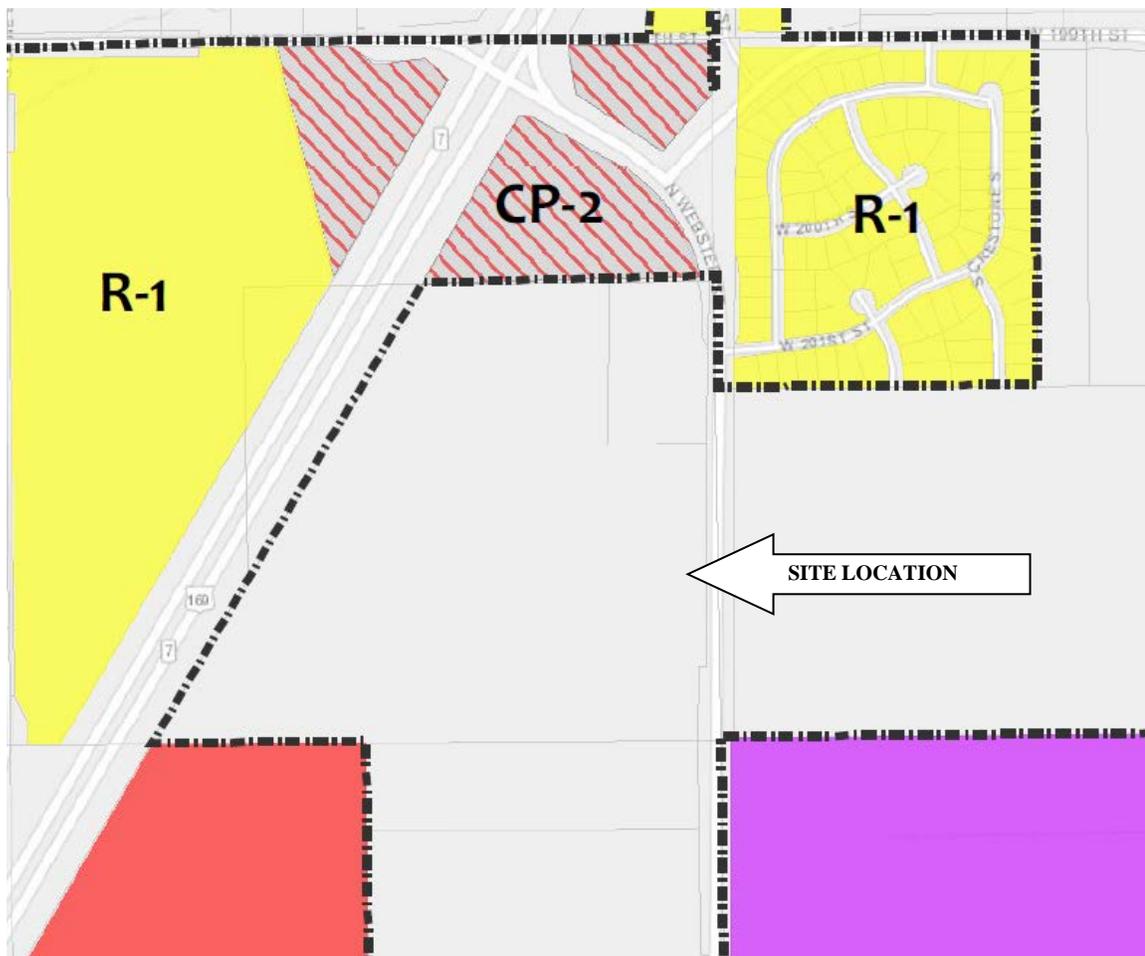
The applicant, P and L Properties, LLC. – Greg Prieb II, has submitted a request for a rezoning of South of 199th Street and along the west side of Webster Street at 20230 Webster Street. The property is currently zoned R-R (Rural Residential District) with requested zoning to C-2 (General Business District). The legal

description and proposed preliminary plat attached. Annexation, changes in the ownership structure and market conditions have resulted in this current rezoning application.

REZONING:

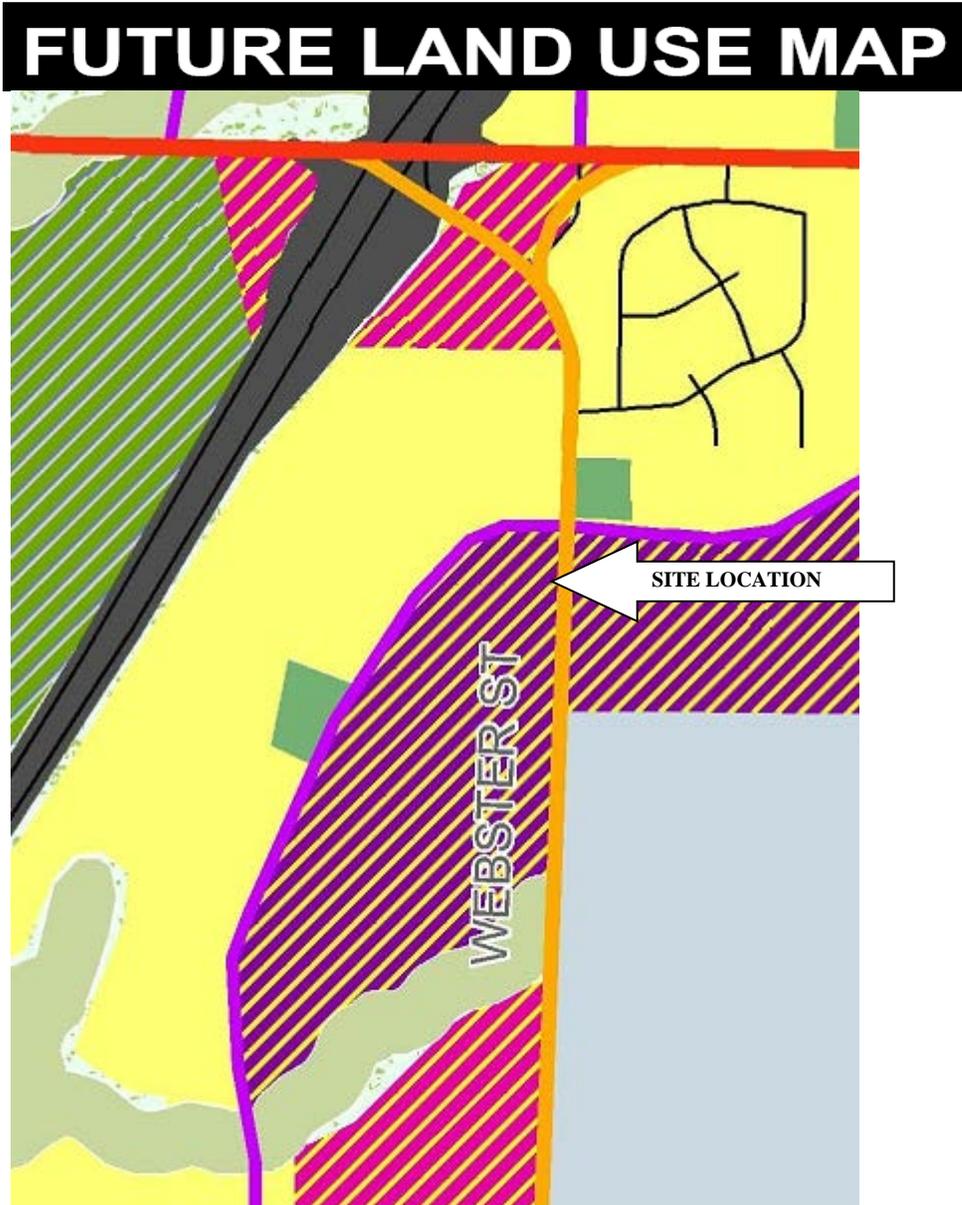
The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

- 15. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the intent of the regulations regarding C-2 district. The proposed uses are an allowed in the C-2 district.
- 16. Neighborhood Character:** The surrounding neighborhood is rural and suburban residential, with a single-family district to the north east across Webster Street. The proposed zoning change would be compatible with the proposed and existing neighborhoods. The development of allowable uses in the C-2 zoning would have a positive impact to the surrounding areas.
- 17. Adjacent Zoning:** Adjacent parcels are zoned for rural residential, commercial, proposed multi-family and single-family residential to the north east across Webster Street.



- 18. Suitability for Current Zoning:** The site is currently zoned “R-R” Rural Residential District with the surrounding areas with a mix of zoned uses. The rezoning will allow for commercial development along Webster. The Future Land Use Map also shows mixed residential use along Webster Street. The commercial zoning uses along Webster is a more suitable classification. The north east subdivision

across Webster St. is all single-family, and the proposed C-2 complies with the Comprehensive Plan. This proposed development area will be supported and will support the multi-family and Webster Street commuters.





- 19. Requested because of changing conditions:** Request is based on business model as determined by the applicant.
- 20. Suitability of parcel for uses restricted by the current zone:** The current R-R zoning does not allow the proposed use. Changing the R-R zoning will allow the property to be developed in a supporting role for the proposed multi-family use area. All other surrounding areas are supported by residential or proposed residential uses, meaning commercial development of this property will help support the multifamily and Webster Street commerce.
- 21. Suitability of parcel for uses permitted by the proposed district:** The proposed zoning allows development of commercial on Webster Street.
- 22. Detrimental Effect of Zoning Change:** The proposed rezoning to general business district will not impose unfavorable development in the area. The proposed zoning is adjacent to a major arterial street.
- 23. Proposed amendment corrects an error:** No error(s) are being corrected.
- 24. Length of Time at Current Zoning:** The site was zoned “R-R” at the time it was annexed into the City. The “R-R” zoning was the closets zoning that reflected the County.
- 25. Adequacy of current facilities:** All utilities are adequate and available to the property with extensions as determined by the development plan(s). Road improvements will be determined by the phasing of the development and the traffic studies warrant.
- 26. Public Gain Balanced by Landowner Hardship:** Public gain include, developing a property to help support the proposed future uses in the area and commerce with-in the City.
- 27. Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner. The proposed use does play a supporting role in the overall preliminary plat and development plan.
- 28. Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the general premises of the Spring Hill Comprehensive Plan. The Comprehensive Plan encourages a broad range of mixed development uses to help provide neighborhoods of a mix of people with diverse ages, races, incomes and possible employment.

PRELIMINARY PLAT/ DEVELOPMENT PLAN:

There are 4 lots and 1 tract propose on 12.24 +/- acres. (A copy of the proposed preliminary and development plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on the new preliminary development plan. The applicant and their engineer have agreed to address provided comments.

Not all required utility easements are shown on the preliminary plan. The minimum easement requirements for the City and the locations will be addressed on the Final Development Plans. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements will be required to be shown with dimensions meeting the minimum requirements for the City and affected utility providers at the Final Development Plan phasing stage.

The traffic study has been provided and consultants are working with the applicant on the phasing of the proposed development to make road improvements as required. There are two access points to Webster Street. The connection to Webster at 201st Street will be designed as a signal light or round about so Maple Ridge will have a controlled access.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property will be required to participate in future benefit districts for required new and/or improving existing infrastructure.

The estimated excise tax for the proposed preliminary plat calculates to be \$258,643.60. The portion associated with each final phase must be paid before the final development plan is placed on the Governing Bodies Agenda.

Staff has reviewed whether the park land/open space is in conformance with the Spring Hill Regulations. (See preliminary plat showing the proposed park and open spare areas.)

1. The subdivision lot is subject to 10 cents per square foot park impact fee that will be collected before final plat is placed on the Council Agenda or at the building permit stage.
2. The Comprehensive Plan does not show any park land or open space in the area of this subdivision, so the addition of some public trails is a good amenity to the area that may be connected to a regional trail system throughout the community. Staff would recommend a trail system be shown on the development plan. This trail system would be required to be maintained by the homeowner's association. If the open space and trail system is accessible to the general public, no park impact fees will be collected when a building permit is issued. Sidewalks must be shown on the preliminary development plan.
3. The building elevations are required to be submitted at the site plan approval process.

RECOMMENDATION:

Recommend approval of Z-05-19 ("C-2" rezoning)

- 6) The applicant pays a park fee when a building permit is issued.

- 7) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Development Plan and Site Plan.
- 8) Development must agree to participate in a future benefit districts for infrastructure improvements.

ALTERNATIVE ACTION: Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning application Z-05-19 as presented by staff.

Attachments: Plans

End of Staff Report

Mr. Patrick Burton presented the staff report as outlined above.

Mr. Sly opened to the public.

Mr. Sly closed to the public.

Motion by Mr. Welsh, seconded by Ms. Dobson to approve Rezoning (Z-05-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

4. Public Hearing for Rezoning Application (Z-06-19) and Preliminary Plat (PP-04-19)– Chris and Jan Schroeder

Beginning of Staff Report

**SPRING HILL PLANNING COMMISSION
ZONING and DEVELOPMENT PLAN and PRELIMINARY PLAT**

Case #: Z-06-19 and PP-04-19 **Meeting Date:** December 2, 2019

Description: Proposed Rezoning from “R-R” to “MP”
Proposed Development Plan and Proposed Preliminary Plat

Location: South of 199th Street and West of Webster St.

Applicant: P and L Properties, LLC. – Greg Prieb II

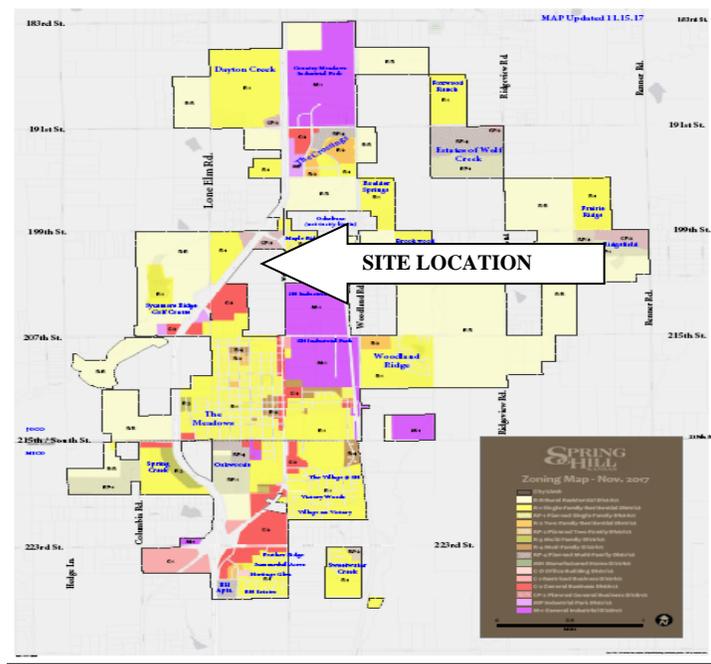
Owner: Christopher L. and Jan M. Schroeder

Engineer: Phelps Engineering, Inc. – Judd Claussen

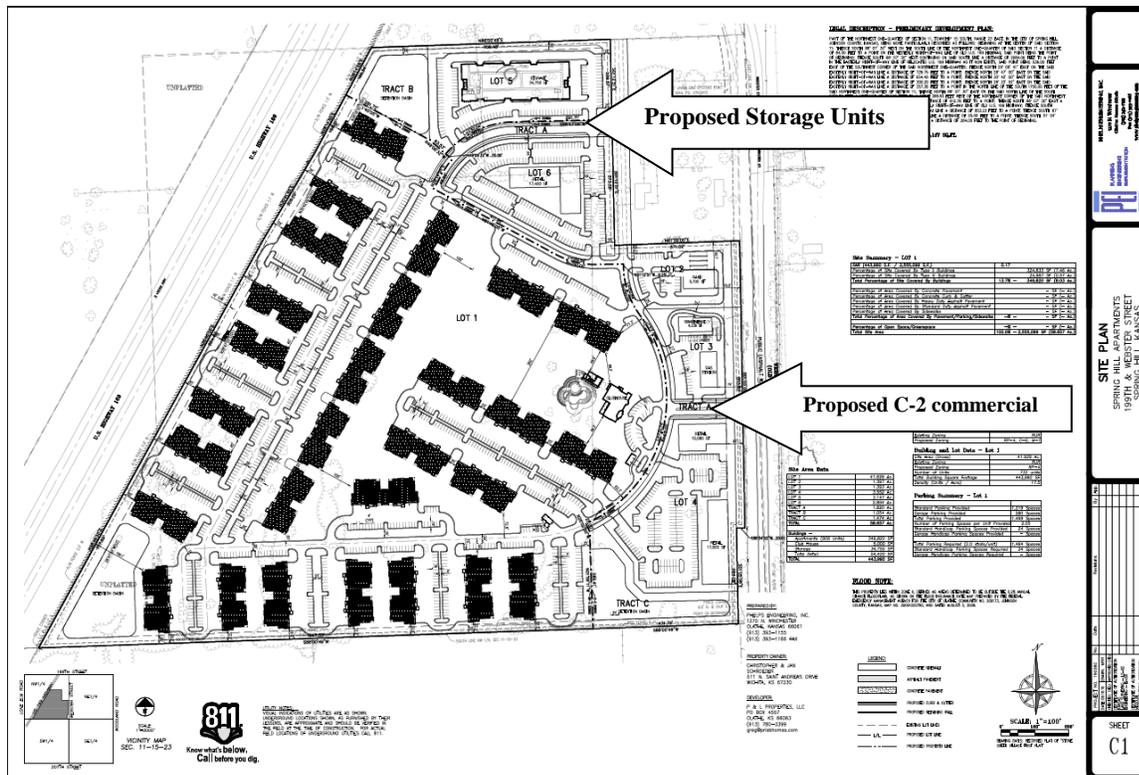
Current Zoning: “R-R” **Proposed Zoning:** “MP”

Site Area: 4.49 +/- acres **Number of Units:** 50-75

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	“R-R”	Vacant	Residential
North:	“R-1”/ “RUR”	Residential	Commercial
South:	“C-2” / “RUR”	Rural Residential	Mix Commercial and Residential
East:	“RUR”/ “R-1”	Rural Residential	Mix use residential
West:	K-7 or Hwy 169	Hwy R/W	Hwy R/W
Proposed Use:	Planned Industrial Park District		



Preliminary Development Plan





BACKGROUND:

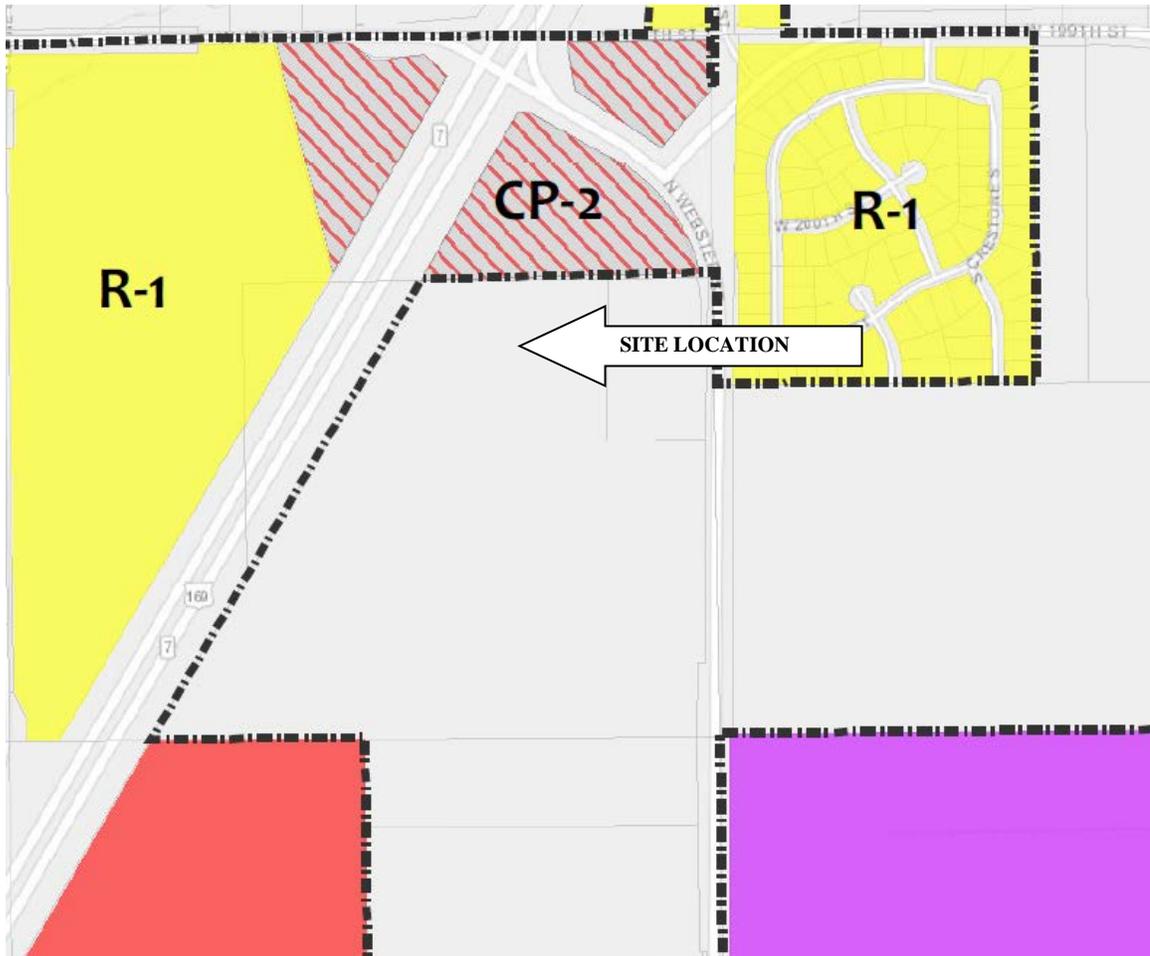
The applicant, P and L Properties, LLC. – Greg Prieb II, has submitted a request for a rezoning and planned development of the property South of 199th Street and West of Webster Street at 20230 Webster Street. The property is currently zoned R-R (Rural Residential District) with requested zoning to MP (Planned Industrial Park District). The legal description and a map showing the proposed zoning districts are attached. Changes in the ownership structure and market conditions have resulted in this current rezoning application.

