PLANNING COMMISSION SPECIAL MEETING AGENDA

THURSDAY AUGUST 20, 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: June 4, 2020**

2. **Approval of Minutes: July 10, 2020 (Canceled – no quorum)**

3. **Approval of Minutes: August 6, 2020 (Canceled – no quorum)**

4. **Site Plan (SP-000005-2020) – Boulder Springs III Pool**

   Address/Vicinity: 196th and Emerald St.
   Applicant: Day 3 Development – Travis Schram
   Purpose: Community Pool

5. **Final Plat (PLAT-000020-2020) – Woodland Crossing, 1st**

   Address/Vicinity: Woodland Road & 199th Street
   Applicant: Phelps Engineering, Inc. – Tim Tucker
   Purpose: Residential Lots

6. **Final Plat (PLAT-000025-2020) – Bear Creek II**

   Address/Vicinity: Jefferson Street & Johnson Street
   Applicant: Payne & Brockway, P.A. – Todd Allenbrand
   Purpose: Residential Lots

7. **Public Hearing for Rezoning Application (Z-000024-2020)/Preliminary Development Plan (PLAT-000023-2020)**

   Address/Vicinity: 20110 Webster St.
   Applicant/Owner: Prairie Star Development – Greg Prieb II
   Engineer: Phelps Engineering – Doug Ubben, Jr.
   Purpose: rezoning (RUR to C-2)/Commercial Development

8. **Capital Improvement Program (CIP) Review for 2021-2025**

DISCUSSION

REPORTS

9. **The following item(s) related to Community Development were approved at the June 11, 2020 City Council meeting:**

   - Consumer Fireworks Retail Sales Permits Approved:
     - FS-000249-2020, Tim Durkin

10. **The following item(s) related to Community Development were approved at the June 25, 2020 City Council meeting:**

    - Site Plan – Peach State Roofing

11. **The following item(s) related to Community Development were approved at the July 9, 2020 City Council meeting:**

    - No agenda items

12. **The following item(s) related to Community Development were approved at the July 23, 2020 City Council meeting:**

    - No Agenda Items

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).

AGENDA ITEM NO. 1

Temporary changes due to COVID-19. — Attendance at meetings was limited to 10 individuals including Commissioners and staff. Public comments, for agenda items only, must be submitted in writing by noon on the day of the meeting to planning@springhillks.gov. There were no comments received. Public access to the meeting was available via phone or by a link that was provided at the City of Spring Hill website www.springhillks.gov.

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
June 4, 2020

A Regular Session of the Planning Commission was held by way of Zoom under the temporary meeting protocol on June 4, 2020. The meeting convened at 7:06 p.m. with Chairman Stephen Sly presiding, and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Cindy Squire
Mary Dobson
Troy Mitchell
Janell Pollom – logged in at 7:22
Roger Welsh, II
Josh Erhart

Commissioners absent: Mike Denny

Staff in attendance: Patrick Burton, Director of Community Development
Amy Long, Planning Secretary
Antwone Smoot, I.T.

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. Erhart seconded by Mr. Welsh to approve the agenda with deletion of Agenda Item No. 10.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Squire-Aye; Erhart-Aye
Motion carried 6-0-0

CITIZEN PARTICIPATION

Under Temporary Meeting Protocol, only participation is with items on the Agenda.

FORMAL COMMISSION ACTION

1. Approval of Minutes from the March 5, 2020 Regular Meeting – No meeting held in April

Motion by Ms. Squire seconded by Mr. Erhart to approve the minutes as presented.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Squire-Aye; Erhart-Abstain
Motion carried 5-0-1

2. Approval of Minutes from the May 7, 2020 Regular Meeting

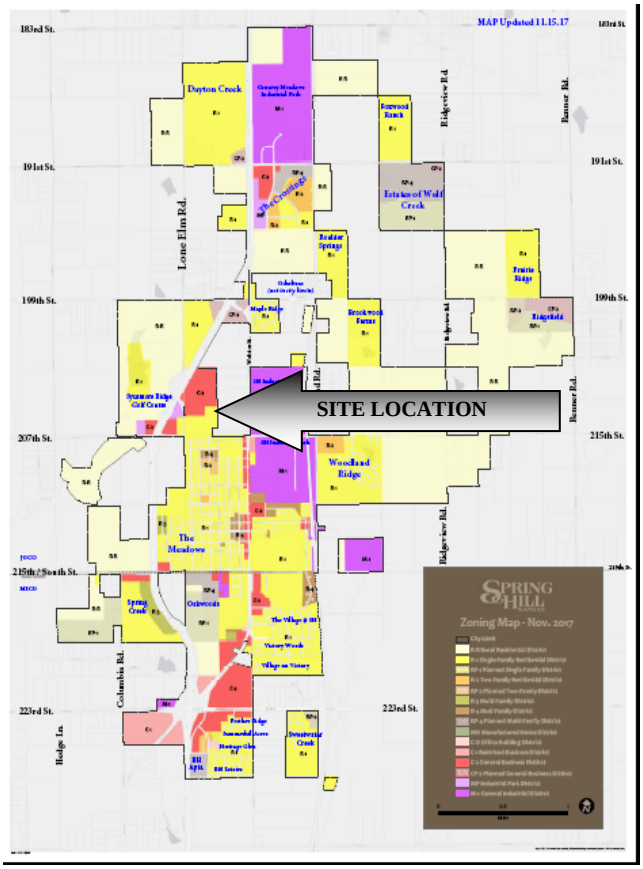
Motion by Ms. Squire seconded by Ms. Dobson to approve the minutes as presented.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Squire-Aye; Erhart-Abstain
Motion carried 5-0-1

3. Lot Split (L-000019-2020) – Samuel Abbott

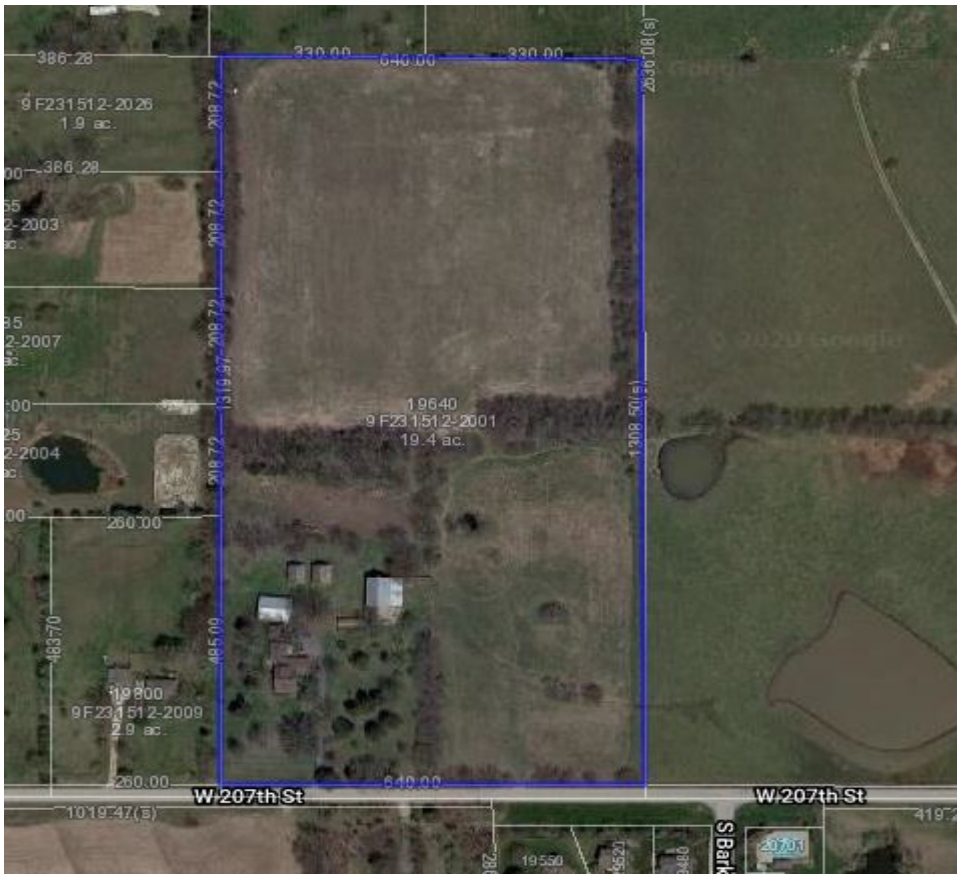
Beginning of Staff Report

SPRING HILL PLANNING COMMISSION
LOT SPLIT STAFF REPORT

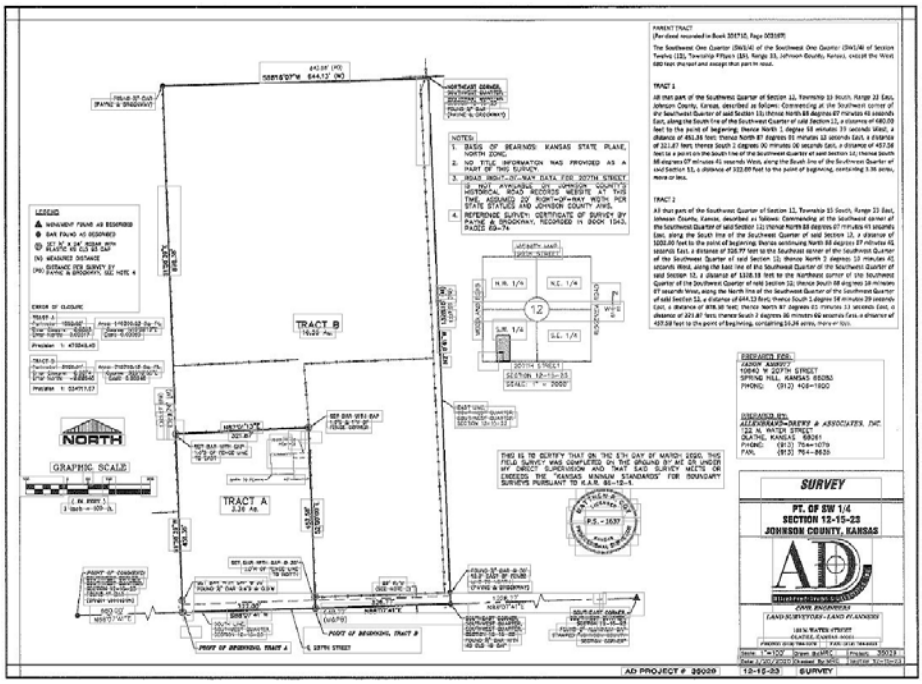
Case #:	L-000019-2020	**Meeting Date:**	June 4, 2020
Description:	Lot Split		
Location:	19640 W. 207th St.		
Applicant:	Samuel Abbott		
Engineer:	Allenbrand-Drews Engineering		
Site Area:	North side of 207th Street		
Total Lot Area:		**Proposed Number of Lots:**	
Current Zoning: R-R (Rural Residential)		**Proposed Use:** Residential	
Related Applications:	Annexation Ord. 2020-02		