REZONING:

The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

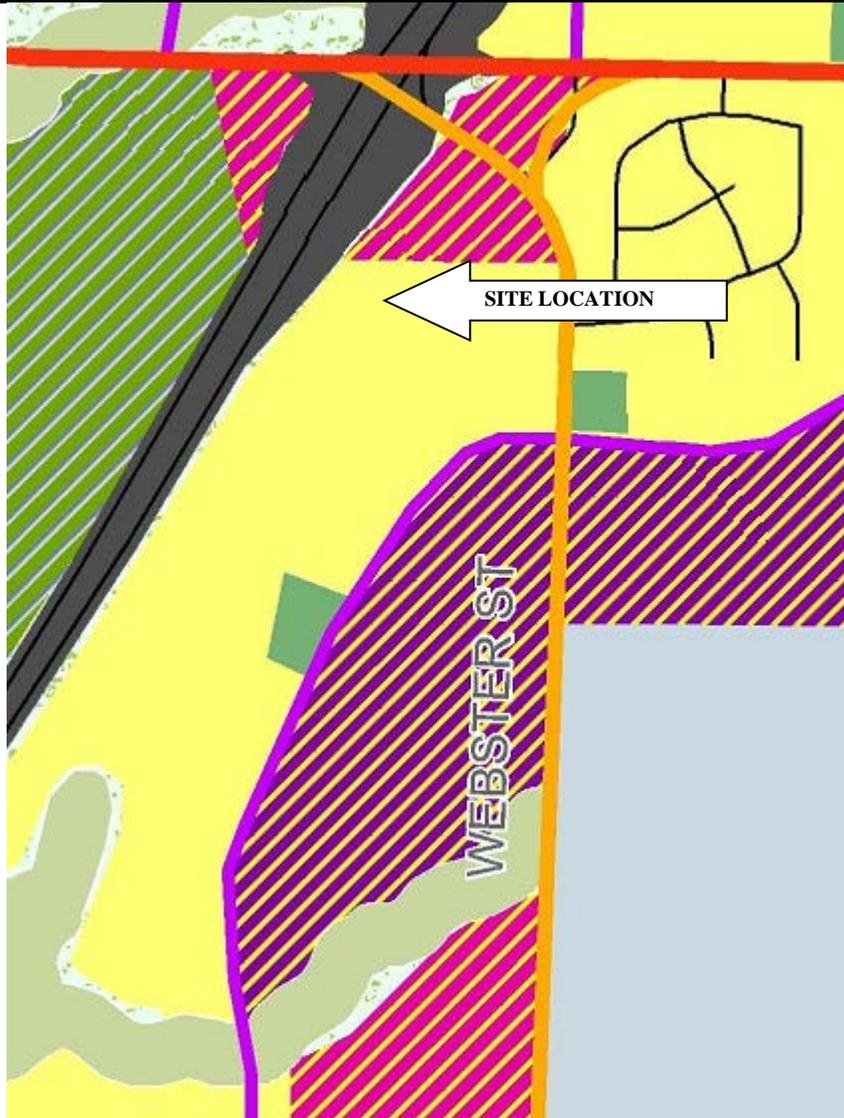
- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the intent of the regulations regarding MP district and the proposed structures are an allowed use in the MP district.
- 2. Neighborhood Character:** The surrounding neighborhood is rural and suburban residential, with a single-family district to the north east across Webster Street. The sound way to make the proposed use be compatible, minimize the impact to the surrounding neighborhoods and areas, is with a planned district with approval of the building designs.

3. **Adjacent Zoning:** Adjacent parcels are zoned for rural residential, commercial, proposed multi-family and single-family residential to the north east across Webster Street.



4. **Suitability for Current Zoning:** The site is currently zoned “R-R” Rural Residential District with the surrounding areas with a mix of zoned uses. The rezoning will allow for planned storage units. The Future Land Use Map also shows residential use along K-7 or Hwy 169. The north east subdivision across Webster St. is all single-family, and the proposed MP complies with the Comprehensive Plan. This proposed development area will be supported and will support the multi-family.

FUTURE LAND USE MAP



COMPREHENSIVE PLAN 2006 2007 UPDATE

Amended on Aug. 23, 2007 by Ord. No. 2007-21



Legend

Parkway	Future Land Use	Institutional
Major Arterial	Conservation Areas	Industrial
Minor Arterial	Rural Areas	Park
Collector	Residential	Golf Course
Olathe Annexation Agreement	Mixed-Use Residential	Potential Regional Park
Highway Buffer Zone	Mixed-Use Commercial	

5. **Requested because of changing conditions:** Request is based on business model changes as determined by the applicant.

- 6. Suitability of parcel for uses restricted by the current zone:** The current R-R zoning does not allow the proposed use. Changing the R-R zoning will have a “sense of place” to integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “residential” and the east area of the property as “mixed-use residential”. All other surrounding areas are supported by residential or proposed residential uses, meaning the storage units will help support the multifamily and future commercial.
- 7. Suitability of parcel for uses permitted by the proposed district:** The proposed zoning allows for construction of storage units in proximity of K-7 (Hwy 169) back away from Webster but accessible for use.
- 8. Detrimental Effect of Zoning Change:** The proposed rezoning to planned zoning districts will allow the city to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design. The proposed use will lay between a highway and a major arterial street.
- 9. Proposed amendment corrects an error:** No error(s) are being corrected.
- 10. Length of Time at Current Zoning:** The site was zoned “R-R” at the time it was annexed into the City. The “R-R” zoning was the closets zoning that reflected the County.
- 11. Adequacy of current facilities:** All utilities are adequate and available to the property with extensions as determined by the development plan(s). Road improvements will be determined by the phasing of the development and the traffic studies warrant.
- 12. Public Gain Balanced by Landowner Hardship:** Public gain include developing a property as a planned district which will require a public hearing, approved preliminary building designs, lot configurations, open space and the road system.
- 13. Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner. The proposed use does play a supporting role in the overall preliminary plat and development plan.
- 14. Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the general concept of the Spring Hill Comprehensive Plan. The Comprehensive Plan encourages a broad range of mixed development uses to help provide neighborhoods of a mix of people with diverse ages, races, and incomes.

PRELIMINARY PLAT/ DEVELOPMENT PLAN:

There are 50-70 storage units proposed on 4.49 +/- acres. The applicant is applying for the Planned Zoning to place all the units in one building on one single lot as well as amenities. (A copy of the proposed preliminary development plan and proposed elevations are included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on the new preliminary development plan. The applicant and their engineer have agreed to address provided comments.

Not all required utility easements are shown on the preliminary plan. The minimum easement requirements for the City and the locations will be addressed on the Final Development Plans. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements will be required to be shown with dimensions meeting the minimum requirements for the City and affected utility providers at the Final Development Plan phasing stage.

The traffic study has been provided and consultants are working with the applicant on the phasing of the proposed development to make road improvements as required. There are two access points to Webster Street. The connection to Webster at 201st Street will be designed as a signal light or round about so Maple Ridge will have a controlled access.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property will be required to participate in a future sewer benefit district.

The estimated excise tax for the proposed preliminary plat calculates to be \$258,643.60. The portion associated with each final phase must be paid before the final development plan is placed on the Governing Bodies Agenda.

Staff has reviewed whether the park land/open space is in conformance with the Spring Hill Regulations. (See preliminary plat showing the proposed park and open spare areas.)

1. The subdivision lot is subject to 10 cents per square foot park impact fee that will be collected before final plat is placed on the Council Agenda or at the building permit stage.
2. The Comprehensive Plan does not show any park land or open space in the area of this subdivision, so the addition of some public trails is a good amenity to the area that may be connected to a regional trail system throughout the community. Staff would recommend a trail system be shown on the development plan. This trail system would be required to be maintained by the homeowner's association. If the open space and trail system is accessible to the general public, no park impact fees will be collected when a building permit is issued. Sidewalks must be shown on the preliminary development plan.
3. The submitted building elevations are conceptual in nature. However, the building elevations for the final development plan will include greater detail on the final site plan.

RECOMMENDATION:

Recommend approval of Z-06-19 ("MP" rezoning)

Recommend approval of PP-04-19, Preliminary Development Plan/Plat of Spring Hill Apartments

- 1) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plan. Final plan needs to try and incorporate the trail system with the regional trail system plan.
- 2) A development association will maintain the parks, open space and trail system.
- 3) The applicant pays a park fee when a building permit is issued.
- 4) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording

the Final Development Plan and Site Plan.

- 5) Development must agree to participate in a future benefit districts for infrastructure improvements.

ALTERNATIVE ACTION: Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, development plan and preliminary plat applications Z-06-19 and PP-04-19 with the conditions as presented by staff.

Attachments: Layout Plans

End of Staff Report

Mr. Patrick Burton presented the staff report as outlined above.

Mr. Sly opened to the public.

Mr. Sly closed to the public.

Motion by Mr. Welsh, seconded by Ms. Pollom to approve Rezoning (Z-06-19) and Preliminary Plat (PP-04-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

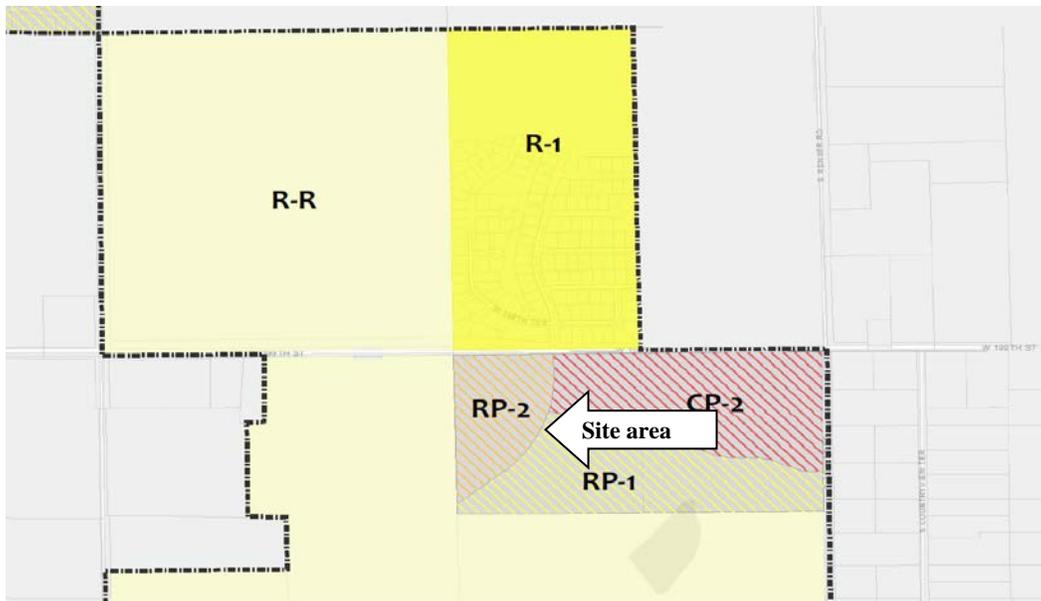
4. **Public Hearing for Rezoning Application (Z-07-19) and Preliminary Plat (PP-06-19)– Renner 199 Investors, LLC**

Beginning of Staff Report

**SPRING HILL PLANNING COMMISSION
ZONING and DEVELOPMENT PLAN and PRELIMINARY PLAT RIDGEFIELD SD STAFF
REPORT**

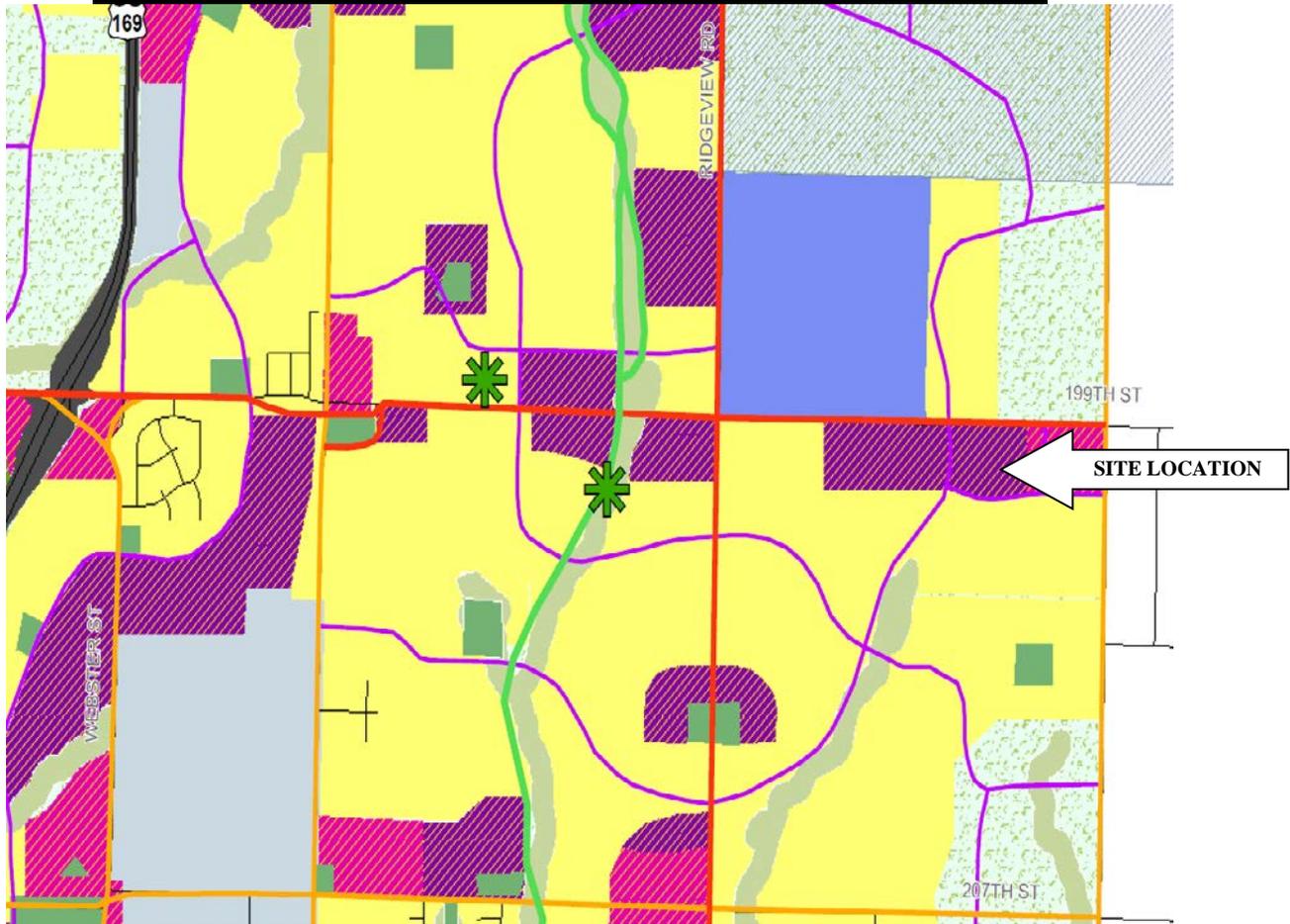
Case #: Z-07-19 and PP-06-19 **Meeting Date:** December 2, 2019
Description: Proposed Rezoning from “RP-2” to “RP-4”
Proposed Development Plan and Proposed Preliminary Plat

- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the intent of the regulations regarding RP-4 district and the proposed structures are an allowed use in the RP-4 district.
- 2. Neighborhood Character:** The surrounding neighborhood is rural and suburban residential, with a single-family district to the north east across 199th Street. The sound way to make the proposed use be compatible, minimize the impact to the surrounding neighborhoods and areas, is with a planned district including approval of the building designs.
- 3. Adjacent Zoning:** Adjacent parcels are zoned for rural residential, planned two family, planned commercial and single-family residential to the north east across 199th Street.



- 4. Suitability for Current Zoning:** The site is currently zoned “RP-2” Two Family Residential District with the surrounding areas with a mix of zoned uses. The rezoning will allow for planned multi-family residential as shown on the Future Land Use Map of the Comprehensive Plan. The Future Land Use Map also indicates single family residential use to the south of preliminary plat. The subdivision to the north across 199th Street is shown to be single-family, and the proposed area requesting rezoning to RP-4 complies with the Comprehensive Plan.

FUTURE LAND USE MAP



**COMPREHENSIVE PLAN 2006
2007 UPDATE** Amended on Aug. 23, 2007 by Ord. No. 2007-21

Legend

Parkway	Conservation Areas	Institutional
Major Arterial	Rural Areas	Industrial
Minor Arterial	Residential	Park
Collector	Mixed-Use Residential	Golf Course
Olathe Annexation Agreement	Mixed-Use Commercial	Potential Regional Park
Highway Buffer Zone		

BW
Right in the C

5. **Requested because of changing conditions:** Request is based on business model changes as determined by the applicant.
6. **Suitability of parcel for uses restricted by the current zone:** The current RP-2 zoning does not allow multi-family construction. Changing the zoning will integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “mixed-use residential”. All other surrounding areas are supported by residential or proposed residential uses, meaning the multi family will help support the future commercial.

- 7. Suitability of parcel for uses permitted by the proposed district:** The proposed plan allows for a higher building density that will provide a broad range of housing. The rezoning will allow for a multi-family residential use as designated by the Future Land Use Map of the Comprehensive Plan.
- 8. Detrimental Effect of Zoning Change:** The proposed rezoning to planned zoning districts will allow the city to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design. This type of use also helps in the urban sprawl by maximizing the use of the ground and is supportive to future commercial development. The proposed use will lay between a highway and along a major arterial street.
- 9. Proposed amendment corrects an error:** No error(s) are being corrected.
- 10. Length of Time at Current Zoning:** The site was zoned and preliminary platted “RP-2” in 2007.
- 11. Adequacy of current facilities:** All utilities are adequate and available to the property with extensions as determined by the development plan(s). Road improvements will be determined by the phasing of the development and the traffic studies warrant.
- 12. Public Gain Balanced by Landowner Hardship:** Public gain include developing a property as a planned district which will require a public hearing, approved preliminary building designs, lot configurations, open space and the road system.
- 13. Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner.
- 14. Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as mixed-use residential. The Comprehensive Plan promotes the use of higher density land uses to encourage a broad range of housing types and price levels to provide neighborhoods of a mix of people with diverse ages, races, and incomes.

PRELIMINARY PLAT/ DEVELOPMENT PLAN:

There are 300 units proposed on 39.855 +/- acres. The applicant is applying for the Planned Zoning to place all the buildings on one single lot as well as amenities. (A copy of the proposed preliminary development plan and landscape plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on the new preliminary development plan. The applicant and their engineer have agreed to address provided comments.

Not all required utility easements are shown on the preliminary plan. The minimum easement requirements for the City and the locations will be addressed on the Final Development Plans. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements will be required to be shown with dimensions meeting the minimum requirements for the City and affected utility providers at the Final Development Plan phasing stage.

The traffic study has been provided and consultants are working with the applicant on the phasing of the proposed development to make road improvements as required. There are two access points to 199th Street

and one to Renner Road to serve the plat. The improvements to 199th Street including the proposed roundabout at Ridgeview Rd. will have a direct impact on the traffic studies and timing of road improvements.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property will be required to participate in a future benefit districts for infrastructure improvements. The plat is required to pay a benefit district buy-in fee and construct of site sewer line to serve the plat.

The estimated excise tax for the proposed preliminary plat calculates to be \$497,328.00. The portion associated with each final phase must be paid before the final development plan is placed on the Governing Bodies Agenda.

Staff has reviewed whether the park land/open space is in conformance with the Spring Hill Regulations. (See preliminary plat showing the proposed park and open spare areas.)

1. The subdivision is required to provide 15 percent of public or private active open space. The applicant has identified Tracts A-I and amenities open space is with a total of 20 percent. A trail running through the park land will need drawn to comply with the connection to a regional trail system in the future, but that will not be determined until the final plan for the trail system is completed this year and a phased Final Development Plan is presented.
2. The Comprehensive Plan does not show any park land or open space in the area with-in this subdivision, so the addition of some public trails is a good amenity to the area that may be connected to a regional trail system throughout the community. This trail system would be required to be maintained by the homeowner's association. If the open space and trail system is accessible to the general public, no park impact fees will be collected when a building permit is issued. Sidewalks must be shown on the preliminary development plan.
3. The submitted building elevations are conceptual in nature. However, the building elevations for the final development plan will include greater detail on the dwelling layout.

RECOMMENDATION:

Recommend approval of Z-07-19 ("RP-4" rezoning)

Recommend approval of PP-06-19, Preliminary Development Plan/Plat of Ridgefield.

- 1) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plan. Final plan needs to try and incorporate the trail system with the regional trail system plan.
- 2) A homeowner's association maintain the parks, open space and trail system.
- 3) The applicant pays a park fee when a building permit is issued if the access to the trail system is not granted to the City-at-large.
- 4) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Development Plan.
- 5) The plat is required to pay a benefit district buy-in fee and construct of site sewer line to serve the plat.

- 6) Development must agree to participate in a future benefit districts for infrastructure improvements.

ALTERNATIVE ACTION: Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, development plan and preliminary plat applications Z-07-19 and PP-06-19 as presented by staff.

Attachments: Layout Plans

End of Staff Report

Ms. Pollom has a conflict of interest. Lives in Prairie Ridge and received a letter regarding rezoning. Recused herself from the commission.

Mr. Patrick Burton presented the staff report as outlined above. Correction to Staff report the property is west of Renner.

Representatives of Ridgefield presented.

Mr. Sly opened to the public.

Charlie Pope, resident

Mark Sterling, resident

Mary Theis, resident

Kim Workman, resident

Quinton Manifold, resident

Jim Rose, resident

- Concerns regarding traffic and expansion of 199th St.

Greg W., resident

Chris Peterman, resident

- Concerns on what is driving the rezoning.

Wayne Bennett, resident

John Pullman, resident

Phil Collins, resident

- deny rezoning

Jim Goodin, resident is concerned about the need additional first responders.

Doug Kine, resident is concerned about property value decreasing.

Mr. Sly closed to the public.

Motion by Mr. Nowlin seconded by Ms. Squire to deny Rezoning (Z-07-19) and Preliminary Plat (PP-06-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Erhart-Aye

Motion carried 6-0-0

5. **Public Hearing for Rezoning Application (Z-08-19) and Preliminary Plat (PP-06-19)– Renner 199 Investors, LLC**

Beginning of Staff Report

**SPRING HILL PLANNING COMMISSION
ZONING and DEVELOPMENT PLAN and PRELIMINARY PLAT RIDGEFIELD SD STAFF
REPORT**

Case #: Z-08-19 and PP-06-19 **Meeting Date:** December 2, 2019

Description: Proposed Rezoning from “CP-2” to “RP-4”
Proposed Development Plan and Proposed Preliminary Plat

Location: South of 199th Street and East of Renner Road.

Applicant: Oppermann Land Design – Pete Oppermann

Owner: Renner 199 Investors, LLC. – Stanley Hoodworth

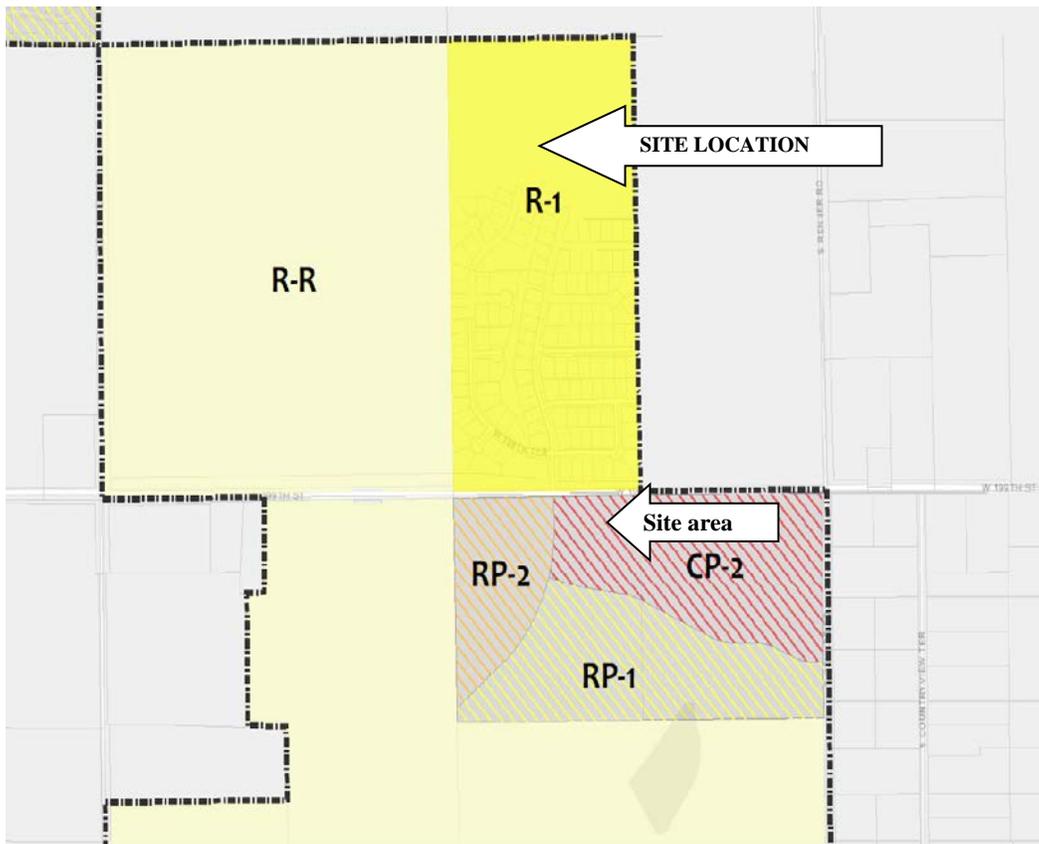
Engineer: Oppermann Land Design – Pete Oppermann

Current Zoning: “CP-2” **Proposed Zoning:** “RP-4”

Site Area: 24.8429 +/- acres **Number of Units:** 56

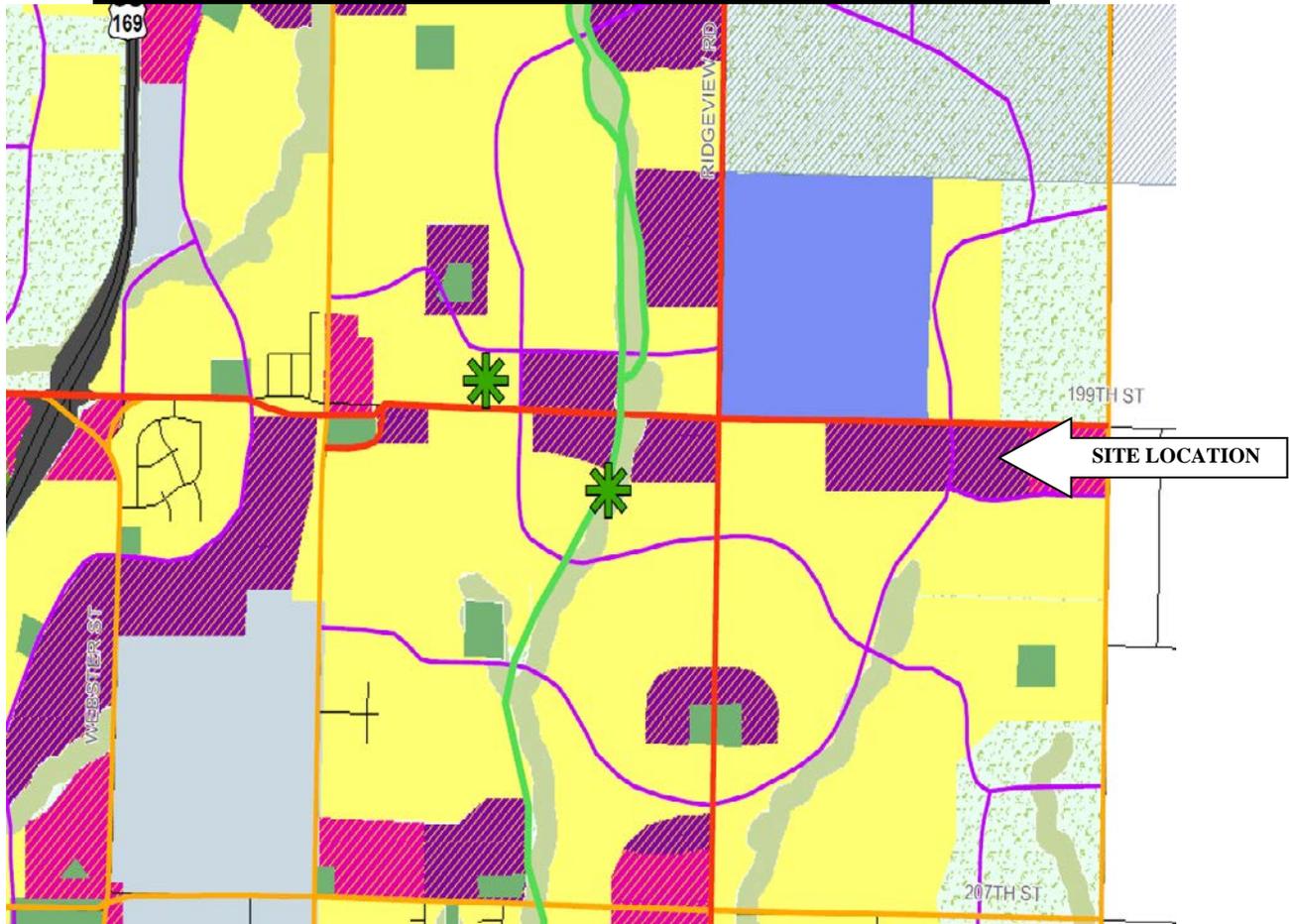
	Current Zoning	Existing Land Use	Future Land Use Map
Site:	“CP-2”	Vacant	Mix Residential
North:	“R-1”/ “RUR”	Residential	Residential
South:	“RP-2” / “RUR”	Rural Residential	Mix Commercial and Residential
East:	“RUR”/ “R-1”	Rural Residential	Mix use residential
West:	“RP-2	Plan Two Family	Mix use residential
Proposed Use:	Planned Multi Family District		

- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the intent of the regulations regarding RP-4 district and the proposed structures are an allowed use in the RP-4 district.
- 2. Neighborhood Character:** The surrounding neighborhood is rural and suburban residential, with a single-family district to the north east across 199th Street. The sound way to make the proposed use be compatible, minimize the impact to the surrounding neighborhoods and areas, is with a planned district including approval of the building designs.
- 3. Adjacent Zoning:** Adjacent parcels are zoned for rural residential, planned two family, planned commercial and single-family residential to the north east across 199th Street.



- 4. Suitability for Current Zoning:** The site is currently zoned “CP-2” General Business District with the surrounding areas with a mix of zoned uses. The rezoning will allow for planned multi-family residential as shown on the Future Land Use Map of the Comprehensive Plan. The Future Land Use Map also indicates single family residential use to the south of preliminary plat. The subdivision to the north across 199th Street is shown to be single-family, and the proposed area requesting rezoning to RP-4 complies with the Comprehensive Plan.

FUTURE LAND USE MAP



**COMPREHENSIVE PLAN 2006
2007 UPDATE** Amended on Aug. 23, 2007 by Ord. No. 2007-21

Legend

Parkway	Conservation Areas	Institutional
Major Arterial	Rural Areas	Industrial
Minor Arterial	Residential	Park
Collector	Mixed-Use Residential	Golf Course
Olathe Annexation Agreement	Mixed-Use Commercial	Potential Regional Park
Highway Buffer Zone		

BW
Right in the C

5. **Requested because of changing conditions:** Request is based on business model changes as determined by the applicant.

6. **Suitability of parcel for uses restricted by the current zone:** The current CP-2 zoning does not allow multi-family construction. Changing the zoning will integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “mixed-use residential”. All other surrounding areas are supported by residential or proposed residential uses, meaning the multi family will help support the future commercial.

- 7. Suitability of parcel for uses permitted by the proposed district:** The proposed plan allows for a higher building density that will provide a broad range of housing. The rezoning will allow for a multi-family residential use as designated by the Future Land Use Map of the Comprehensive Plan.
- 8. Detrimental Effect of Zoning Change:** The proposed rezoning to planned zoning districts will allow the city to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design. This type of use also helps in the urban sprawl by maximizing the use of the ground and is supportive to future commercial development. The proposed use will lay between a highway and along a major arterial street.
- 9. Proposed amendment corrects an error:** No error(s) are being corrected.
- 10. Length of Time at Current Zoning:** The site was zoned and preliminary platted “CP-2” in 2007.
- 11. Adequacy of current facilities:** All utilities are adequate and available to the property with extensions as determined by the development plan(s). Road improvements will be determined by the phasing of the development and the traffic studies warrant.
- 12. Public Gain Balanced by Landowner Hardship:** Public gain include developing a property as a planned district which will require a public hearing, approved preliminary building designs, lot configurations, open space and the road system.
- 13. Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner.
- 14. Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as mixed-use residential. The Comprehensive Plan promotes the use of higher density land uses to encourage a broad range of housing types and price levels to provide neighborhoods of a mix of people with diverse ages, races, and incomes.

PRELIMINARY PLAT/ DEVELOPMENT PLAN:

There are 56 units proposed on 24.8429 +/- acres. The applicant is applying for the Planned Zoning to place all the buildings on one single lot as well as amenities. (A copy of the proposed preliminary development plan and landscape plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on the new preliminary development plan. The applicant and their engineer have agreed to address provided comments.

Not all required utility easements are shown on the preliminary plan. The minimum easement requirements for the City and the locations will be addressed on the Final Development Plans. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements will be required to be shown with dimensions meeting the minimum requirements for the City and affected utility providers at the Final Development Plan phasing stage.

The traffic study has been provided and consultants are working with the applicant on the phasing of the proposed development to make road improvements as required. There are two access points to 199th Street

and one to Renner Road to serve the plat. The improvements to 199th Street including the proposed roundabout at Ridgeview Rd. will have a direct impact on the traffic studies and timing of road improvements.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property will be required to participate in a future benefit districts for infrastructure improvements. The plat is required to pay a benefit district buy-in fee and construct of site sewer line to serve the plat.

The estimated excise tax for the proposed preliminary plat calculates to be \$497,328.00. The portion associated with each final phase must be paid before the final development plan is placed on the Governing Bodies Agenda.

Staff has reviewed whether the park land/open space is in conformance with the Spring Hill Regulations. (See preliminary plat showing the proposed park and open spare areas.)

1. The subdivision is required to provide 15 percent of public or private active open space. The applicant has identified Tracts A-I and amenities open space is with a total of 20 percent. A trail running through the park land will need drawn to comply with the connection to a regional trail system in the future, but that will not be determined until the final plan for the trail system is completed this year and a phased Final Development Plan is presented.
2. The Comprehensive Plan does not show any park land or open space in the area with-in this subdivision, so the addition of some public trails is a good amenity to the area that may be connected to a regional trail system throughout the community. This trail system would be required to be maintained by the homeowner's association. If the open space and trail system is accessible to the general public, no park impact fees will be collected when a building permit is issued. Sidewalks must be shown on the preliminary development plan.
3. The submitted building elevations are conceptual in nature. However, the building elevations for the final development plan will include greater detail on the dwelling layout.

RECOMMENDATION:

Recommend approval of Z-08-19 ("RP-4" rezoning)

Recommend approval of PP-06-19, Preliminary Development Plan/Plat of Ridgefield.

- 1) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plan. Final plan needs to try and incorporate the trail system with the regional trail system plan.
- 2) A homeowner's association maintain the parks, open space and trail system.
- 3) The applicant pays a park fee when a building permit is issued if the access to the trail system is not granted to the City-at-large.
- 4) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Development Plan.
- 5) The plat is required to pay a benefit district buy-in fee and construct of site sewer line to serve the plat.

- 6) Development must agree to participate in a future benefit districts for infrastructure improvements.

ALTERNATIVE ACTION: Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, development plan and preliminary plat applications Z-08-19 and PP-06-19 as presented by staff.

Attachments: Layout Plans

End of Staff Report

Mr. Patrick Burton presented the staff report as outlined above.

Mr. Sly opened to public.

Mr. Sly closed to public.

Motion by Ms. Dobson seconded by Mr. Erhart to deny Rezoning (Z-08-19) and Preliminary Plat (PP-06-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Erhart-Aye

Motion carried 6-0-0

6. **Public Hearing for Rezoning Application (Z-09-19) and Preliminary Plat (PP-06-19)– Renner 199 Investors, LLC**

Beginning of Staff Report

**SPRING HILL PLANNING COMMISSION
ZONING and DEVELOPMENT PLAN and PRELIMINARY PLAT RIDGEFIELD SD STAFF
REPORT**

Case #: Z-09-19 and PP-06-19 **Meeting Date:** December 2, 2019

Description: Proposed Rezoning from “RP-1” to “RP-2”
Proposed Development Plan and Proposed Preliminary Plat

Location: South of 199th Street and East of Renner Road.

Applicant: Oppermann Land Design – Pete Oppermann

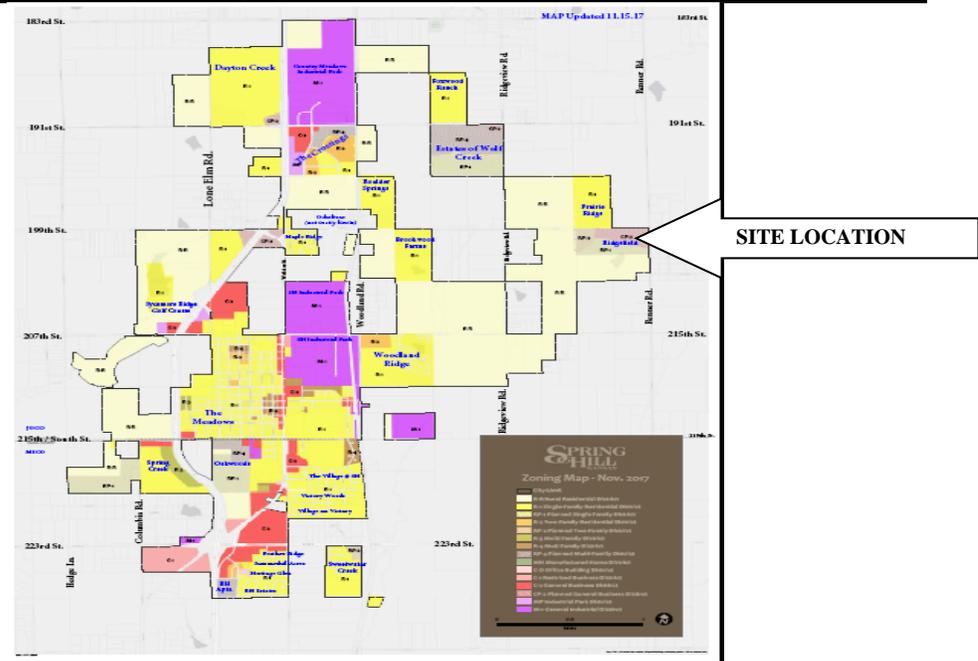
Owner: Renner 199 Investors, LLC. – Stanley Hoodworth

Engineer: Oppermann Land Design – Pete Oppermann

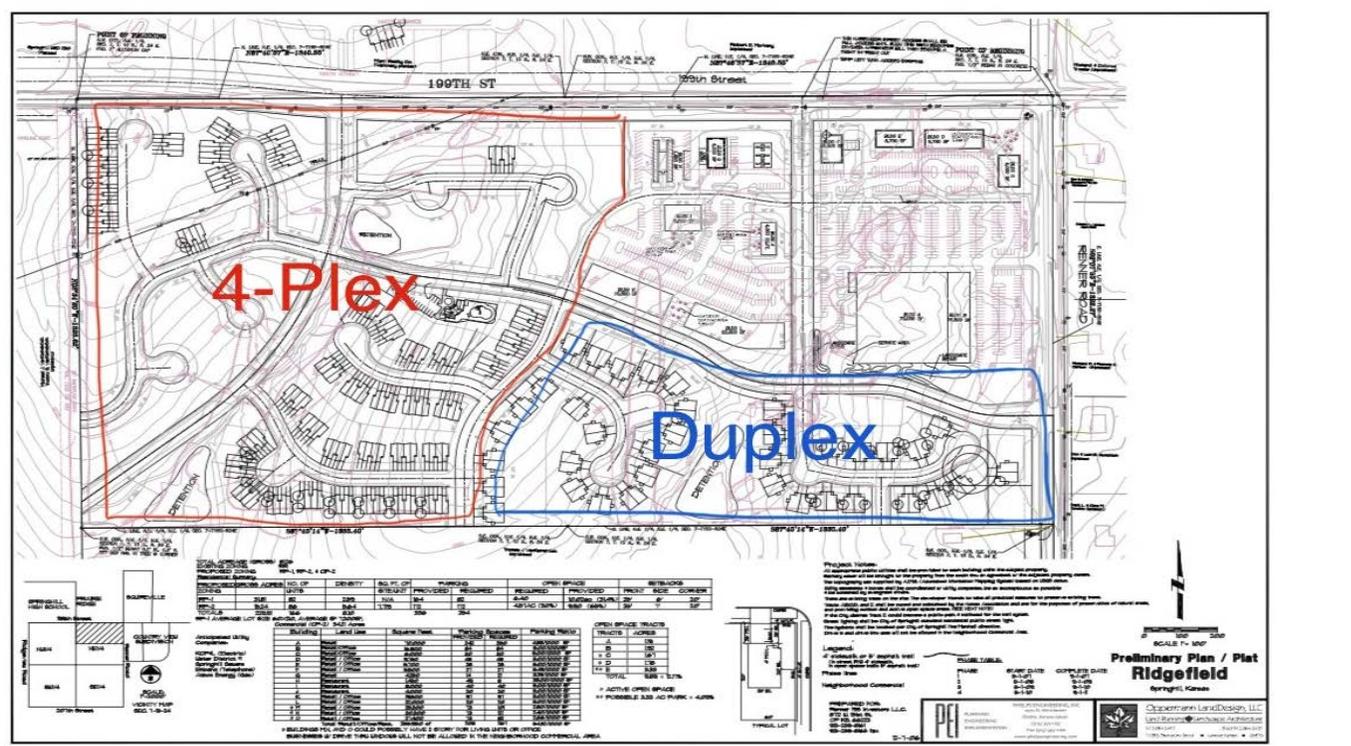
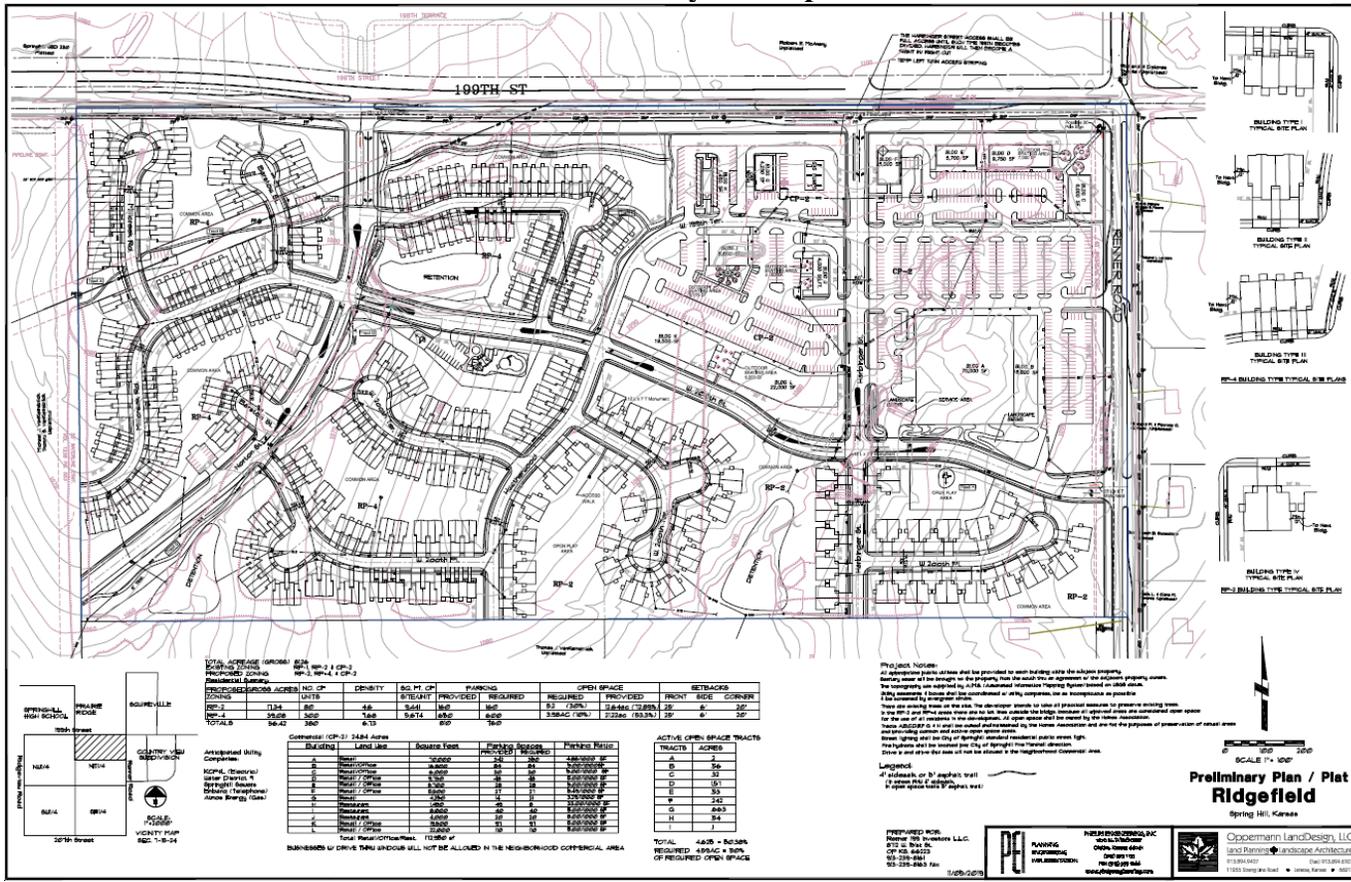
Current Zoning: “RP-1” **Proposed Zoning:** “RP-2”