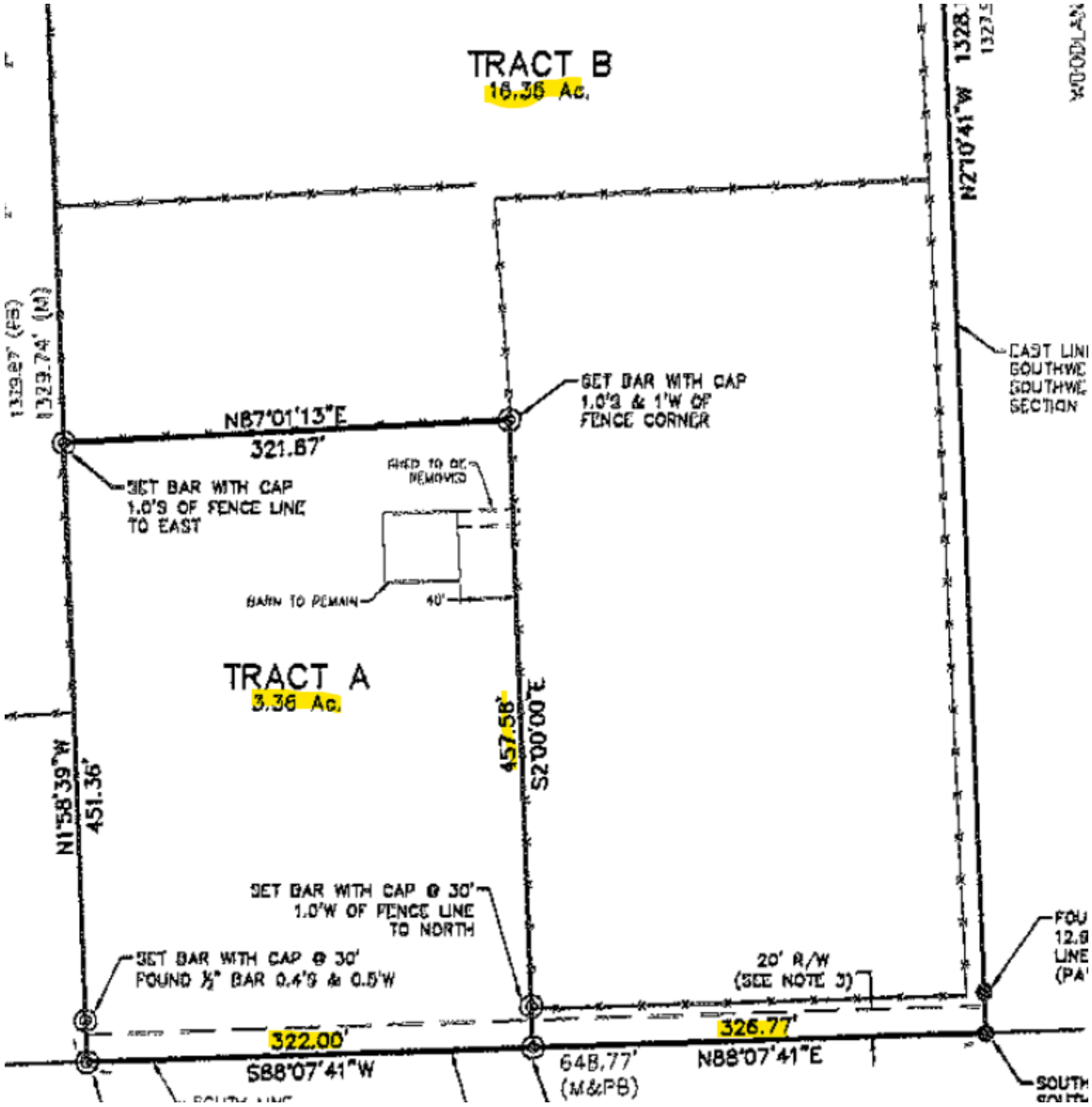


AERIAL



SURVEY


TRACT B
TRACT A
NORTH
GRAPHIC SCALE
SURVEY
PT. OF SW 1/4
SECTION 12-15-23
JOHNSON COUNTY, KANSAS
AD PROJECT # 39020
12-15-23
SURVEY



BACKGROUND:

The owners and applicant, L-000019-2020 Samuel Abbott., have requested 19.22 acre parcels be split into two tracts and adding a private street to correct a land locked parcel. The property is currently zoned R-R and sewer can be extended from Woodland Ridge Subdivision by crossing 207th Street at Emerald Street. There is a house and accessory structure located on proposed tract A. Water and sewer are available to all tracts.

STAFF COMMENT:

The owners and applicants are requesting a lot split to create two tracts referred to as Tract A and B. Tract "A" is proposed to contain 3.36 acres and lot "B" 16.35 acres. Both proposed lots will remain R-R zoning in use after the split. It is staff's understanding that there will be single-family structures built on the lot B in the future. Both lot meet the R-R zoning standards of 2 acre minimum and 250 ft of frontage and 300 ft lot depth (as seen above).

Staff finds the lot split to follow the intent of the established guidelines of Section 17.374 and Section 17.308 (R-R), of the Spring Hill Subdivision Regulations.

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

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

STAFF RECOMMENDATION:
Staff recommends approval of the lot split application L-000019-2020, Samuel Abbott.