Site Area: 17.3409 +/- acres **Number of Units:** 80

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	“RP-1”	Vacant	Mix Residential
North:	“CP-2”	Mix Commercial	Residential
South:	“RUR”	Rural Residential	Residential
East:	“RUR”/ “RP-2”	Rural Residential / Two Family	Mix use residential
West:	“R-R	Rural Residential	Mix use residential
Proposed Use:	Planned Two Family District		



Preliminary Development Plan



THE FOLLOWING MINUTES ARE SUBJECT TO MODIFICATION
AND ARE NOT OFFICIAL MINUTES
UNTIL APPROVED BY THE SPRING HILL PLANNING COMMISSION





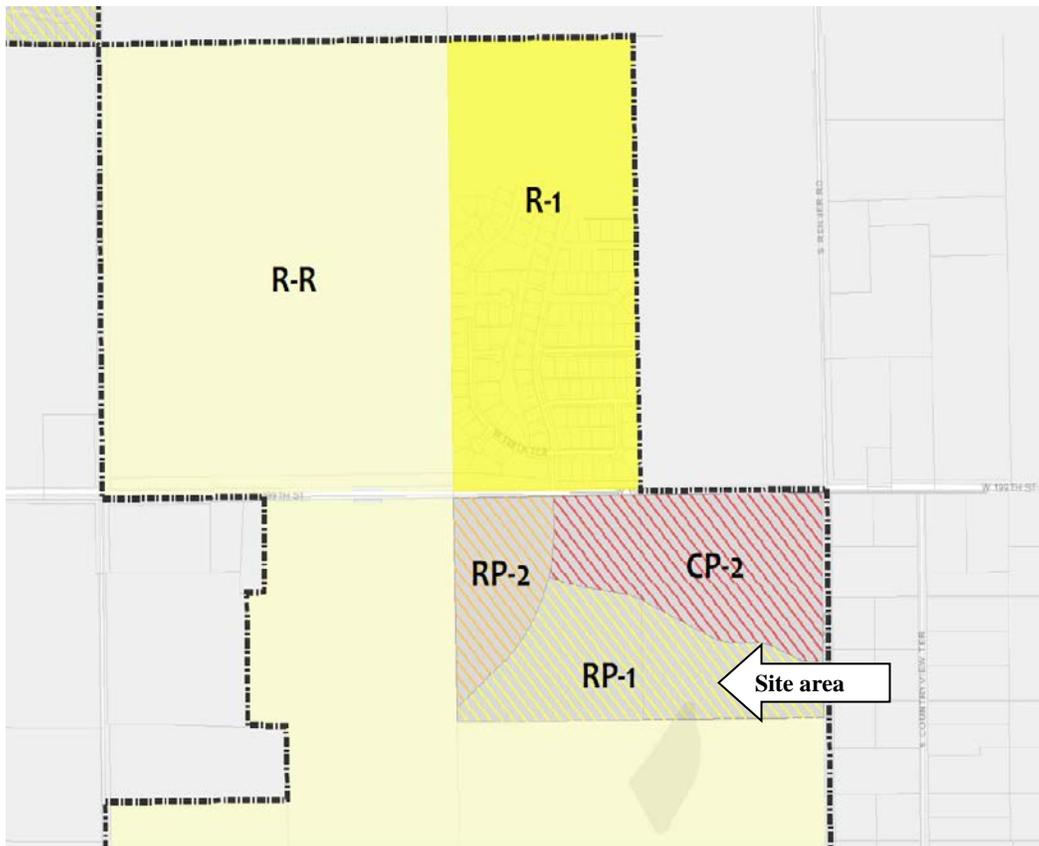
Background:

The applicant, Oppermann Land Design – Pete Oppermann, has submitted a request for a rezoning and planned development of the property South of 199th Street and East of Renner Road. The property is currently zoned RP-1 (Planned Single Family District) with requested zoning to RP-2 (Planned Two Family Residential District). The legal description and a map showing the proposed zoning districts are attached. Changes in the ownership structure and market conditions have resulted in this current rezoning application.

Rezoning:

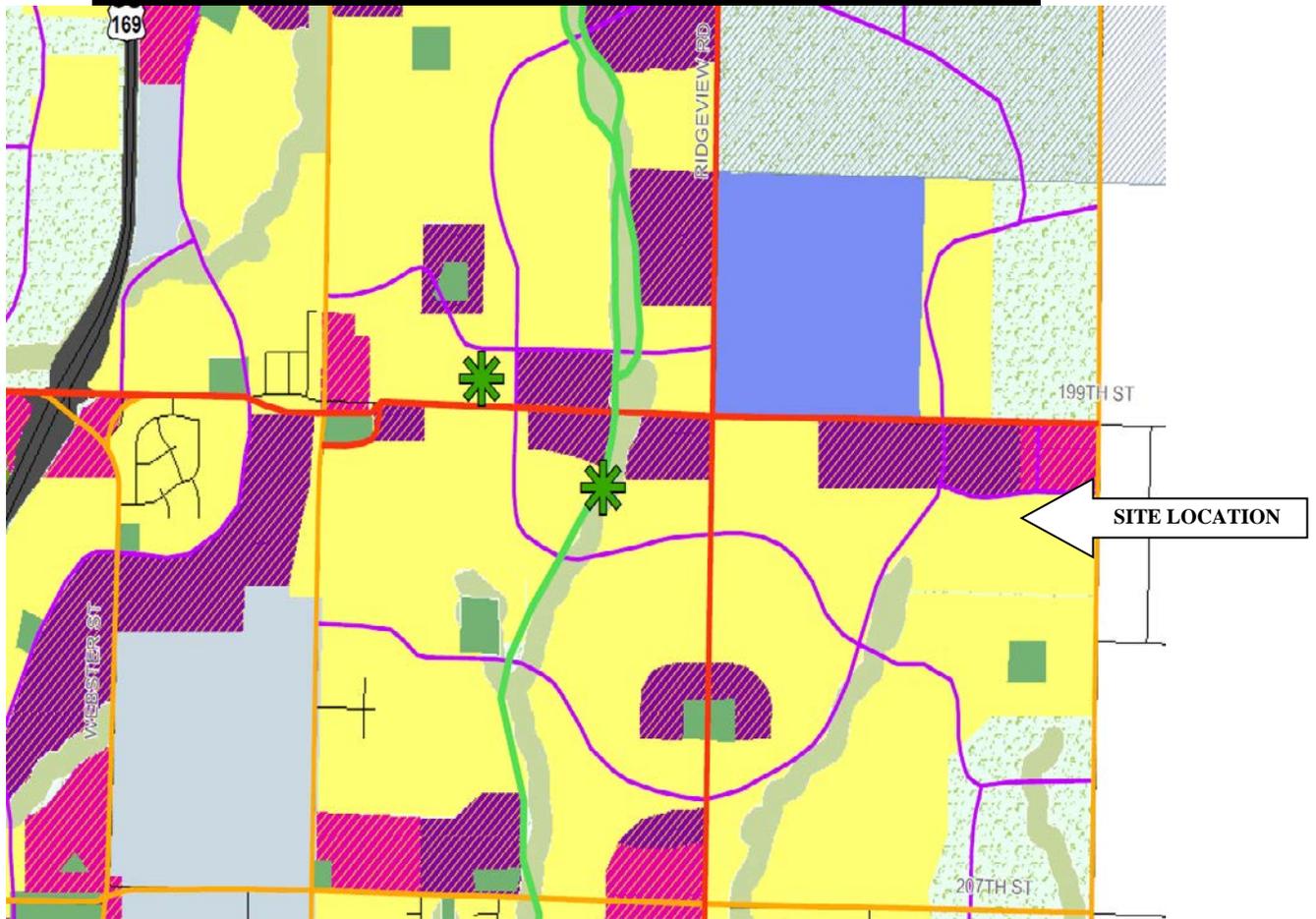
The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the intent of the regulations regarding RP-2 district and the proposed structures are an allowed use in the RP-2 district.
- 2. Neighborhood Character:** The surrounding neighborhood is rural and suburban residential, with a single-family district to the north east across 199th Street. The sound way to make the proposed use be compatible, minimize the impact to the surrounding neighborhoods and areas, is with a planned district including approval of the building designs.
- 3. Adjacent Zoning:** Adjacent parcels are zoned for rural residential, planned two family, planned commercial and single-family residential to the north east across 199th Street.



- 4. Suitability for Current Zoning:** The site is currently zoned “RP-1” and the surrounding areas are a mix of uses. The rezoning will allow for planned two family residential as shown on the Future Land Use Map of the Comprehensive Plan. The Future Land Use Map also indicates single family residential use to the south of preliminary plat. The subdivision to the north across 199th Street is shown to be single-family, and the proposed area requesting rezoning to RP-2 complies with the Mixed Residential use in the Comprehensive Plan. The Future Land Use Plan shows a portion of the area to be mixed commercial use.

FUTURE LAND USE MAP



**COMPREHENSIVE PLAN 2006
2007 UPDATE** Amended on Aug. 23, 2007 by Ord. No. 2007-21

Legend

Parkway	Future Land Use	Institutional
Major Arterial	Conservation Areas	Industrial
Minor Arterial	Rural Areas	Park
Collector	Residential	Golf Course
Olathe Annexation Agreement	Mixed-Use Residential	Potential Regional Park
Highway Buffer Zone	Mixed-Use Commercial	

BW
Right in the C

5. **Requested because of changing conditions:** Request is based on business model changes as determined by the applicant.
6. **Suitability of parcel for uses restricted by the current zone:** The current RP-1 zoning does not allow two family construction. Changing the zoning will help integrate a variety of residential neighborhood development. The Future Land Use Map of the Comprehensive Plan shows this area as “mixed-use residential” and “mixed-use commercial. All other surrounding areas are supported by residential or proposed residential uses, meaning the two family will help support the future commercial.
7. **Suitability of parcel for uses permitted by the proposed district:** The proposed plan allows for a higher building density that will provide a broad range of housing. The rezoning will allow for two

family residential use as designated by the Future Land Use Map of the Comprehensive Plan of mixed residential.

8. **Detrimental Effect of Zoning Change:** The proposed rezoning to planned zoning districts will allow the city to impose development and performance standards to minimize the impact that the proposed development will have on nearby properties through buffering and building design. This type of use also helps in the urban sprawl by maximizing the use of the ground and is supportive to future commercial development.
9. **Proposed amendment corrects an error:** No error(s) are being corrected.
10. **Length of Time at Current Zoning:** The site was zoned and preliminary platted “RP-1” in 2007.
11. **Adequacy of current facilities:** All utilities are adequate and available to the property with extensions as determined by the development plan(s). Road improvements will be determined by the phasing of the development and the traffic studies warrant.
12. **Public Gain Balanced by Landowner Hardship:** Public gain include developing a property as a planned district which will require a public hearing, approved preliminary building designs, lot configurations, open space and the road system.
13. **Hardship if application is denied:** The issue of hardship can be better addressed by the applicant and owner.
14. **Conformance with Comprehensive Plan:** The proposed rezoning would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as mixed-use residential. The Comprehensive Plan promotes the use of higher density land uses to encourage a broad range of housing types and price levels to provide neighborhoods of a mix of people with diverse ages, races, and incomes.

Preliminary Plat/ development plan:

There are 80 units proposed on 17.3409 +/- acres. The applicant is applying for the Planned Zoning to place all the buildings on one single lot as well as amenities. (A copy of the proposed preliminary development plan and landscape plan is included with this staff report.)

The plat was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on the new preliminary development plan. The applicant and their engineer have agreed to address provided comments.

Not all required utility easements are shown on the preliminary plan. The minimum easement requirements for the City and the locations will be addressed on the Final Development Plans. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements will be required to be shown with dimensions meeting the minimum requirements for the City and affected utility providers at the Final Development Plan phasing stage.

The traffic study has been provided and consultants are working with the applicant on the phasing of the proposed development to make road improvements as required. There are two access points to 199th Street and one to Renner Road to serve the plat. The improvements to 199th Street including the proposed round-about at Ridgeview Rd. will have a direct impact on the traffic studies and timing of road improvements.

The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property will be required to participate in a future benefit districts for infrastructure improvements. The plat is required to pay a benefit district buy-in fee and construct of site sewer line to serve the plat.

The estimated excise tax for the proposed preliminary plat calculates to be \$497,328.00. The portion associated with each final phase must be paid before the final development plan is placed on the Governing Bodies Agenda.

Staff has reviewed whether the park land/open space is in conformance with the Spring Hill Regulations. (See preliminary plat showing the proposed park and open spare areas.)

1. The subdivision is required to provide 15 percent of public or private active open space. The applicant has identified Tracts A-I and amenities open space is with a total of 20 percent. A trail running through the park land will need drawn to comply with the connection to a regional trail system in the future, but that will not be determined until the final plan for the trail system is completed this year and a phased Final Development Plan is presented.
2. The Comprehensive Plan does not show any park land or open space in the area with-in this subdivision, so the addition of some public trails is a good amenity to the area that may be connected to a regional trail system throughout the community. This trail system would be required to be maintained by the homeowner's association. If the open space and trail system is accessible to the general public, no park impact fees will be collected when a building permit is issued. Sidewalks must be shown on the preliminary development plan.
3. The submitted building elevations are conceptual in nature. However, the building elevations for the final development plan will include greater detail on the dwelling layout.

Recommendation:

Recommend approval of Z-09-19 ("RP-2" rezoning)

Recommend approval of PP-06-19, Preliminary Development Plan/Plat of Ridgefield.

- 1) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plan. Final plan needs to try and incorporate the trail system with the regional trail system plan.
- 2) A homeowner's association maintain the parks, open space and trail system.
- 3) The applicant pays a park fee when a building permit is issued if the access to the trail system is not granted to the City-at-large.
- 4) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Development Plan.
- 5) The plat is required to pay a benefit district buy-in fee and construct of site sewer line to serve the plat.
- 6) Development must agree to participate in a future benefit districts for infrastructure

improvements.

ALTERNATIVE ACTION: Alternatives for action by Planning Commission include:

- *Approval of application* with final action by the Governing Body on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Denial of application* (application would be forwarded to Governing Body) on December 18, 2019, subject to the protest period and petition as provided by Section 17.364.I of the Spring Hill Zoning Regulations, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for rezoning, development plan and preliminary plat applications Z-09-19 and PP-06-19 as presented by staff.

Attachments: Layout Plans

End of Staff Report

Mr. Patrick Burton presented the staff report as outlined above.

Mr. Sly opened to public.

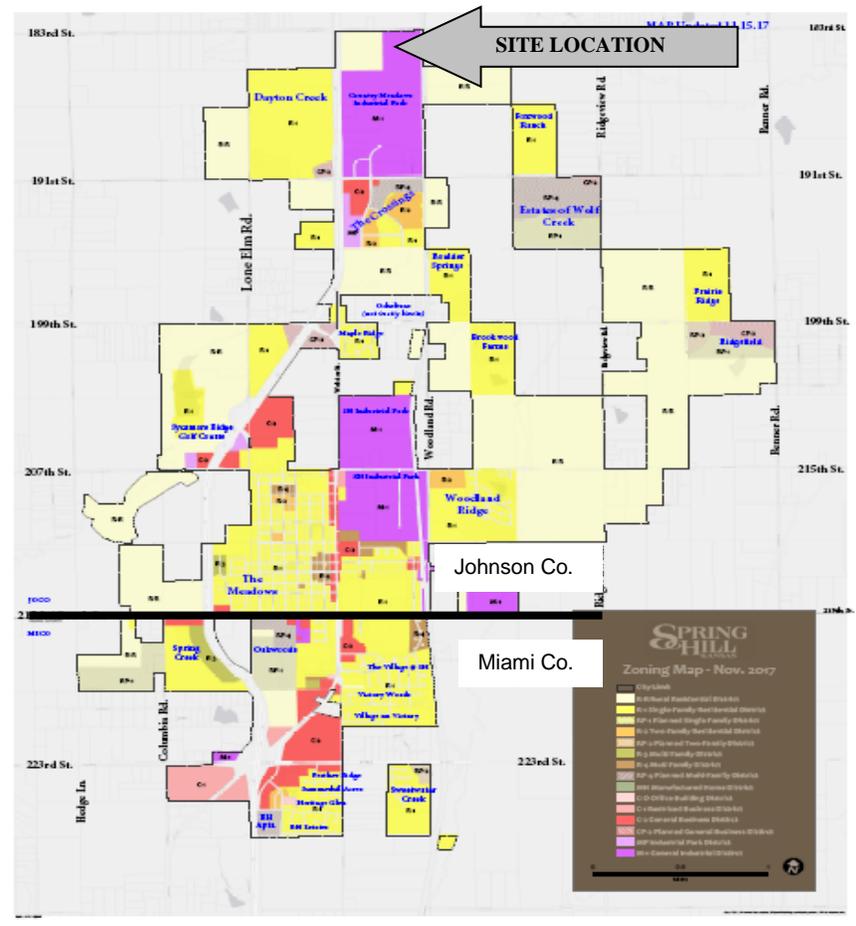
Mr. Sly closed to public.

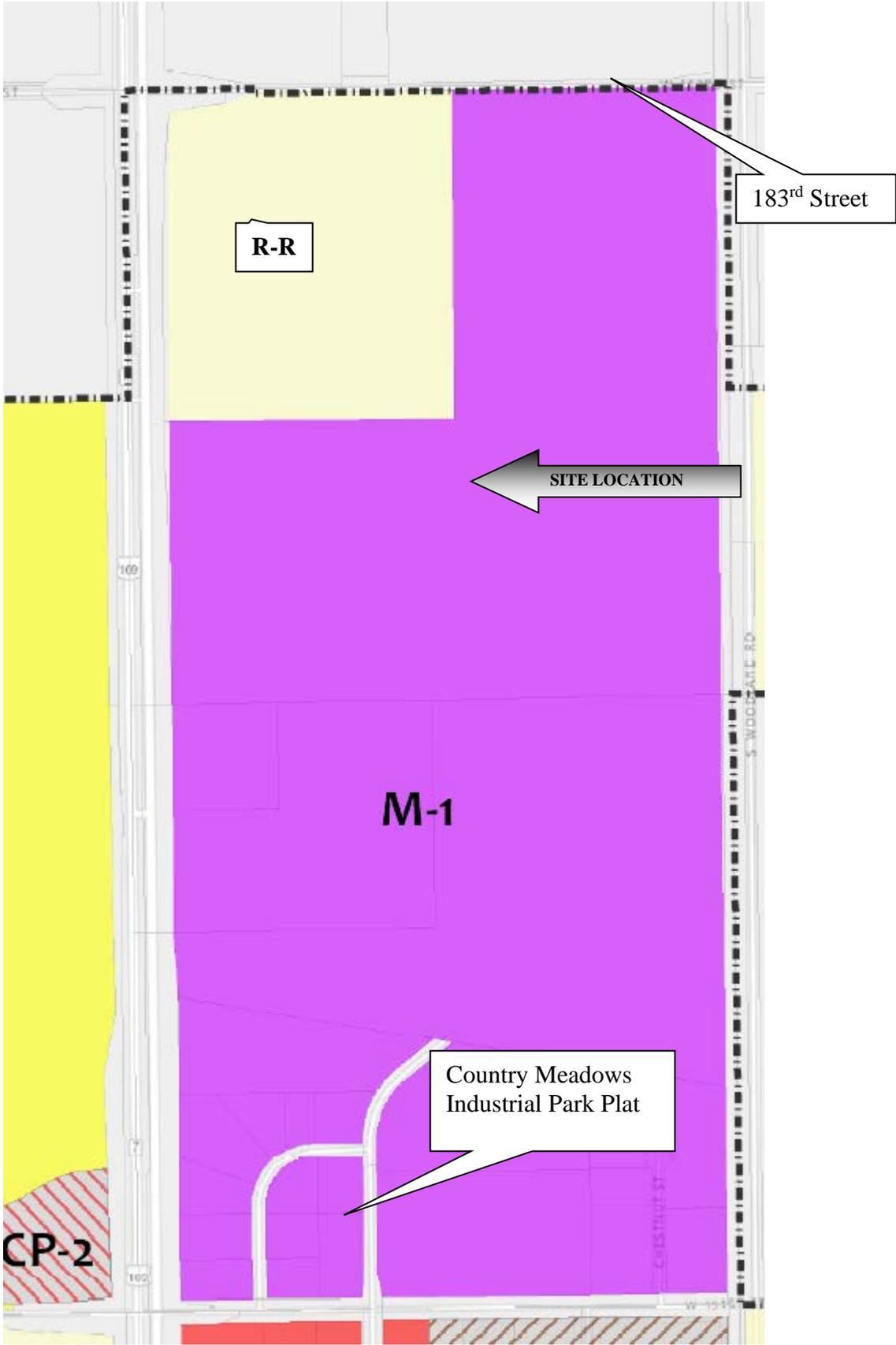
Motion by Mr. Welsh seconded by Ms. Dobson to deny Rezoning (Z-09-19) and Preliminary Plat (PP-06-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Erhart-Aye

Motion carried 6-0-0

THE FOLLOWING MINUTES ARE SUBJECT TO MODIFICATION
 AND ARE NOT OFFICIAL MINUTES
 UNTIL APPROVED BY THE SPRING HILL PLANNING COMMISSION





STAFF COMMENT:

1. The proposed preliminary plat divides the existing 107.3-acre tract. The zoning district of M-1 (General Industrial) has no minimum lot dimensions; therefore, the lot is of enough size.
2. The plat contains an extension of a public street about 1979 feet +/-, which will have a 60 ft. R/W, which complies with the requirement of Section 17.376.B.5.b. A temporary cul-de-sac will be required at the end of the street. Staff and consultant require the street to be extended to the south property line of the proposed lot.
3. Sidewalk on both sides of the street and street trees are required.
4. The plat is required to have a 20' U/E around all sides.
5. Street storm water removal will be submitted and reviewed with the street plans and site plan.
6. A traffic impact study may be required at a site plan review request.
7. There needs to be a 15 feet U/E on the south side of street, and the water line must be installed within the U/E, not the R/W.
8. Excise tax will be calculated and paid before the recording of a final plat.

Planning Commission Review and Action: Upon review of the preliminary plat application the Planning Commission shall determine if the plat conforms to the provisions of the Subdivision Regulations and Comprehensive Plan. The Planning Commission shall act to:

- Approve the application, or
- Approve the application with modifications, or
- Table action on the application to a specific date and notify the applicant of such action
- Reject the application

RECOMMENDATION:

Staff recommends approval of the preliminary plat PP-05-19 for Cummins Property, Second and Third Plat, Preliminary Plat subject to the following stipulations:

1. A landscaping plan will need to be submitted and approved prior to the approval of a final plat. The landscape plan shall follow Section 17.358-Landscaping of the Spring Hill Unified Subdivision Regulations. Note: The street tree plan has now been submitted.
2. Sidewalks shown on both sides of the street.
3. The street is required to be extended to the east property line of the proposed lot and a temporary cul-de-sac will be required at the end of proposed street.
4. The installation of the street, water and sewer system must be identified in the development agreement as being required prior to the issuance of construction permits for uses requiring sanitary sewer for lot development.

5. The plat is required to have a 20’ U/E around all sides and 15 feet U/E for water line. Additional U/E’s maybe required.

Suggested Motion: Motion to recommend approval of Preliminary Plat application PP-05-19 for the Cummins Property, Second and Third Plat as presented in the staff report.

Attachments: 1. Preliminary Plat

End of Staff Report

Mr. Burton presented the staff report as outlined above.

Motion by Mr. Erhart seconded by Ms. Dobson to approve Preliminary Plat (PP-05-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

9. **Final Plat Application (FP-07-19) - Cummins Property, 2nd Plat**

Beginning of Staff Report

**SPRING HILL PLANNING COMMISSION
FINAL PLAT STAFF REPORT**

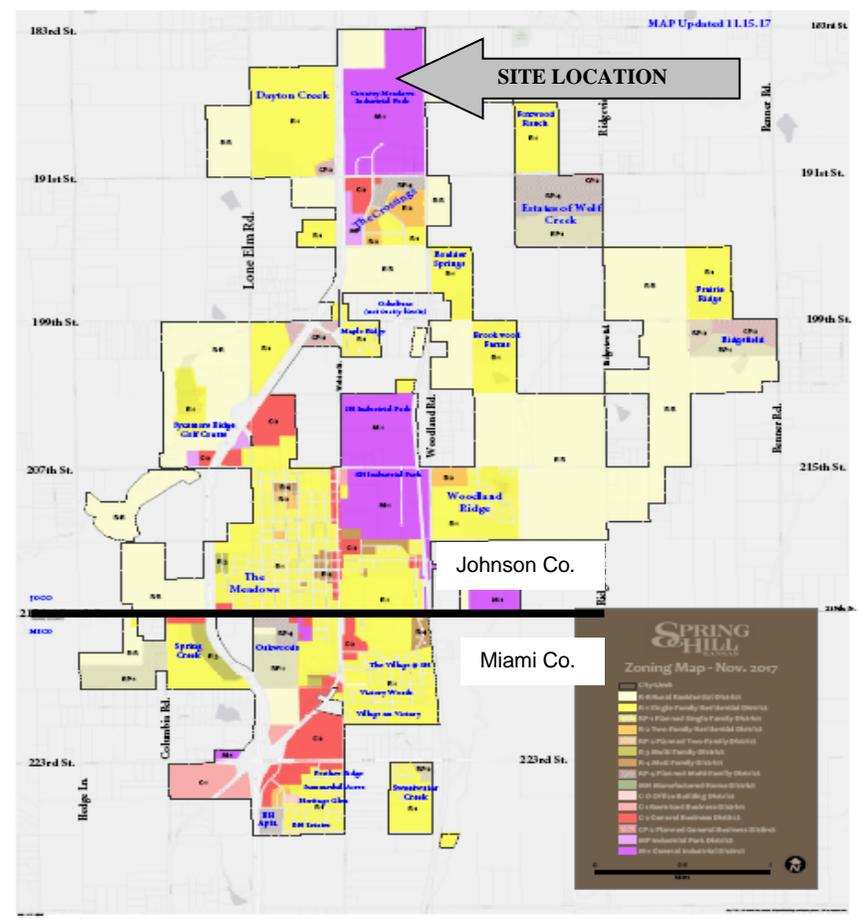
Case #:	FP-07-19	Meeting Date:	December 2, 2019
Description:	Proposed Final Plat Cummins Property, Second Plat		
Location:	East of Hwy 169 and south of 183 rd Street / west of Webster Street		
Applicant:	Store What?, LLC – Bob Cummins		
Engineer:	Phelps Engineering, Inc. – Doug Ubben		
Site Area:	7.68 acres		

Minimum Lot Area:	n/a	Number of Lots:	4
--------------------------	-----	------------------------	---

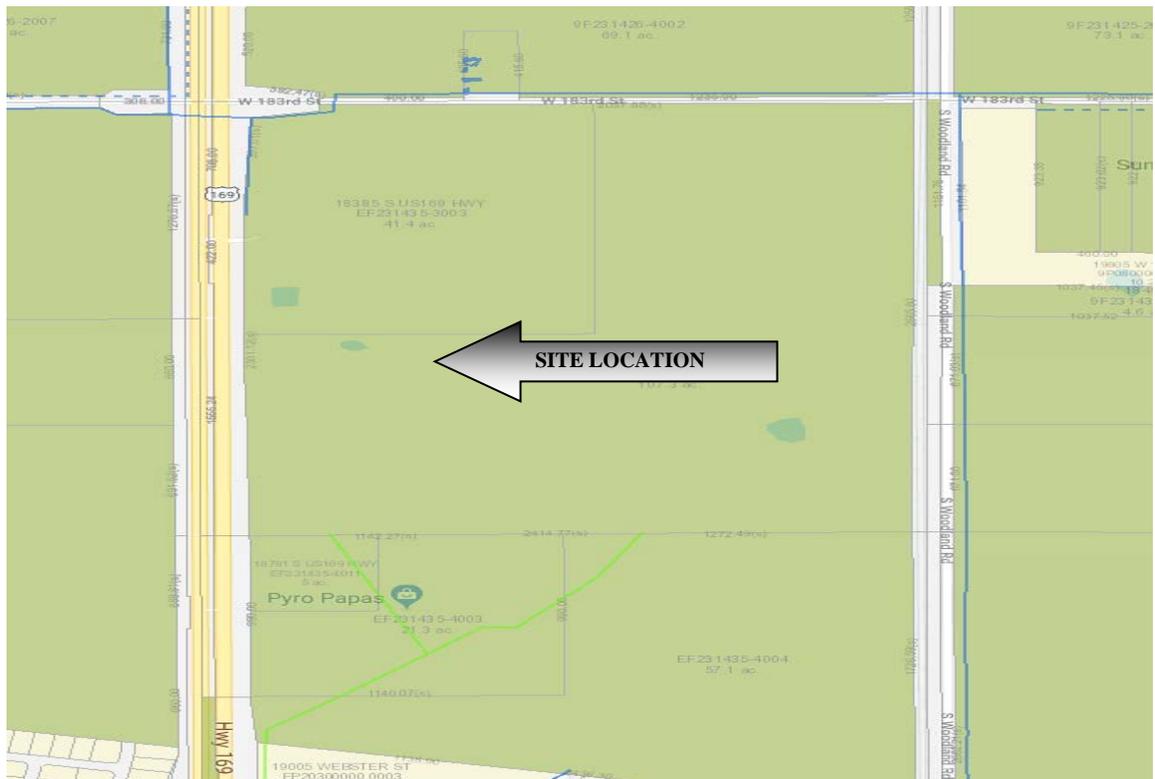
Current Zoning:	“M-1” General Industrial”	Proposed Use:	Industrial
------------------------	---------------------------	----------------------	------------

Related Applications: PP-05-19

THE FOLLOWING MINUTES ARE SUBJECT TO MODIFICATION
AND ARE NOT OFFICIAL MINUTES
UNTIL APPROVED BY THE SPRING HILL PLANNING COMMISSION

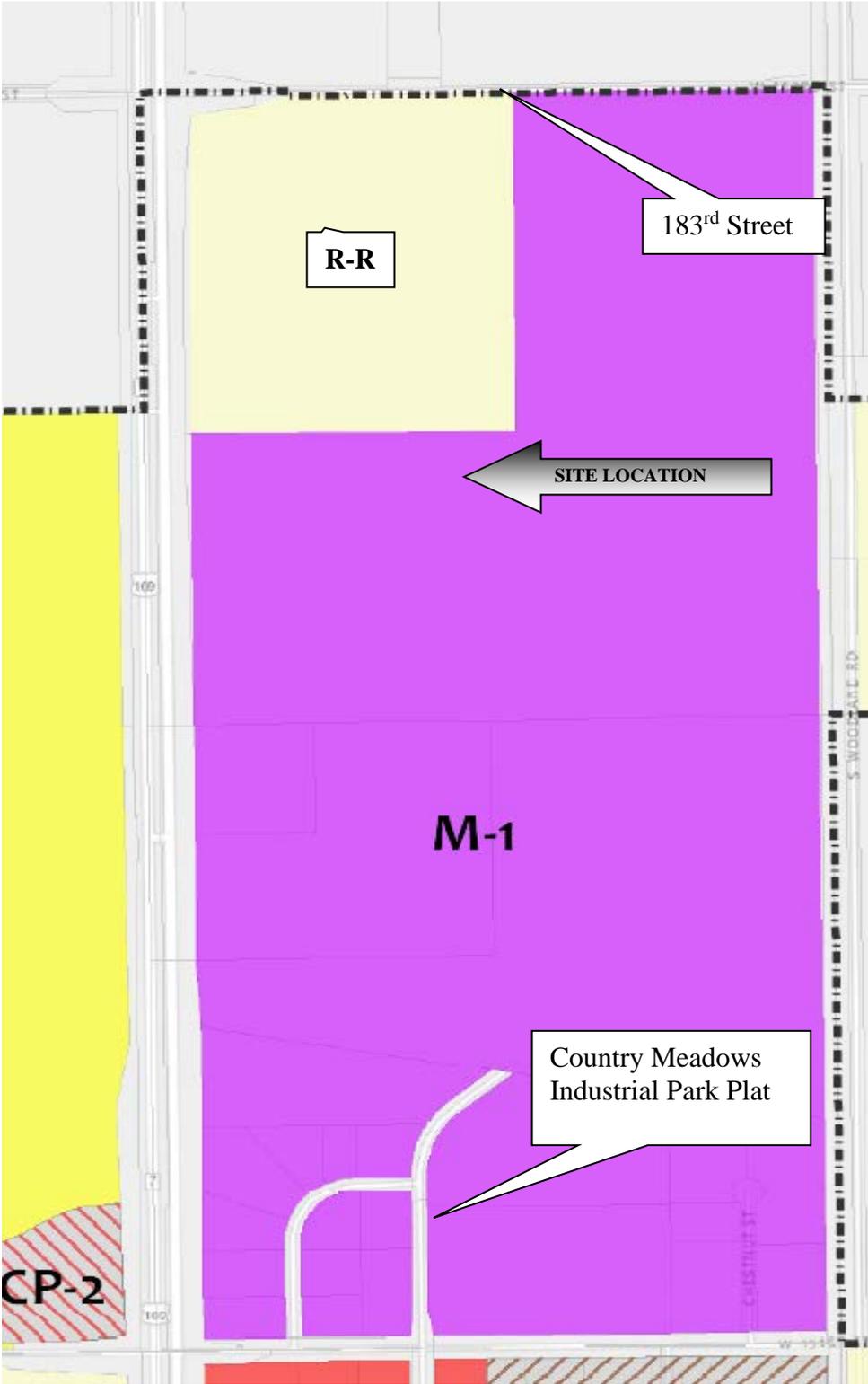


Area location AIMS





Zoning



6. Street storm water removal will be submitted and reviewed with the street plans and a site plan.
7. Street trees are shown on the street landscape plan.
8. Lot is subject to 10 cents per square foot park impact fee that will be collected before final plat is placed on the Council Agenda or at the building permit stage.
9. Excise tax will be calculated and paid before the final plat is placed on the Council Agenda.
10. Staff is preparing an improvement agreement. The improvement agreement will be sent to the developer for review. The improvement agreement must be signed before the final plat is placed on the Council Agenda.
11. Installation of sidewalks along the street will be addressed with individual site plans.

PLANNING COMMISSION REVIEW AND ACTION: Upon review of the final plat application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

RECOMMENDATION:

It is the recommendation of staff, that the Planning Commission recommend approval of Final Plat FP-07-19, Cummins Property, Second Plat, as presented by staff.

Suggested Motion: Move to recommend approval of Final Plat FP-07-19, Cummins Property, Second Plat, subject to staff report.

Attachments: Final Plat
Preliminary Plat

End of Staff Report

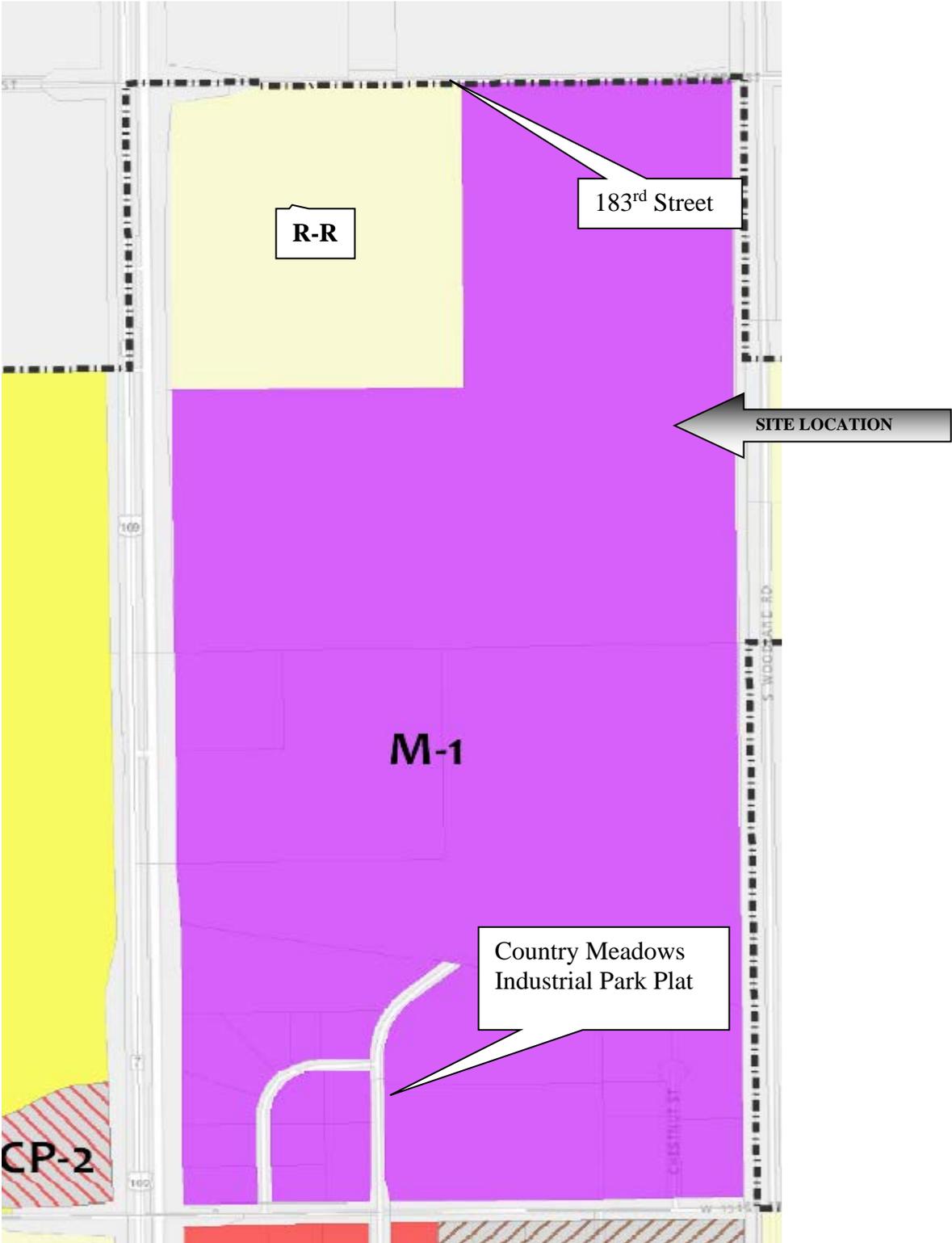
Mr. Burton presented the staff report as outlined above.

Motion by Ms. Dobson seconded by Ms. Squire to approve Final Plat (FP-07-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

Zoning



5. Street storm water removal will be submitted and reviewed with the street plans and a site plan.
6. Street trees are shown on the street landscape plan.
7. Lot is subject to 10 cents per square foot park impact fee that will be collected before final plat is placed on the Council Agenda or at the building permit stage.
8. Excise tax will be calculated and paid before the final plat is placed on the Council Agenda.
9. Staff is preparing an improvement agreement. The improvement agreement will be sent to the developer for review. The improvement agreement must be signed before the final plat is placed on the Council Agenda.
10. Installation of sidewalks along the street will be addressed with individual site plans.

PLANNING COMMISSION REVIEW AND ACTION: Upon review of the final plat application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

recommendation:

It is the recommendation of staff, that the Planning Commission recommend approval of Final Plat FP-08-19, Cummins Property, Third Plat, as presented by staff.

Suggested Motion: Move to recommend approval of Final Plat FP-08-19, Cummins Property, Second Plat, subject to staff report.

Attachments: Final Plat
Preliminary Plat

End of Staff Report

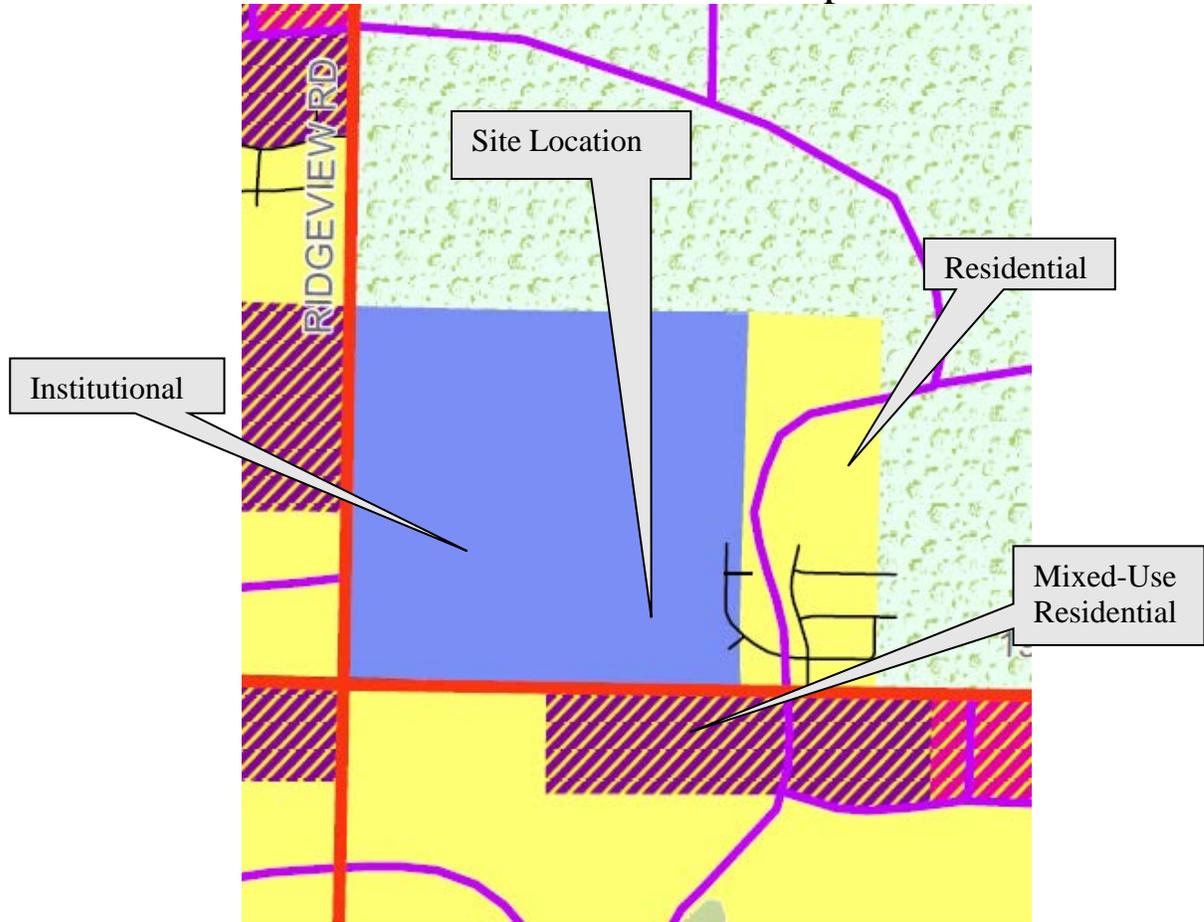
Mr. Burton presented the staff report as outlined above.