Attachments: Survey

End of Staff Report

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

Motion by Mr. Welsh seconded by Mr. Mitchell to approve the lot split (L-000019-2020) for Samuel Abbott as presented.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Aye
Motion carried 7-0-0

4. Preliminary Plat (PLAT-000015-2020) – Spring Hill Middle School #3

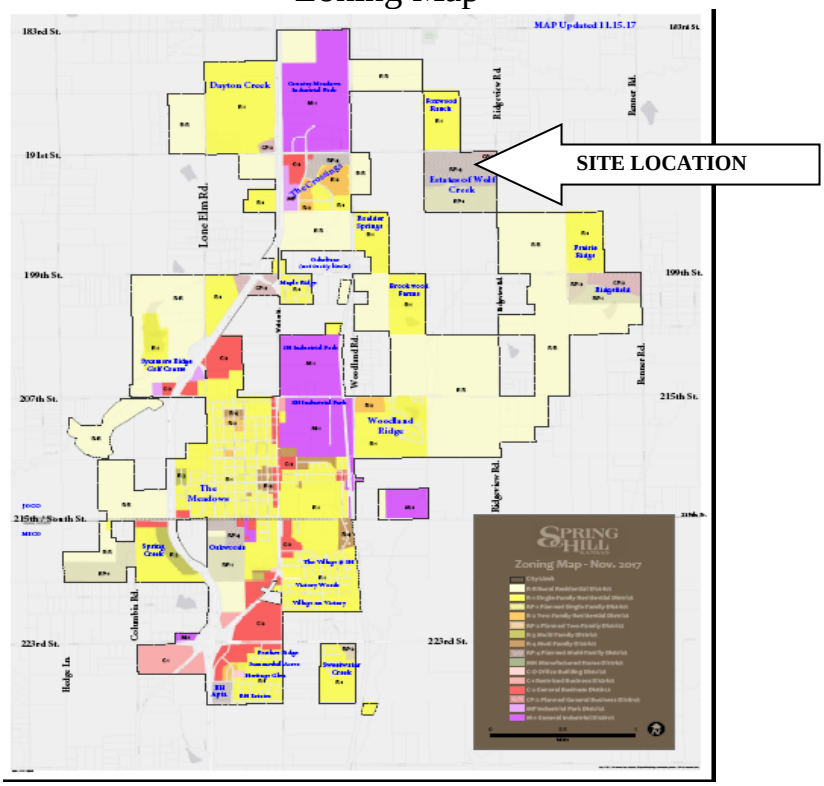
Beginning of Staff Report

SPRING HILL PLANNING COMMISSION
PRELIMINARY PLAT STAFF REPORT

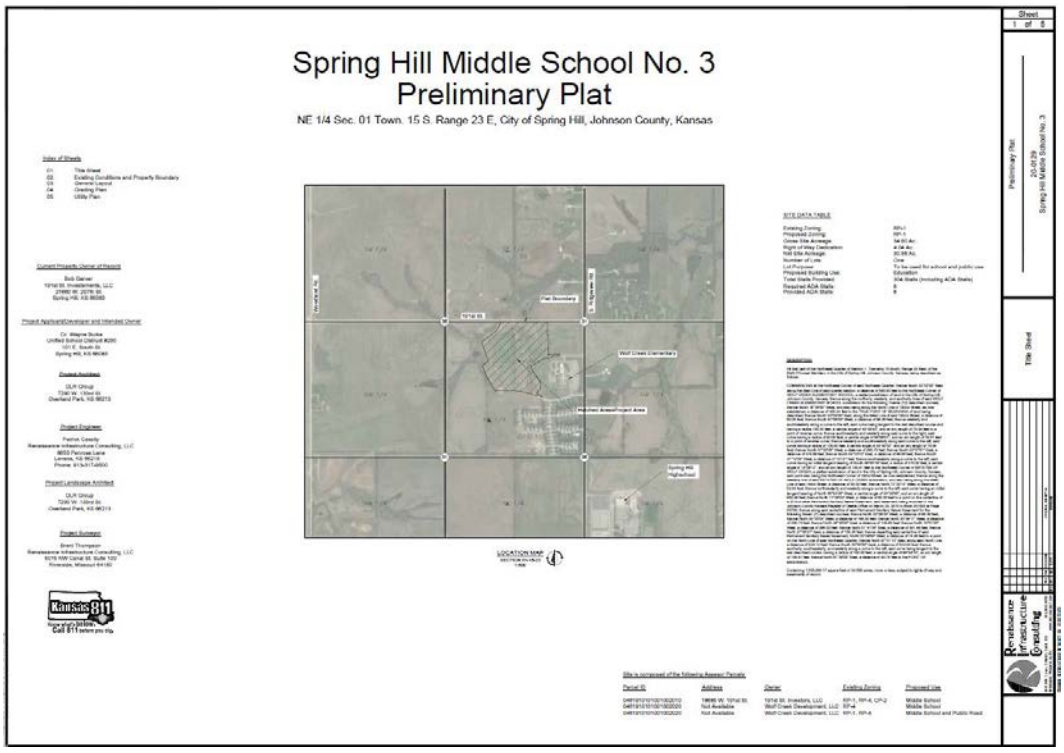
Case #:	**PLAT-000015-2020**	**Meeting Date:**	June 04, 2020
Description:	Proposed Preliminary Plat		
Location:	18685 W. 191st Street		
Applicant:	RIC – Chip Corcoran	**Owner:**	USD#230
Engineer:	RIC – Chip Corcoran		
Current Zoning:	"RP-4"	**Proposed Zoning:**	N/A
Site Area:	34.60 +/- acres	**Number of Lots:**	1