Motion by Ms. Squire seconded by Mr. Erhart to approve Final Plat (FP-08-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

Future Land Use Map



Aerial



Background: The applicant, USD 230 thru their design team, the DLR Group, has submitted an application for site plan approval for a proposed building identified as the Spring Hill Schools Administrative Center. The project consists of a building containing offices, book storage, conference room, and most school administrative support team along with drive entrance, parking and related utilities including use of existing storm water detention.

As per Section 17.308.C.3, schools are allowed in an R-R (Rural Residential) district with an approved Conditional Use Permit. This site is regulated and approved under an existing Conditional Use Permit.

Staff Review:

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

1. All existing structures with applicable data are identified.
2. The pavement plan adequately identifies all paved areas including drive entrance, parking and traffic flow lanes.
3. Traffic to and from the facility is primarily limited to staff. Therefore, the traffic impact study recommends minimal improvements to 199th St.
4. Parking spaces provided are compliant with regulations including accessible spaces.
5. The plan identifies a trail on the north side of 199th extending from Ridgeview Road east to the USD 230 property line. The trail is identified as future, based on discussions with the county and future proposed developments in the area that will require improvement to 199th Street and will affect the trail. USD 230 is committed to installing the trail when appropriate.
6. There is exterior lighting shown for parking and drive areas. Staff has reviewed the photometric plans and study. The offsite light disbursement shows a minimal impact on the surrounding areas and is within acceptable limits. Shielding on the light fixtures will be utilized to reduce the glare where applicable.
7. Landscaping, existing and proposed is identified on the overall landscape plan and complies with regulations. Existing trees on the east property boundary will remain as identified on the plans. To enhance the visual buffer from residential properties, additional landscaping will be installed on the east side of the building as identified.
8. Utilities are identified and in compliance with regulations.
9. Adequate erosion and pollution control systems are identified.
10. The site plan was sent out to City Staff and consultants for review. The review comments from the government agencies, consultants and utility providers will be implemented as applicable on revised plan if necessary. The applicant and their engineer have agreed to address provided comments.
11. The storm water study for the improvements resulted in expanded dry detention to be provided to the west of the 199th Street entrance. This study and related improvements are being reviewed.
12. The site layout and the building are designed to help protect the views from the adjacent residential housing district.

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*
The proposed improvements to the property are in compliance with the Code.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*
Schools are allowed in residential districts with an approved Conditional Use Permit (CUP). This facility is currently regulated by an existing CUP that will be reviewed for renewal as previously determined. The additional facilities proposed in this application do not necessitate a change in the CUP as the CUP approval is for the property not individual building or amenities.
3. *The extent to which the development would be compatible with the surrounding area.*
The school has been in this location for a number of years. The school is compatible with the future land use map, which indicates the use as institutional. It is staff's opinion the applicant has been very cognizant and considerate of the adjoining residential development and has designed the project to protect the property values, lines of sight and overall appearance of the project from the adjoining development.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*
Appendix E of the Spring Hill Comprehensive Plan addresses the school district's growth potential and scenarios to adequately provide facilities to accommodate this growth. As the population grows, the facility's needs and uses are vital in the quest to provide proper education and services for the residents.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*
The proposed improvements have been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse impact on parking and entering the building.*
Provisions and recommendations of the traffic impact study will be implemented into the design of the project to minimize any adverse impact on the property and adjoining properties.

PLANNING COMMISSION REVIEW AND ACTION: Upon review of the site plan application, the Planning Commission may by a majority vote of those members present:

- *Approval of application* with final action by the Governing Body on December 18, 2019, or
- *Denial of application* (application would be forwarded to Governing Body) on December 18, 2019, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

RECOMMENDATION:

Staff recommends approval of site plan application SP-08-19, Spring Hill Schools Administrative Center, as presented by Staff.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for site plan SP-08-19 as presented by staff.

Attachments: Exterior Elevations
Utility Plan
Site Perspective Images
Landscape Plan

End of Staff Report

Mr. Erhart recused himself from the commission due to conflict of interest.

Mr. Sly stated his wife works for the school district, but it will not interfere with the vote.

Ms. Squire is employed with the school district, but it will not interfere with the vote.

Ms. Pollom is employed by the school district and she does not intend for it to interfere with the vote.

Ms. Dobson stated she has children in the school district, but it will not interfere with the vote.

Mr. Welsh stated he has children in the school district, but it will not interfere with the vote.

Mr. Nowlin stated he has children in the school district, but it will not interfere with the vote.

Mr. Burton presented the staff report as outlined above.

Ms. Pollom concerned about connector from school properties.

Motion by Mr. Nowlin seconded by Ms. Pollom to approve Site Plan (SP-08-19) as presented by staff.
Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye
Motion carried 6-0-0

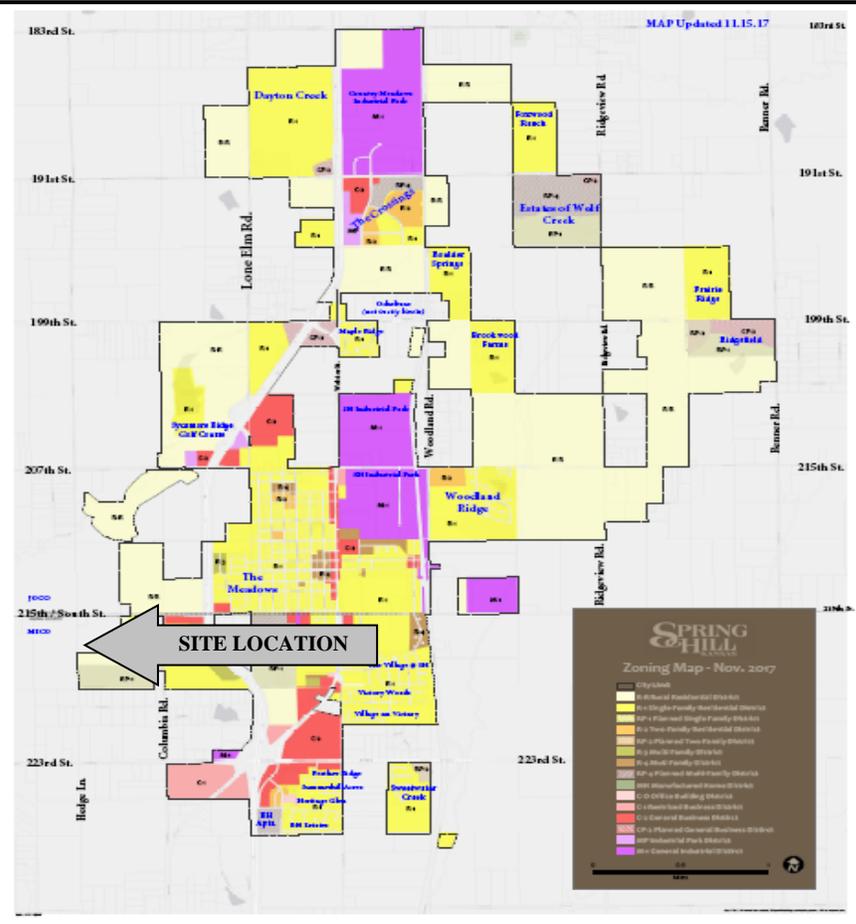
12. Site Plan Application (SP-000011-19) – O’Reilly Auto Parts Store

Beginning of Staff Report

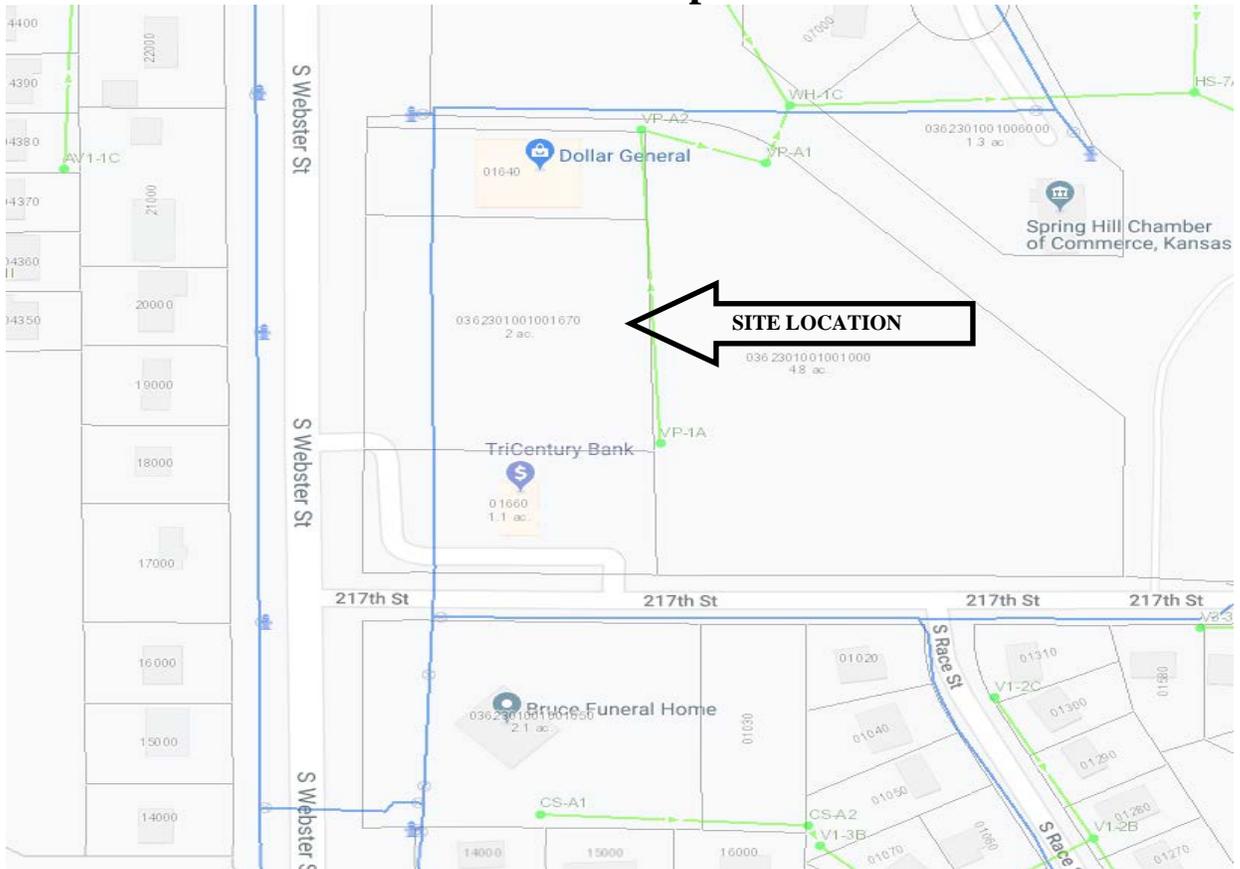
**SPRING HILL PLANNING COMMISSION
SITE PLAN STAFF REPORT**

Case #:	SP-000011-2019	Meeting Date:	December 2, 2019
Description:	O’Reilly Auto Building		
Location:	S. Webster St.		
Applicant:	O’Reilly Auto Enterprises, LLC		
Architect:	Esterly Schneider – Craig A. Schneider		
Site Area:	2.03 ac.+/-		
Minimum Lot Area:	N/A	Related Case:	
Current Zoning:	C-2	Proposed Use:	Auto Parts Store
	Current Zoning	Existing Land Use	Future Land Use Map
Site:	C-2	Commercial	Mixed Use Comm.
North:	C-2	Commercial	Mixed Use Comm.

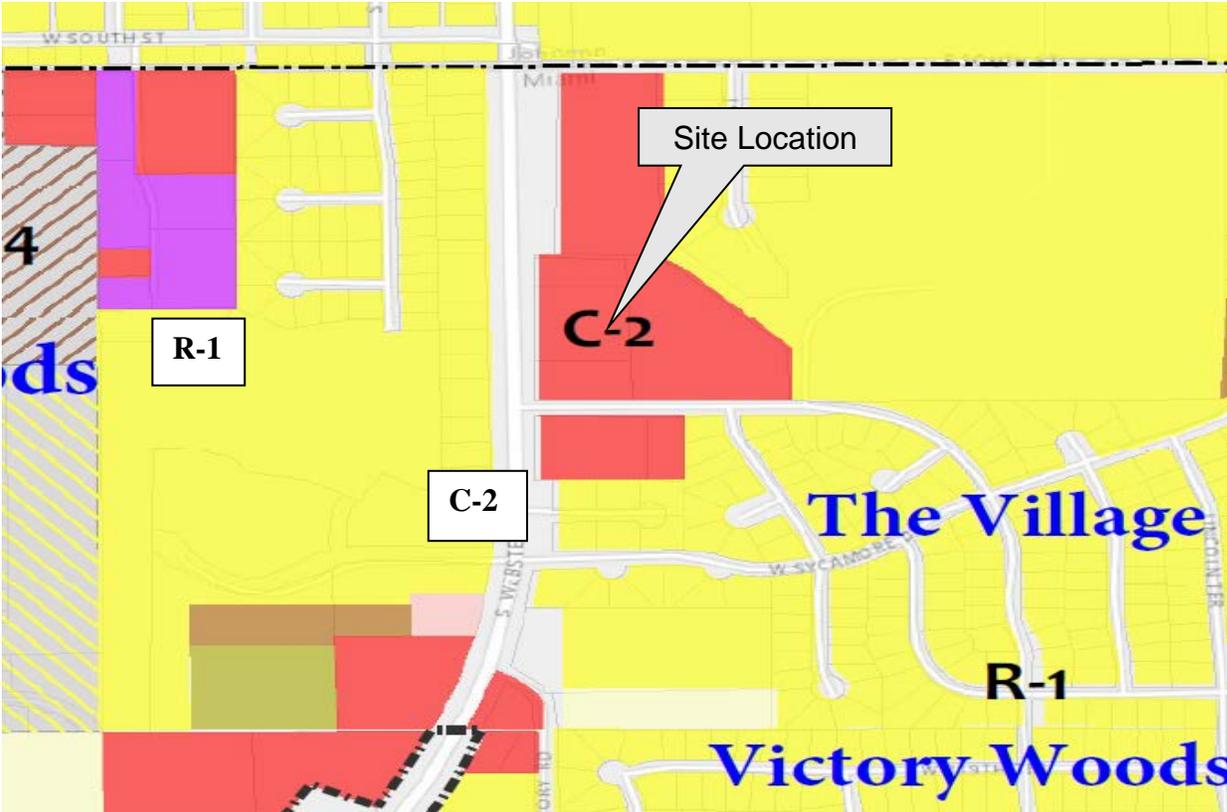
South:	C-2	Commercial	Mixed Use Comm.
East:	C-2	Commercial	Mixed Use Comm.
West:	R-1	Residential	Residential



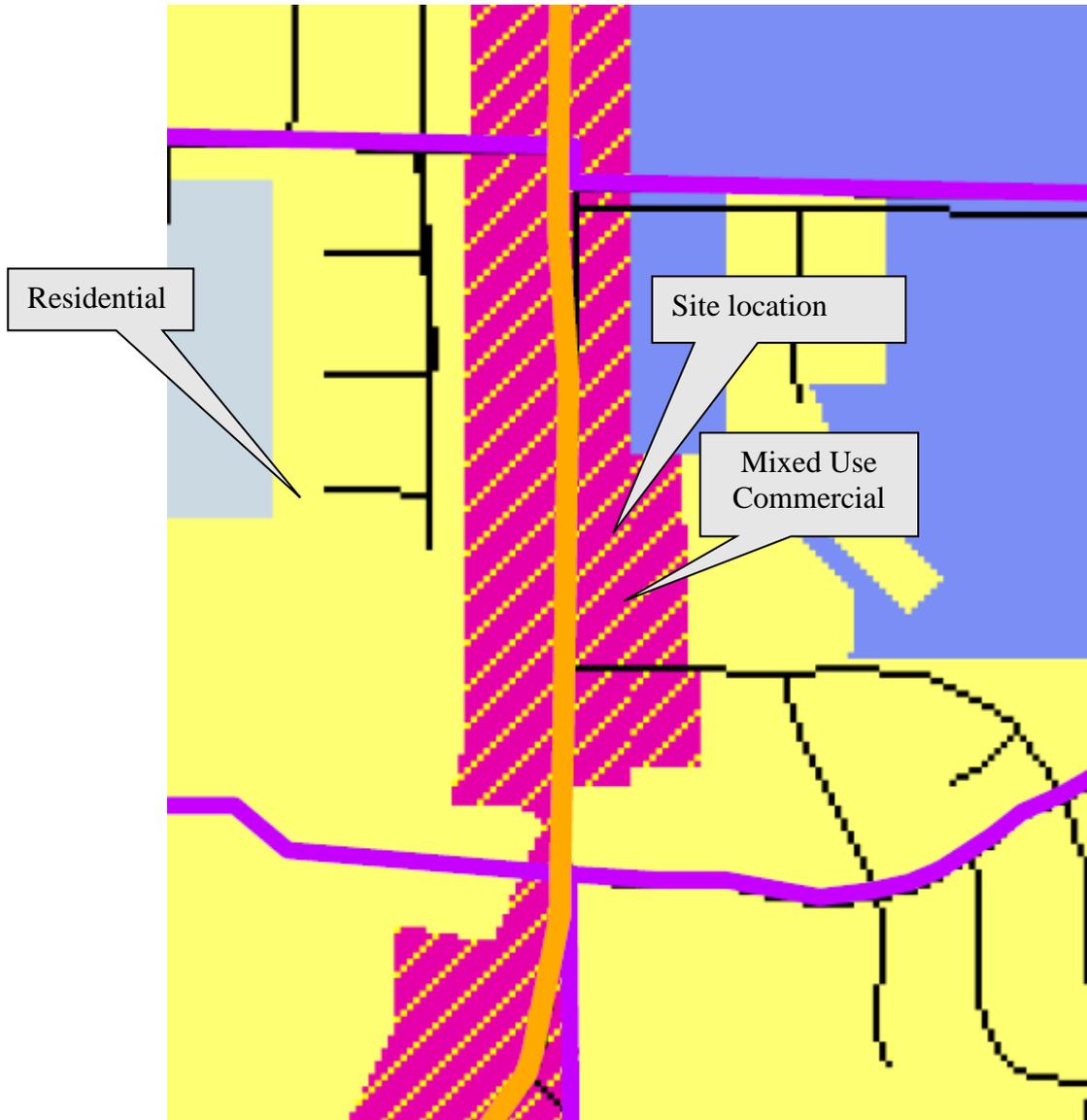
Area Map



Zoning Map



Future Land Use Map



BACKGROUND: The applicant has submitted a request to construct a new auto parts store building and parking. Included with this packet is a site plan, building elevations and floor plan for the proposed project.

STAFF REVIEW:

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

- All lot lines and right-of-ways are identified
- All proposed structures with applicable data are identified
- All parking areas and the type of surface have been identified, including the ADA requirements and parking space markings.
- Proper trash dumpster enclosure is shown.
- The exterior finish of the building is shown to be enhanced by the use of some stone type veneer material.
- Utilities are available and will be identified on the revised site plan.

- The exterior lighting will be provided by lights mounted on the surface of the building and lot pole lighting. Staff will review all lighting for compliance with zoning regulations to ensure no negative impact on traffic and surrounding neighborhood
- Consultants, utility providers, and City Staff have reviewed the site plan and provided comments. These comments and recommendations have been implemented into the site plan as applicable
- Parking is provided and in compliance with applicable regulations

STANDARDS OF REVIEW

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*
The existing use is an allowed use in a C-2, General Business District. The building is a legal use as it is within the 25 feet rear yard setback required for commercial.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*
The site is in compliance with the Subdivision Regulations adopted in 2006. Landscape shown is in compliance.
3. *The extent to which the development would be compatible with the surrounding area.*
The new building and use does conform with general uses of the zoning district and surrounding future land use areas
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*
The proposal is in conformance with the recommendations of the Comprehensive Plan including the Future Land Use map that identifies this area as mixed-use commercial.
5. *The extent to which the proposal conforms to customary engineering standards used in the City.*
The building has been designed by recognized and licensed architects and engineers.
6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.*
As detailed in the site plan, this proposed entrance onto Webster Street has good visibility.
7. *All structures shall be required to have permanent or continuous footings and foundations.*
All structures are adequately designed and engineered.

Staff recommendation:

Staff recommends approval of site plan application SP-000011-2019, O'Reilly Auto Building with the following conditions:

1. All Utilities and connection point be shown on the site plan.
2. Storm water discharge will be review by the City Engineer for compliance.
3. The applicant will supply the City with a signed agreement dealing with the sewer connection.
4. All exterior lighting must be approved at the building permit stage and inspected to ensure lighting will not negatively affect traffic and the neighborhood.
5. All Staff Comment and Additional Staff Comments must be applied and complied with on the revised site plan.

PLANNING COMMISSION REVIEW AND ACTION: Upon review of the site plan application, the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

Attachments: Site Plan
Building elevations
Floor Plan

RECOMMENDATION:

It is the recommendation of Staff that the Planning Commission recommend approval of site plan SP-000011-2019 for O'Reilly Auto Parts Building as per Staff's report and recommendations.

Suggested Motion: Move to recommend approval to the Spring Hill Governing Body for site plan application SP-000011-2019 as presented by staff.

End of Staff Report

Mr. Burton presented the staff report as outlined above.

Motion by Ms. Squire seconded by Mr. Welsh to approve Site Plan (SP-000011-19) as presented by staff.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye

Motion carried 7-0-0

13. Review of Comprehensive Plan

Motion by Mr. Erhart seconded by Ms. Pollom on review of comprehensive plan.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire- Aye, Pollom-Aye, Erhart-Aye
Motion carried 7-0-0

DISCUSSION

14. Reschedule January 2, 2019 Planning Commission meeting.

REPORTS

15. The following item(s) related to Community Development were approved at the November 14, 2019 City Council meeting:

- No Items on Agenda

16. The following item(s) related to Community Development were approved at the November 28, 2019 City Council meeting:

- No meeting held due to Holiday

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Ms. Pollom, seconded by Mr. Welsh, to adjourn.

Roll Call Vote: Dobson- Aye, Nowlin- Aye, Welsh-Aye, Sly-Aye, Squire-Aye, Pollom-Aye, Erhart- Aye
Motion carried 7-0-0

The meeting adjourned at 12:06 p.m.

THE CITY OF
SpringHill
 KANSAS

PUBLIC ATTENDANCE SHEET

Planning Commission

Meeting Date: December 2, 2019

O'Reilly

O'REILLY PROJECT

NAME	Representative Description (Public, Business, Developer, Etc.)
1 Nick HEATHERLY	Craig Schneider, Architect
2 Bill Peterman	Public
3 JIM & JAN ROSE	"
4 Ed Landers	"
5 John & Melanie Barnes	"
6 Ryan + Morgan Runkles	"
7 MARK STIRLING LYNN	Public
8 Mike & Shelly Johnson	Public - Maple Ridge
9 Ralph & Mary Theris	public
10 Roger Allenbrand	public
11 Rick Brestears	Public
12 Kim Workman	Public
13 WAYNE BENNETT	PUBLIC
14 Sara Steele	Public
15 Eric Cole	PUBLIC
16 Rachel Flynn	Public
17 Janay Fox	PUBLIC
18 Bill & Teri Kiesberg	Public
19 Phil & Carol	Public
20 Steve Jensen	Arthur E. Jensen, Inc.

THE CITY OF
SpringHill
KANSAS

PUBLIC ATTENDANCE SHEET

Planning Commission

Meeting Date: December 2, 2019

NAME	Representative Description (Public, Business, Developer, Etc.)
1 Tim Moeh	USD #230
2 for Beckwith	Public
3 Craig Wigg	Public
4 Craig Wigg	Public
5 Bobbi Goodin	Public
6 James Goodin	Public
7 Charlie Pope	"
8 Ramona Pope	"
9 Gary Jaklerich	Public
10 Jim Thorne	Developer
11 NATHAN HLADKY	Phelps Engineering
12 Lane Thompson	Public
13 Robert Acosta	Public
14 Erin Davis	
15 Joe Lee Thoele	Public
16 Bruce Tubbs	Public
17 JOHN Pullman	Public
18 Doug & Pat Heimer	Public
19 Linda deMunnville	Public
20 [Signature]	Public

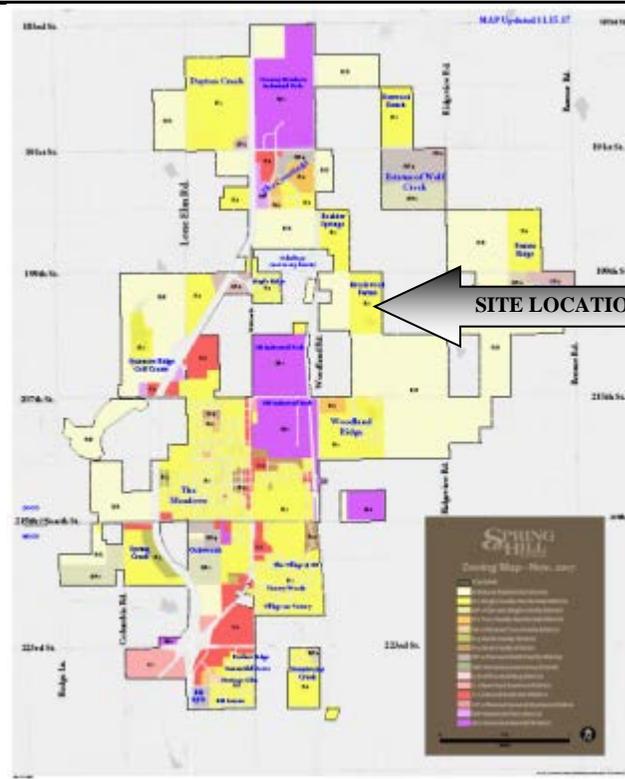
**SPRING HILL PLANNING COMMISSION
FINAL PLAT STAFF REPORT**

Case #: PLAT-000008-2019 **Meeting Date:** January 6, 2019
Description: Brookwood Farms, Fifth Plat
Location: 201st Street and Balsam Street
Applicant: Engineering Solutions – Matt Schlicht
Owner: Catch Investments, LLC – Leonard Marks
Site Area: 11.16 acres

Minimum Lot Area: 9,000 sq. ft. **Number of Lots:** 14 Residential Lots

Current Zoning: “R-1” **Proposed Use:** Single-Family Residential

Related Applications: PP-04-05, FP-01-06, FP-04-07, FP-01-08, PP-14, FP-01-14, FP-01-16, FP-07-16, FP-05-18



BACKGROUND:

An application has been received for the development of the next phase of Brookwood Farms located on 199th Street, approximately one-half mile east of Woodland Road. Brookwood Farms, Fifth Plat consists of 14 residential lots and Tract H (pond) on 11.16 acres with extensions to Balsam Street and the addition of 201st St.

The preliminary plat was approved by the Planning Commission in 2007, then revised in 2014 with some changes to the open space. Staff finds that this final plat conforms to the preliminary plat. A copy of the preliminary plat is included with-in this staff report.

STAFF COMMENT:

Brookwood Farms, Fifth Plat, consists of 14 residential lots and Tract H. Staff finds the final plat to be in compliance with the previously approved preliminary plat and offers the following review of Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets and public use areas have been forwarded to the City Engineer for review.
2. The Public Works Director, City Engineer, and various consultants have reviewed the plat.
3. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat.
4. Staff has verified all due or unpaid taxes have been paid in full.
5. Drainage areas are subject to maintenance of adjoining homeowners or the homeowner's association,
6. Public facilities are adequate and available to the site,
7. The proposed plat meets the City's design standards for the proposed streets and sidewalks.
8. Fire, police, and school public services will be able to serve this subdivision adequately. The City of Spring Hill will provide sewer service, and Johnson County Water District Number One will provide water service.
9. Adequate control of storm water through appropriate BMP's have been detailed on drawings submitted to the City Engineer for approval.
10. Construction refuse will be disposed of in an appropriate manner,
11. The required Improvement Agreement is being prepared by staff and will be forwarded to the applicant, City Engineer and City Attorney for review and approval. This Agreement will be signed by the applicant prior to consideration of the final plat by the Governing Body. All required excise tax, bonds and insurance documents will be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.
12. Staff finds the proposed final plat in substantial compliance with the preliminary plat for the subdivision approved by the Planning Commission in 2014, and with the Comprehensive Plan for the City of Spring Hill.
13. In the Tracts/Common Areas description language, must include that the areas are open to general public use. If the development does not want the general public to use the areas, then the lots are subject to a \$300.00 per lot park impact fee paid at building permit issuance

PLANNING COMMISSION REVIEW AND ACTION: Upon review of the final plat application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

RECOMMENDATION:

It is the recommendation of staff, that the Planning Commission recommend approval of Final Plat Plat-000008-2019, Brookwood Farms, Fourth Plat as presented by staff.

Suggested Motion: Move to recommend approval of Plat-000008-2019, Final Plat, Brookwood Farms, Fifth Plat, subject to staff report.

Attachments: Final Plat
Preliminary Plat

Final Plat

BROOKWOOD FARMS, 5TH PLAT

Lots 154-167 & Tract H

A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 23 EAST, IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS

PLAT BOUNDARY DESCRIPTION

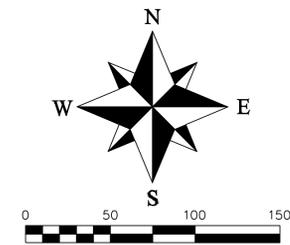
All that part of Northwest Quarter of Section 12, Township 15 South, Range 23 East, in the City of Spring Hill, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of Section 12, Township 15 South, Range 23 East, said point also being the Northeast corner of Billmore Farms, First Plat, a subdivision as recorded in Spring Hill, Johnson County, Kansas; thence South 88°56'25" West, along the North line of said Section, a distance of 1321.21 feet to the Northwest Corner of the East Half of said Quarter; thence South 27°44' East, along the West Line of said East Half, a distance of 1542.36 feet to the Point of Beginning; thence South 27°44' East along said West line, a distance of 375.00 feet; thence North 87°52'16" East, a distance of 180.01 feet; thence North 2°07'40" West, a distance of 13.37 feet; thence North 85°52'14" East, a distance of 340.83 feet; thence South 41°30'27" East, a distance of 15.51 feet; thence South 27°19'48" East, a distance of 175.41 feet; thence South 19°13'01" East, a distance of 132.84 feet; thence South 2°07'40" East, a distance of 465.84 feet; thence North 88°28'16" East, a distance of 359.33 feet; thence North 2°07'40" East, a distance of 833.08 feet to a point on the South Line of Brookwood Farms Fourth Plat, a subdivision in said Spring Hill; thence along a curve to the right along said South Line, having an initial tangent bearing of South 71°40'37" West and a radius of 1995.00 feet, an arc distance of 401.68 feet to a point on the West Line of Brookwood Farms Fourth Plat, a subdivision in said Spring Hill; thence North 6°47'14" West along said West Line, a distance of 145.00 feet; thence along a curve to the right, having an initial tangent bearing of South 83°12'46" West, a radius of 1850.00 feet, an arc distance of 21.35 feet; thence North 6°07'34" West along said West Line, a distance of 186.67 feet to a point on the South Line of Brookwood Farms Third Plat, a subdivision in said Spring Hill; thence along a curve to the right along said South Line, having an initial tangent bearing of South 84°46'22" West, a radius of 1655.00 feet, an arc distance of 73.54 feet; thence South 87°37'54" West continuing along said South line, a distance of 88.90 feet; thence South 66°30'20" West continuing along said South line, a distance of 54.05 feet; thence South 33°27'02" West continuing along said South line, a distance of 54.05 feet; thence North 73°04'38" West continuing along said South line, a distance of 180.00 feet; thence along a curve to the right continuing along said South line, having an initial tangent bearing of North 16°55'22" East and a radius of 275.00 feet, an arc distance of 41.78 feet; thence South 67°52'16" West along said South line, a distance of 156.64 feet to the Point of Beginning.

Containing 486,344.74 square feet (11.16 acres) more or less.

SURVEYOR'S GENERAL NOTES:

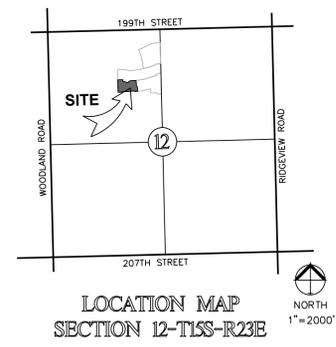
- This survey is based upon the following information provided by the client or researched by this surveyor:
 - Plat of Billmore Farms, First Plat, recorded in Book 200703, Page 004649
 - Plat of Billmore Farms, Second Plat, recorded in Book 200901, Page 004442
 - Plat of Brookwood Farms, First Plat, recorded in Book 201502, Page 006331
 - Plat of Brookwood Farms, Third Plat, recorded in Book 201705, Page 002229
 - Plat of Brookwood Farms, Fourth Plat, recorded in Book 201811, Page 000927
 - Deed recorded in Book 4658, Page 721
 - Deed recorded in Book 200806, Page 001753
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Kansas Standards for Property Boundary Surveys.
- No Title report was furnished.
- Bearings shown hereon are based upon BILTMORE FARMS, FIRST PLAT
- The subject property surveyed lies within a flood zone designated zone (x), areas located outside the 100 year flood plain, per F.E.M.A. map, panel no. 139 of 161, Map No. 2009100139G effective date: August 3, 2009.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.



LEGEND

- These standard symbols will be found in the drawing.
- Set Permanent Monument
 - ⊙ Found Survey Monument (As Noted)

1. THE FOLLOWING STANDARD MONUMENTS WILL BE SET:
- SEMI-PERMANENT MONUMENTS:
 - SET 1/2" IRON BAR WITH PLASTIC CAP MARKED "LS 218" IN CONCRETE AT ALL REAR LOT CORNERS AND CURBS ARE NOTCHED AT THE PROJECTION OF SIDE LOT LINES.
 - PERMANENT MONUMENTS:
 - SET 5/8" IRON BAR WITH ALUMINUM CAP MARKED "LS 218" IN CONCRETE AT PLAT BOUNDARY CORNERS.



DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

"BROOKWOOD FARMS, 5TH PLAT"

EASEMENTS
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, AND TO ALL PUBLIC UTILITY COMPANIES DULY INCORPORATED AND LICENSED TO DO BUSINESS IN JOHNSON COUNTY, KANSAS, TO ENTER UPON, LOCATE, CONSTRUCT, AND MAINTAIN, POLES, WIRES, ANCHORS, PIPES, CONDUITS, SEWERS, SURFACE DRAINAGE FACILITIES, ETC., UPON OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS UTILITY EASEMENT OR U/E, OR "DRAINAGE EASEMENT OR DE".

AN EASEMENT OR LICENSE TO LAY, CONSTRUCT, ALTER, REPAIR, REPLACE, AND OPERATE ONE OR MORE SEWER LINES AND ALL APPURTENANCES CONVENIENT FOR THE COLLECTION OF SANITARY SEWAGE, TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS, OVER AND THROUGH THOSE AREAS DESIGNATED AS "SANITARY SEWER EASEMENT" OR "S/E" ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF SPRING HILL, KANSAS AND THEIR ASSIGNS.

CONSENT TO LEVY:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE TRACT OF LAND HEREBY AGREES AND CONSENTS THAT THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AND THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PARTS THEREOF, FOR PUBLIC USE, FORM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENT, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND SO DEDICATED SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THIS LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

RIGHT OF WAY:
THE UNDERSIGNED PROPRIETOR(S) OF THE PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON SAID PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, AVENUES, AND ALLEYS, NOT HERETOFORE DEDICATED.

IN TESTIMONY WHEREOF:
UNDERSIGNED PROPRIETORS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS DAY OF _____, 20__.

CATCH INVESTMENTS, L.L.C.

LEONARD MARKS, MEMBER

NOTARY CERTIFICATION:
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEONARD MARKS, TO ME PERSONALLY KNOWN AND WHO BEING BY ME DULY SWORN BY ME DID SAY THAT HE IS A MEMBER OF CATCH INVESTMENTS, L.L.C., A KANSAS LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND AS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DATE LAST WRITTEN ABOVE.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TRACTS / COMMON AREAS

SAID TRACTS AND LOTS SHALL BE THE RESPONSIBILITY OF THE H.O.A. AND MAINTAINED BY THE H.O.A. THESE AREAS SHALL PROVIDE FOR UTILITIES, SIDEWALKS, RAILS AND COMMON SPACE FOR THE RESIDENTS.

Tract ID	Use
H	Community Use Open Space

LOT	AREA
TRACT H	299,384.28 SQ. FT
ROW	35,917.84 SQ. FT

APPROVED BY:

APPROVED BY THE GOVERNING BODY OF THE CITY OF SPRING HILL, KANSAS, THIS _____ DAY OF _____, 20__.

MAYOR: STEVEN M. ELLIS

CITY CLERK: GLENDA GERRYTH

APPROVED BY:

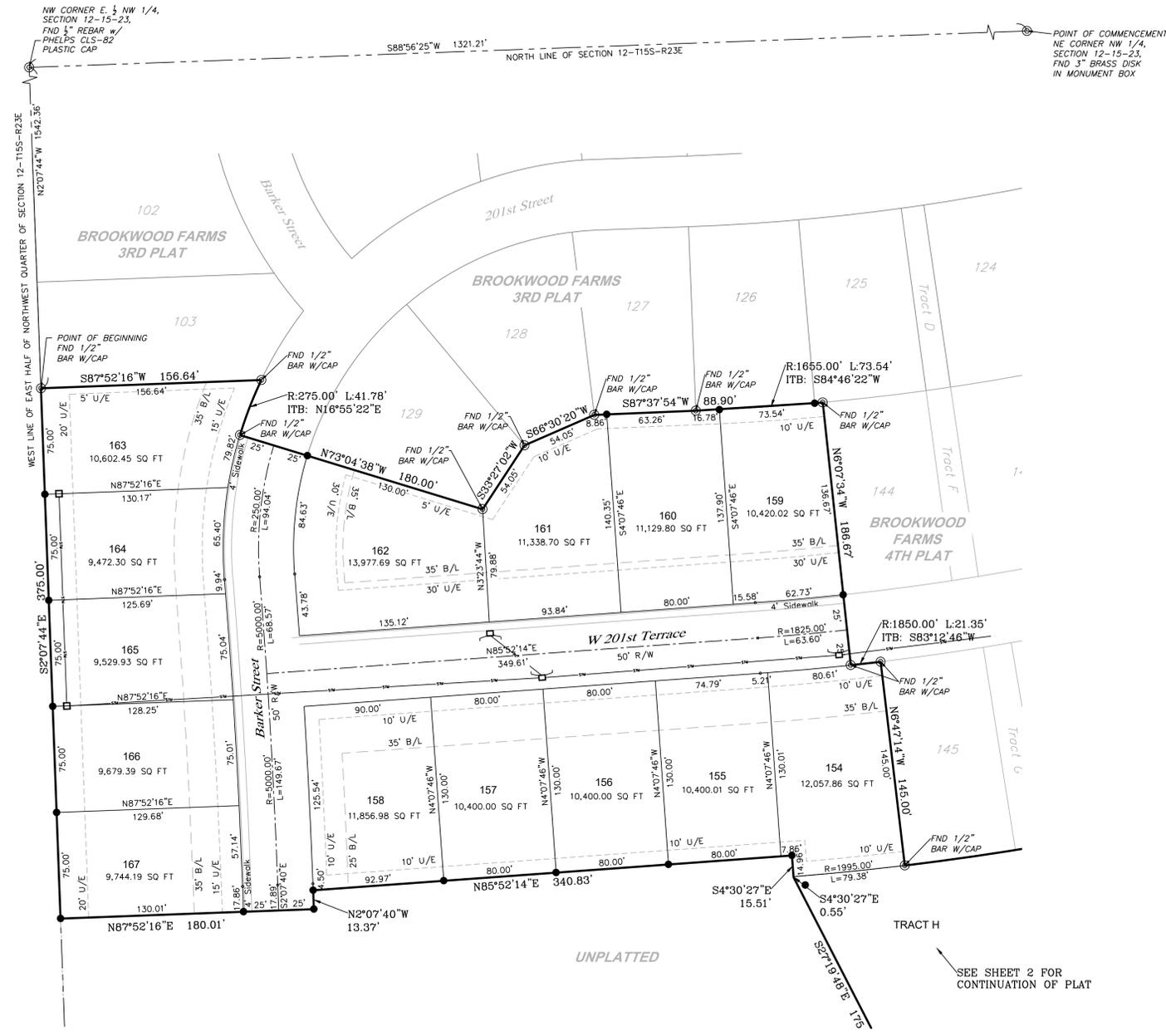
THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS, THIS _____ DAY OF _____, 20__.