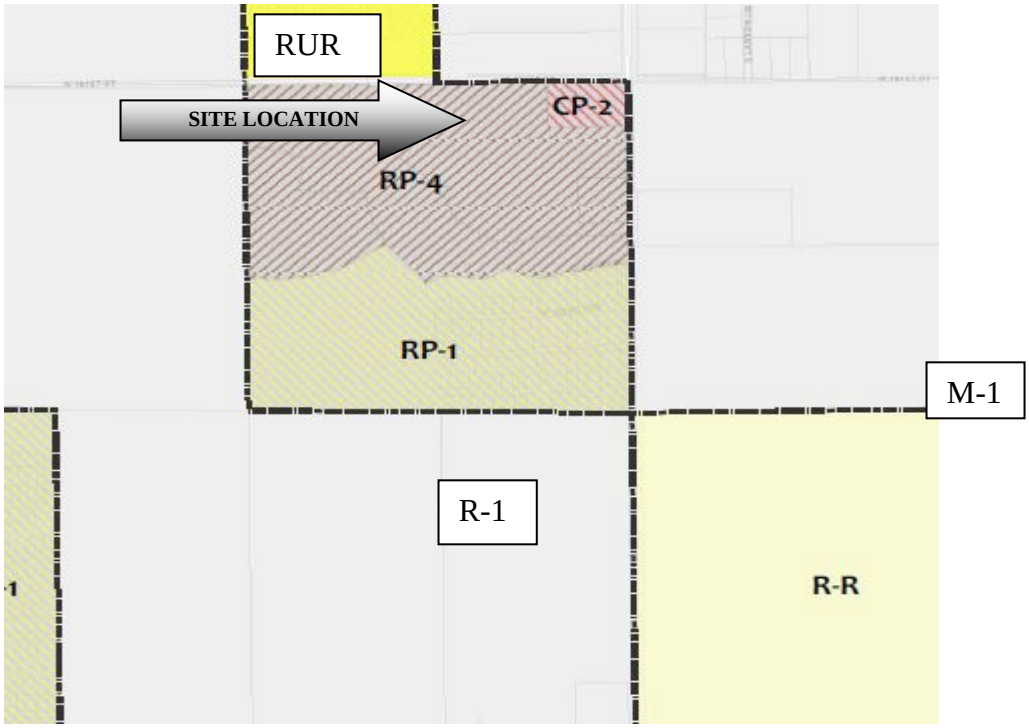
	Current Zoning	Existing Land Use	Future Land Use Map
Site:	RP-4	Agricultural	Planned Multi-Family
North:	R-R	Agricultural	Institutional
South:	RP-1	Residential	Mixed-Use Residential
East:	CP-2	Planned General Business	Planned General Business
West:	RP-4	Agricultural	Planned Multi-Family

Zoning Map



Preliminary plat




RUR
SITE LOCATION
CP-2
RP-4
RP-1
M-1
R-1
R-R

Aerial

191st St
191st St
S Ridgeview Rd
SITE LOCATION
Wolf Creek
Elementary School
Temporarily closed
193rd St
W 193rd Terrace
New Castle
W 194th St
W 194th St
W 194th St

Existing Preliminary Plat of Estates of Wolf Creek

Background:

AN APPLICATION HAS BEEN RECEIVED FOR THE PRELIMINARY PLAT ON A 34.60 ACRE TRACT LOCATED APPROXIMATELY 629 FEET WEST OF THE 191ST ST. & RIDGEVIEW RD CENTER INTERSECTION. THE PROPERTY IS CURRENTLY ZONE RP-4 (PLANNED MULTI -FAMILY DISTRICT). THIS PRELIMINARY PLAT IS A MAJOR CHANGE IN THE NEXT PHASE OF DEVELOPMENT FOR THE ESTATES OF WOLF CREEK SUBDIVISION .

ADDITIONAL REVIEW COMMENTS:
Staff distributed the preliminary plat application to various consultants and City staff for comment. The review comments from the government agencies, consultants and utility providers have been implemented as applicable on the new Preliminary Plat. The applicant and their engineer will have addressed all of the provided comments by Final Plat approval.

Preliminary Plat:

The existing plat shows 442 +/- multi-family residential units. The new Preliminary Plat will not have any multi-family. A copy of the proposed preliminary plat and landscape plan is included with this staff report.

The utility easements are shown with dimensions meeting the minimum easement requirements for the City. Additional easements will be required and addressed during the infrastructure construction design process. The right-of-way and utility easements are shown with dimensions meeting the minimum requirements for the City and affected utility providers. Additional easement requirements will be reviewed and maybe required on the Final Plats.

The City will provide sanitary sewers and Johnson County WaterOne will provide water.

Additional Staff Comment:

1. Staff has coordinated plan reviews with internal utility, street, and community development staff. Staff has also received comments back from our On-Call City Engineer firm for the engineers to address. All comments and revised plans will be addressed prior to filling the Final Plat.

Recommendation:
Staff recommends

Recommend Approval PLAT-000015-2020 Spring Hill Middle School #3 Preliminary Plat subject to:

1) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plat.

2) 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.

3) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Plat.

4) A master landscape plan for areas of common open space tracts, and a landscape buffer for residential areas.

5) A street tree plan for all local and collector streets will need to be submitted with the final plat(s) addressing the following, unless more restrictive city requirements are in effect at the time of installation:

   - Street tree species approved by the City.
   - An average spacing of forty (40) linear feet between trees, with a minimum planting size of two and one-half (2 ½) inch caliper to three (3) inch caliper as measured six (6) inches above ground.
   - The location of such trees must be coordinated so the trees at maturity are an adequate distance away from storm sewer inlets, street lights, fire hydrants, and sight-distance triangles at the street intersection.
   - All trees must be guaranteed for a period of no less than two years.