CHAIRMAN: STEPHEN SLY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "KANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE KANSAS BOARD OF TECHNICAL PROFESSIONALS AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____
MATTHEW J. SCHLICHT, KSPLS 1586
ENGINEERING SOLUTIONS, L.L.C., KS CORP LS 218-D



REVISIONS	
DATE	

Brookwood Farms 5th Plat
Section 12, Township 15 South, Range 23 East
Spring Hill, Johnson County, Kansas

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1 of 2	12	15	23	Johnson	Brookwood 5th
DRAWN BY					DATE OF PREPARATION
M. Schlicht, PLS., PE					November 18, 2019

PROFESSIONAL SEAL

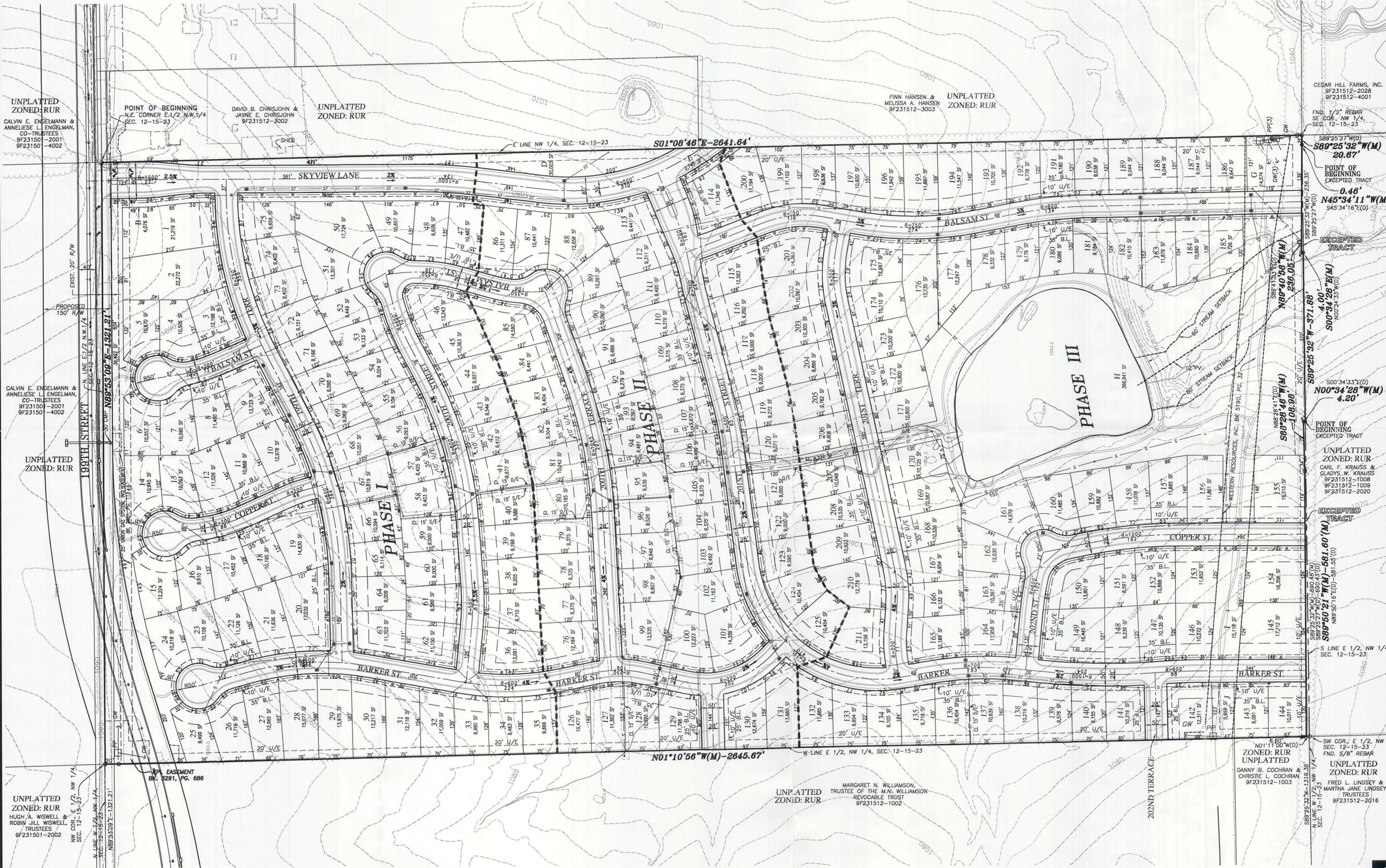
ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (616) 623-9888 F: (816) 623-9849

Final Plat

PRELIMINARY PLAT OF BILTMORE FARMS

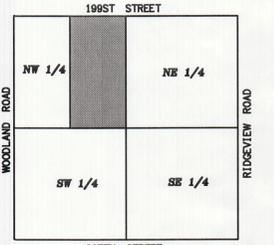
EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15, RANGE 23,
IN SPRING HILL TOWNSHIP, JOHNSON COUNTY, KANSAS

10/21/2005

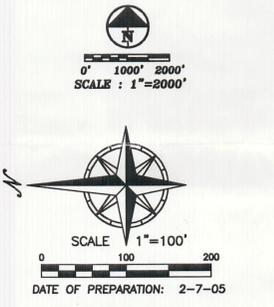


LEGAL DESCRIPTION:
THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 15, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN ROADS AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 12, T 15 S, R 23 E, JOHNSON COUNTY, KANSAS; THENCE S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 20.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG SAID SOUTH LINE, A DISTANCE OF 236.35 FEET; THENCE W 00° 34' 28" W (MEASURED) (W 00° 34' 33" W (DEED)) A DISTANCE OF 4.00 FEET; THENCE S 89° 40' 58" E (MEASURED) (S 89° 41' 03" E (MEASURED)) A DISTANCE OF 236.05 FEET; THENCE S 45° 34' 11" E (MEASURED) (S 45° 34' 16" E (DEED)) A DISTANCE OF 0.46 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 12, T 15 S, R 23 E, JOHNSON COUNTY, KANSAS; THENCE S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 628.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG SAID SOUTH LINE, A DISTANCE OF 690.48 FEET (MEASURED) (690.43 FEET (DEED)) TO THE SOUTHWEST CORNER OF THE E 1/2 OF SAID NW 1/4; THENCE N 01° 10' 56" W (MEASURED) (N 01° 11' 00" W (DEED)), ALONG THE WEST LINE OF SAID E 1/2, A DISTANCE OF 6.60 FEET; THENCE N 89° 50' 21" E (MEASURED) (N 89° 50' 16" E (DEED)) A DISTANCE OF 581.60 FEET (MEASURED) (581.55 FEET (DEED)); THENCE N 88° 28' 46" E (MEASURED) (N 88° 28' 41" E (DEED)) A DISTANCE OF 108.98 FEET; THENCE S 00° 34' 28" W (MEASURED) (S 00° 34' 33" W (DEED)) A DISTANCE OF 4.20 FEET TO THE TRUE POINT OF BEGINNING.

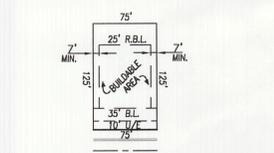
GROSS AREA = ±80.1398 ACRES
NET AREA = ±79.5332 ACRES



VICINITY MAP
SECTION 12-15-23



- LEGEND**
- DENOTES BAR TO BE SET
 - DENOTES BAR FOUND
 - DENOTES BUILDING LINE
 - - - DENOTES UTILITY EASEMENT
 - DENOTES EXISTING FENCE
 - DENOTES EXIST. TREE LINE
 - DENOTES PROPOSED STORM SEWER
 - DENOTES PROPOSED SAN. SEWER
 - DENOTES PROPOSED 4' SIDEWALK
 - DENOTES PROPOSED WATER



- UTILITY PROVIDERS**
- CEBRIDGE CONNECTIONS, 803 BAPTISTE DRIVE, (800) 999-8876
 - ATMOS ENERGY, 730 N. RIDGEVIEW ROAD, (913) 764-0531
 - JOHNSON COUNTY RURAL WATER DISTRICT NO. 7, 534 WEST MAIN, (913) 856-8876
 - KANSAS CITY POWER & LIGHT COMPANY, 8730 NIEMAN ROAD, (800) 223-0755
 - SPRINT, 435 EAST MAIN, (800) 788-3500
 - WESTAR ENERGY, 818 SOUTH KANSAS AVE, (913) 764-3500

UNPLATTED ZONED: RUR
CALVIN E. ENGELMANN & ANNELESE L. ENGELMAN, CO-TRUSTEES
9F231501-2001
9F231501-4002

UNPLATTED ZONED: RUR
CALVIN E. ENGELMANN & ANNELESE L. ENGELMAN, CO-TRUSTEES
9F231501-2001
9F231501-4002

UNPLATTED ZONED: RUR
HUGH A. WISWELL & ROBIN JILL WISWELL, TRUSTEES
9F231501-2002

PROJECT NOTES:
1. TRACTS A, B, C, D, E, F, G, H, I AND J, ARE TO BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.
2. TRACTS A, B, C, E, F, G, H, I AND J ARE TO BE DESIGNATED FOR REQUIRED MIN. 4% OPEN SPACE OF THE GROSS AREA. PLAN SHOWS A TOTAL OF 10.87 ACRES, WHICH EQUALS 14% OPEN SPACE TOTAL.

PEI#050091 - 10-21-05

FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR UNINCORPORATED AREAS JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200159, PANEL NO. 0320 F AND DATED JUNE 17, 2002.

BUILDING SETBACKS:
FRONT BUILDING LINE: 35' BUILDING SETBACK
SIDE BUILDING LINE: 7' MIN. SIDE YARD SETBACK
REAR BUILDING LINE: 25' REAR YARD SETBACK

PHASING SCHEDULE:

PHASE	STARTING	HOME CONST. STARTS	# OF LOTS
1	2006	2006	76
2	2008	2009	56
3	2010	2011	81

CONTRACT OWNER:
CATCH INVESTMENTS
ATT: LEONARD MARKS
1147 W. DENNIS AVENUE
OLATHE, KS 66061
(913) 681-3620
(913) 681-5135 FAX

ENGINEER/APPLICANT:
PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

SITE DATA TABLE:

DESCRIPTION	AMOUNT
GROSS AREA	80.14 AC.
PRESENT ZONING	RUR
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	211
PROPOSED LAND USE	SINGLE FAMILY
DENSITY	2.63 LOTS PER ACRE

Preliminary Plat

10/21/05

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PEI
BANKLAND MAINTAINED BY HOA

NOTED IN STAFF REPORT

BILTMORE FARMS

**SPRING HILL PLANNING COMMISSION
SITE PLAN STAFF REPORT**

Case #: SP-000009-2019 **Meeting Date:** January 6, 2020

Description: Site Plan- Store What? LLC

Location: 185th Terrace and Webster Street

Applicant: Store What? LLC – Bob Cummins

Owner: Store What? LLC – Bob Cummins

Engineer: Phelps Engineering, Inc. – Doug Ubben

Current Zoning: M-1

Site Area: 3. Acres **Number of Lot(s):** 1

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	M-1	Vacant	Industrial
North:	RUR	Res. and vacant	Commercial/Industrial
South:	M-1	Vacant	Industrial
East:	M-1	Railroad Vacant	BNSF R-O-W
West:	M-1	Vacant	Industrial

Proposed Use: Industrial – RV and automotive repair

BACKGROUND: An application has been received for the approval of a site development plan of a 3 acre. platted lot located at 185th Terrace and Webster Street. The project consists of a 7,500 sq. ft. building, two access points, 44,000 sq. ft.+/- of gravel outside storage area, 23,500 sq. ft. +/- of new hard surface with 30 parking stalls (2 are H/C), fencing, lighting, and landscaping. The property is currently zoned M-1 (General Industrial District) and was platted in December 2019. With the completion of the platting, the applicator is ready to develop the site.

STAFF REVIEW:

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

- All lot lines and rights-of-way are identified
- All proposed structures with applicable data are identified until building permit stage.
- All parking and traffic areas have been identified and the type of surface and base course identified
- Utilities are available, identified, and in compliance with regulations
- Exterior lighting on the proposed structure will be reviewed with the building permit application. Manufacturer information on the fixtures will be reviewed by staff.
- Consultants, utility providers and city staff have reviewed the site plan and provide comments. These comments and recommendations have been and will be implemented into the site plan as applicable.
- Chain Link 6 feet fencing is shown around the back storage.
- Sidewalk is required along Webster Street and 185th Terrace.

STANDARDS OF REVIEW

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code*

The proposed use follows the Spring Hill Zoning Code.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*

The site follows the Spring Hill Subdivision Regulations. The proposed use of construction sales and service is consistent with the M-1 zoning regulations.
3. *The extent to which the development would be compatible with the surrounding area.*

The property is zoned M-1 and the proposed use is listed in the zoning district.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*

The property use is shown industrial use on the Future Land Use Plan. The proposed site plan and use meets the M-1 requirements when staff and consultants' comments are implemented.

5. *The extent to which the proposal conforms to customary engineering standards used in the City.*

The overall project has been designed by recognized and licensed architects and engineers. Additional data and details need to be provided to the City Engineer delineating the pavement, erosion control, closure report on legal description, existing R/W's, and storm sewer plans. It is typical these types of items are completed after the sub-division or site plan is approved.

6. *The extent to which the location of streets, paths, walkways, and driveways are located to enhance safety and minimize any adverse traffic impact on the surrounding area.*

As indicated in previous comments, there will need to be a sidewalk shown on the site plan and constructed along Webster Street and 185th Terrace.

PROOF OF ADEQUATE FACILITIES:

Adequate facilities are available to the site as follows:

- Sanitary sewer main is available on site
- Water to be supplied by WaterOne.
- Entrance to property will be via Webster Street and 185th Terrace. Both streets are designed to accommodate truck traffic.
- Other utilities are available to the site with coordination with the providers

ADDITIONAL REVIEW CRITERIA:

1. Site plan indicates 30 parking stalls 2 are accessible. The code requires 15 stalls and 1 accessible.
2. Park fee in the amount of \$13,068.00 will be due at time of issuing the building permit. Ord. 2005-44
3. No building elevations are provided as of this time. All areas of the building visible from Webster Street and 185th Terrace must have, at a minimum, brick, stone or stucco wainscot a minimum of 4 feet in height the entire length of building.
4. The dumpster area needs to be identified with screening not just chain link fencing.
5. Monument sign is shown with sizes on the site plan.

Planning Commission Review and Action: Upon review of the site plan application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of

such action

RECOMMENDATION:

It is the recommendation of staff that the Planning Commission recommend approval of site plan SP-000009-2019, for the Store What? LLC – Bob Cummins, RV, and automotive repair facility to the Governing Body.

Suggested Motion: Motion to recommend approval of site plan application SP-000009-2019, Store What? LLC – Bob Cummins, RV, and automotive repair facility, as presented by staff.

Attachments: Site Development Plan

\PHILIPS-SERVER\Projects\190964\Drawings\Site Plans\SITE.dwg Layout:1 Nov 18, 2019 - 2:09pm Mark Reasoner

SITE PLAN NOTES:

- All construction materials and procedures on this project shall conform to the latest revision of the following governing requirements, incorporated herein by reference:
 A) City ordinances & O.S.H.A. Regulations.
 B) The City of Spring Hill Technical Specifications and Municipal Code.
- The contractor shall have one (1) signed copy of the plans (approved by the City) and one (1) copy of the appropriate Design and Construction Standards and Specifications at the job site at all times.
- The contractor will be responsible for securing all permits, bonds and insurance required by the contract documents, City of Spring Hill, Kansas, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by these construction documents. The cost for all permits, bonds and insurance shall be the contractor's responsibility and shall be included in the bid for the work.
- The contractor is responsible for coordination of his and his sub-contractor's work. The contractor shall assume all responsibility for protecting and maintaining his work during the construction period and between the various trades/sub-contractors constructing the work.
- The demolition and removal (or relocation) of existing pavement, curbs, structures, utilities, and all other features necessary to construct the proposed improvements, shall be performed by the contractor. All waste material removed during construction shall be disposed off the project site. The contractor shall be responsible for all permits for hauling and disposing of waste material. The disposal of waste material shall be in accordance with all local, state and federal regulations.
- Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, sanitary sewer services, signs, traffic signals & poles, etc. as required. All work shall be in accordance with governing authorities specifications and shall be approved by such. All cost shall be included in base bid.
- All existing utilities indicated on the drawings are according to the best information available to the Engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All underground utilities shall be protected at the contractor's expense. All utilities, shown and unshown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- The contractor will be responsible for all damage to existing utilities, pavement, fences, structures and other features not designated for removal. The contractor shall repair all damages at his expense.
- The contractor shall verify the flow lines of all existing storm or sanitary sewer connections and utility crossings prior to the start of construction. Notify the engineer of any discrepancies.
- SAFETY NOTICE TO CONTRACTOR:** In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures, in, on or near the construction site.
- Refer to the building plans for site lighting electrical requirements, including conduits, pole bases, pull boxes, etc.

SITE DIMENSION NOTES:

- BUILDING TIES SHOWN ARE TO THE OUTSIDE FACE OF PROPOSED WALLS. THE SUBCONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR SPECIFIC DIMENSIONS AND LAYOUT INFORMATION FOR THE BUILDINGS.
- ALL DIMENSIONS SHOWN FOR THE PARKING LOT AND CURBS ARE MEASURED FORM BACK OF CURB TO BACK OF CURB.

PAVEMENT MARKING AND SIGNAGE NOTES:

- PARKING STALL MARKING STRIPES SHALL BE FOUR INCH (4") WIDE WHITE STRIPES. DIRECTIONAL ARROW AND HANDICAP STALL MARKINGS SHALL BE FURNISHED AT LOCATIONS SHOWN ON PLANS.
- HANDICAP PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO ALL FEDERAL (AMERICANS WITH DISABILITIES ACT) AND STATE LAWS AND REGULATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- STOP SIGNS SHALL BE PROVIDED AT ALL LOCATIONS AS SHOWN ON PLANS AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". SIGNS SHALL BE 18" X 12", 18 GAUGE STEEL AND SHALL BE ENGINEER GRADE REFLECTIVE.
- TRAFFIC CONTROL AND PAVEMENT MARKINGS SHALL BE PAINTED WITH A WHITE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-2912 OR APPROVED EQUAL. THE PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. APPLY ON A CLEAN, DRY SURFACE AND AT A SURFACE TEMPERATURE OF NOT LESS THAN 70° AND THE AMBIENT AIR TEMPERATURE SHALL NOT BE LESS THAN 60° AND RISING. TWO COATS SHALL BE APPLIED.

LEGAL DESCRIPTION:

LOT 1 OF CUMMINS PROPERTY, SECOND PLAT

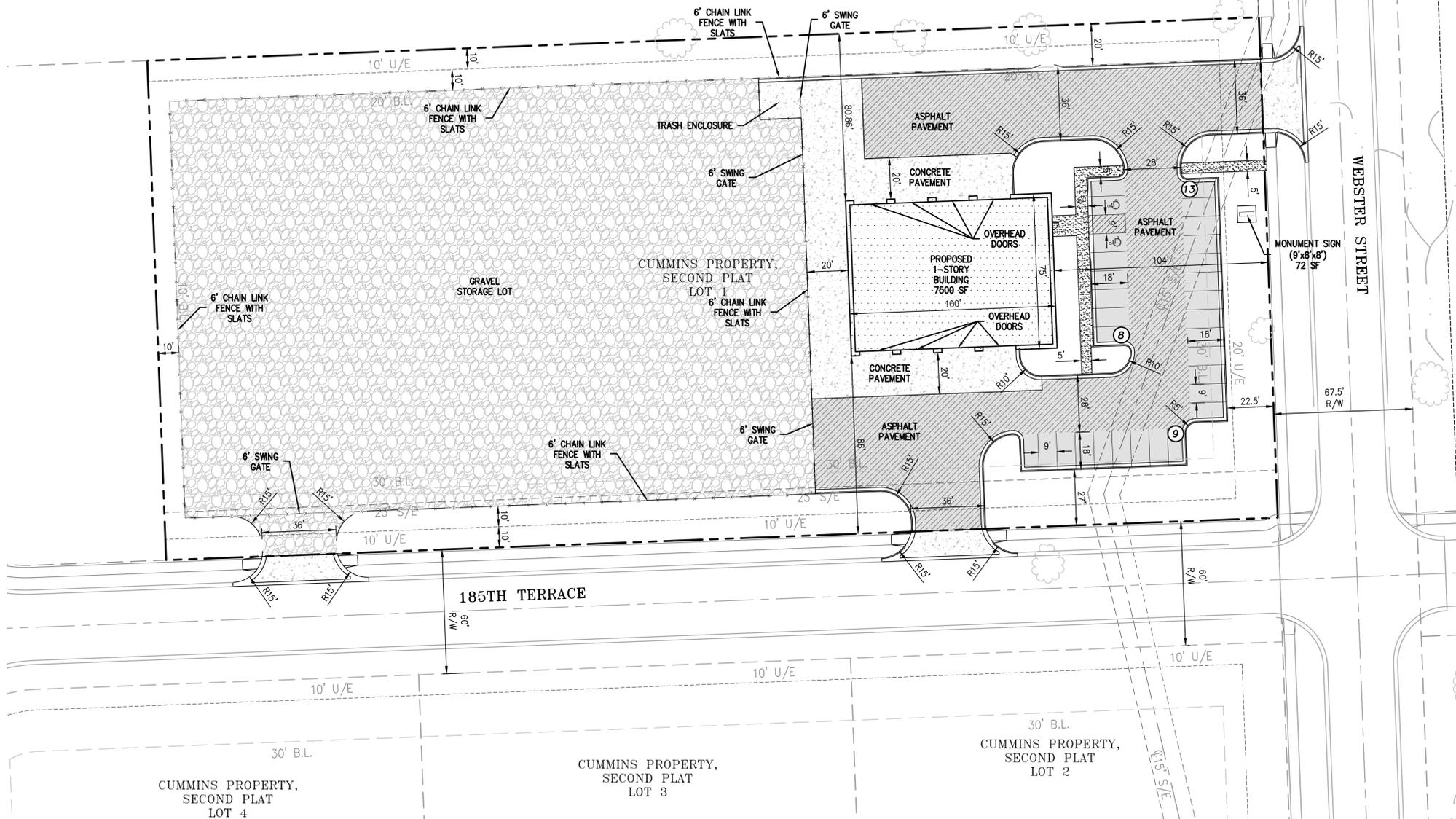
GROSS AREA = ±3.0000 ACRES / ±130,680 SQ.FT.

PREPARED AND SUBMITTED BY:

PHILIPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHE, KANSAS 66061

OWNER:

STORE WHAT?, LLC
 BOB CUMMINS
 650 NORTH LINCOLN
 SPRING HILL, KANSAS 66083
 (913) 961-1154
 BOB@RLCMANAGEMENT.COM

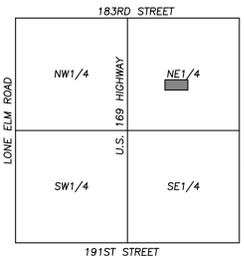


BENCHMARK:

- FLOWLINE OUT EXISTING SANITARY SEWER MH D-15. SPRING HILL STORAGE PROJECT, PUBLIC SANITARY SEWER PLANS, 183RD STREET AND U.S. HIGHWAY 169, SPRING HILL, KANSAS. ELEVATION = 1052.43

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SPRING HILL, COMMUNITY NO. 200178, JOHNSON COUNTY, KANSAS, PANEL NO. 20091C0123 G, AND DATED AUGUST 3, 2009.



UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

SITE DATA

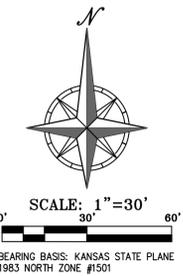
LOT 1	130680 S.F. / 3.0 AC.
ZONING EXISTING	M-1
PROPOSED BUILDING (1-STORY)	7,500 S.F.

PARKING DATA

PROPOSED PARKING		
STANDARD STALLS (9'-0" X 18'-0")	28	
ACCESSIBLE STALLS	2	
TOTAL STALLS	30	
REQUIRED PARKING	1 PER 500 SF	15
REQUIRED ACCESSIBLE STALLS		26-50
TOTAL STALLS		2

LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- LANDSCAPE SETBACK LINE
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GRAVEL STORAGE
- FENCE - 6' CHAIN LINK WITH SLATS
- PARKING SPACES



PHILIPS ENGINEERING, INC.
 1270 N. WINCHESTER
 OLATHE, KANSAS 66061
 (913) 961-1154
 FAX (913) 961-1165
 WWW.PHILIPSENGINEERING.COM

PLANNING
 ENGINEERING
 IMPLEMENTATION

SITE PLAN
 CUMMINS PROPERTY, SECOND PLAT, LOT 1
 SPRING HILL, JOHNSON COUNTY, KANSAS
 SITE DEVELOPMENT PLANS

PROJECT NO.	DATE	BY	APP.	REVISIONS
190964	11/18/19	MRR		
		ALN		
		ALN		
		LS-82		
		E-391		
		200701028		
		200705028		

SHEET
C01