ALTERNATIVE ACTION: Alternatives for action by Planning Commission include:

- *Approval of application*, or
- *Denial of application*, or
- *Continuance* of item to future meeting identifying specific issues to be reviewed by staff and/or the applicant.

RECOMMENDATION: Staff recommends approval of PLAT-000015-2020 and allow applicant to proceed with Final Plat (with noted changes, if any).

Suggested Motion: Motion to recommend approval of the preliminary plat application PLAT-000015-2020 as presented by staff.

Attachments: preliminary plat

End of Staff Report

Mr. Erhart recused himself from this agenda item.

Mr. Mitchell disclosed his wife is a member of the school board, but it will not interfere with his ability to make a decision.

Mr. Sly disclosed his wife works for the school district, but it will not affect in any way his decision with voting.

Ms. Pollom disclosed she works for the school district and does not believe it will affect how she votes.

Ms. Squire disclosed she works for the school district and does not believe it will affect how she votes.

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

Mr. Welsh put on record that he does not believe the infrastructure will increase, or the roads will get any better. If they do, it will not be within the next couple of years. He does not believe there are plans or anyone will do anything.

Ms. Pollom read the traffic study and questioned how many more "new" trips it would take to tip it over where a traffic study would recommend improvements.

Motion by Mr. Welsh seconded by Ms. Squire to approve the Preliminary Plat (PLAT-000015 -2020) for Spring Hill Middle School #3 as presented by staff.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Abstain
Motion carried 6-0-1

5. Final Plat (PLAT-00016-2020) – Spring Hill Middle School #3

Beginning of Staff Report

SPRING HILL PLANNING COMMISSION
FINAL PLAT STAFF REPORT

Case #: PLAT-000016-2020 **Meeting Date:** June 04, 2020

Description: Proposed Final Plat – Spring Hill Middle School #3

Location: 18685 W. 191st St.

Applicant: RIC – Chip Corcoran **Owner:** USD#230

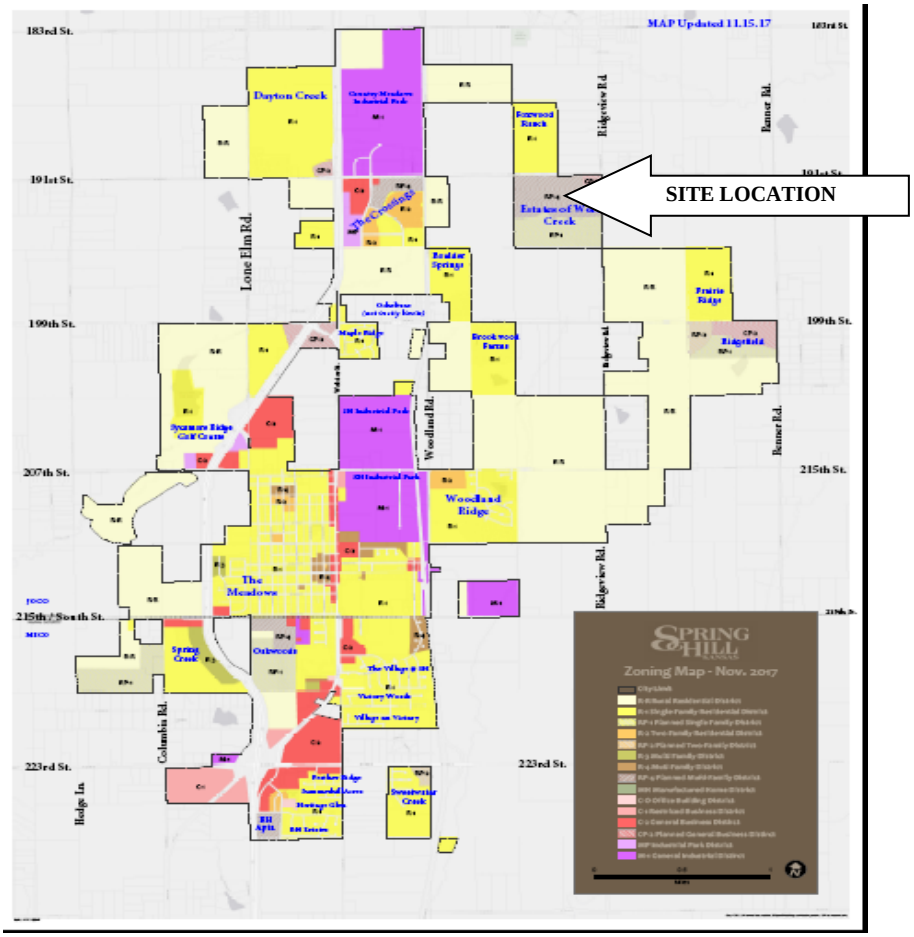
Engineer: RIC – Chip Corcoran

Site Area: 34.60 acres / RP- 4

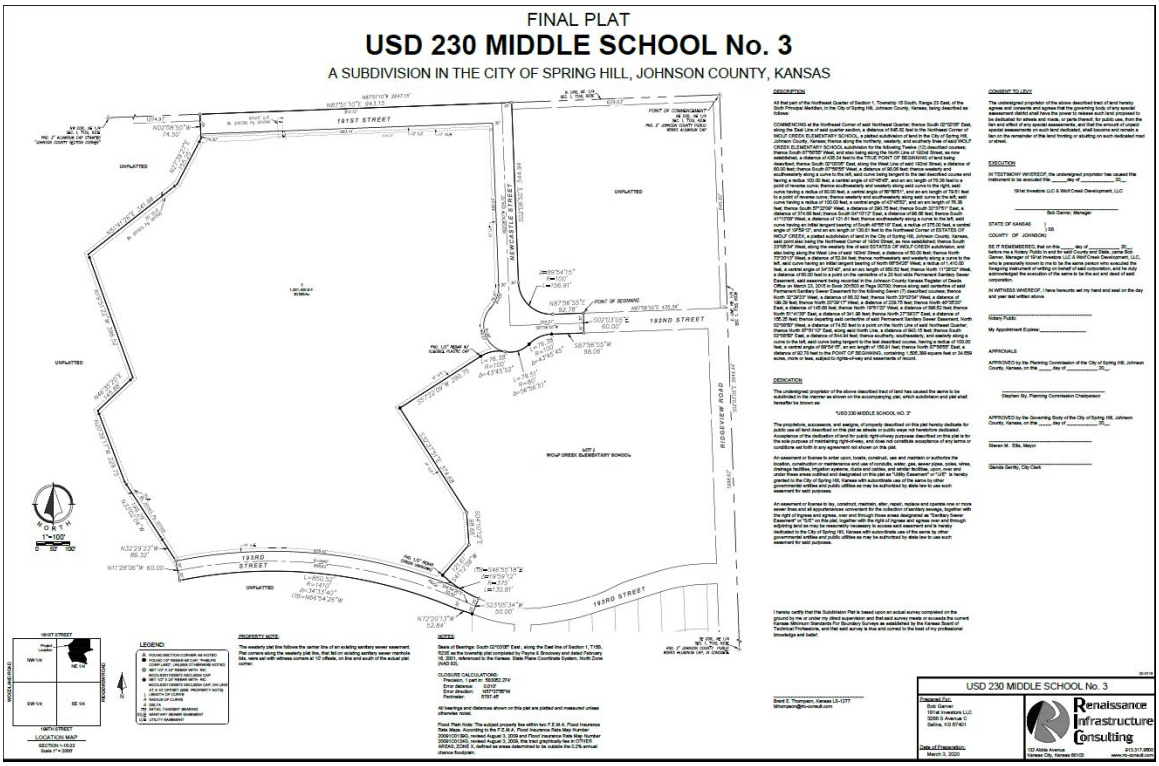
Minimum Lot Area: 34.60 +/- acres **Number** 1

of Lots:

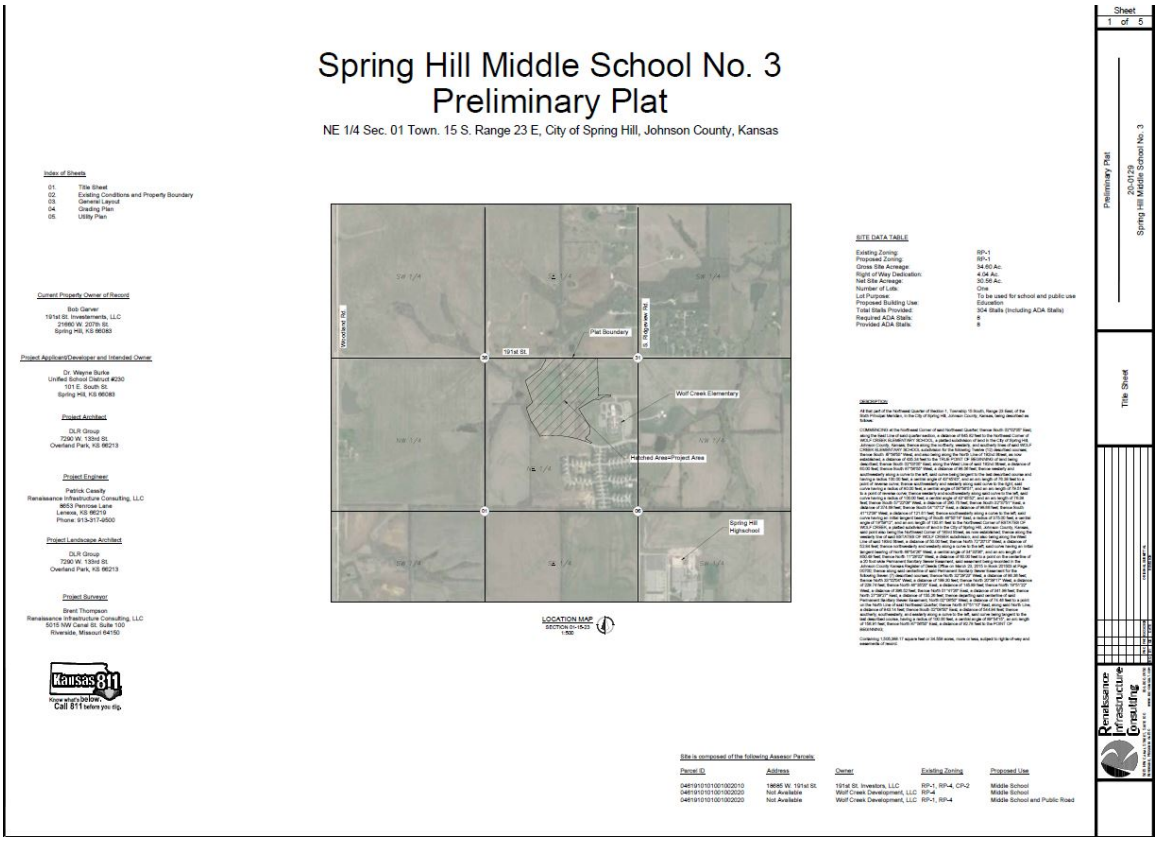
SP-000011-2020; PP-000015-2020; CUP-000014-2020



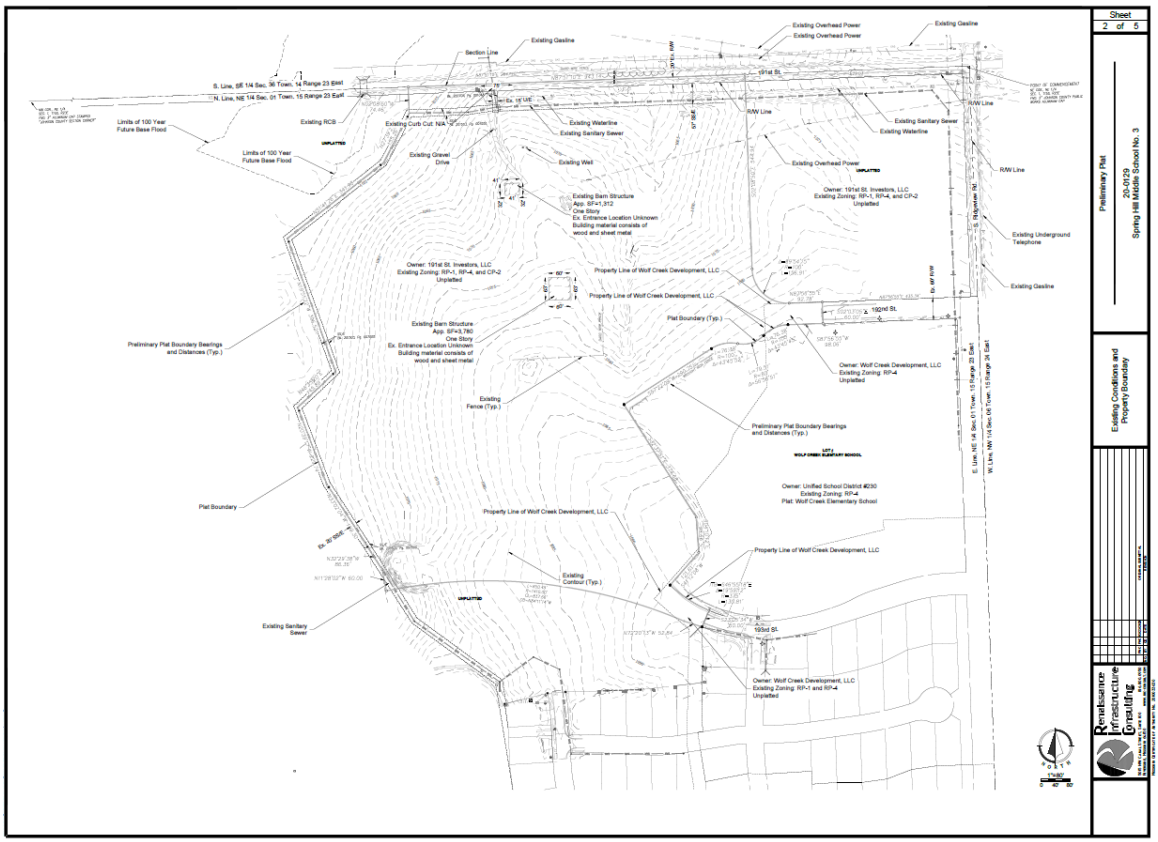
FINAL PLAT



AREA MAP



PRELIMINARY PLAT



BACKGROUND:

The applicant, RIC – Chip Corcoran and owner, USD#230, has submitted an application for a Final Plat of Spring Hill Middle School #3.

The Planning Commission approved the Preliminary Plat of Spring Hill Middle School #3.

STAFF COMMENT:

Spring Hill Middle School #3 plat consists of 1 lot. Staff offers the following review per Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets and public use areas are to be forwarded to the City Engineer for review.
2. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat.
3. Staff has verified all due or unpaid taxes have been paid in full.
4. Adequate control of storm water through appropriate BMP's will be detailed on drawings submitted to the City Engineer for approval and will address the City Engineer comments regarding the drainage study.
5. Erosion control shall be installed and maintained per City Standards.
6. Construction refuse will be disposed of in an appropriate manner.
7. Must comply with erosion control standards throughout the development and construction of the improvements and home construction.

8. Park Fees: The total project meets the requirements for open space; therefore, park fees are not applicable.
9. 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, and applicable excise tax paid by the applicant prior to consideration of the final plat by the Governing Body. All required bonds and insurance documents would be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.
10. The review comments from the government agencies, consultants and utility providers have been implemented as applicable. The applicant and their engineer have addressed all of the provided comments. Additional easements may be required to accommodate the improvements.
11. The plat conforms to the Property Development Standards addressed in Section 17.338.A, size of lots and setbacks. Maximum height and building setbacks will be addressed during the building permit issuance process for approval.
12. The City will provide sewers, and WaterOne will provide water to the subdivision.
13. The proposed final plat and subdivision complies with the Comprehensive Plan.
14. The Proposed final plat is in substantial compliance with the approved preliminary plat.
15. If plat is for a school, a CUP is required.

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:

Staff recommends approval of the Final Plat (PLAT-000016-2020), Spring Hill Middle School #3 of Spring Hill, KS, Johnson County, KS, Subject to:

Suggested Motion: Move to recommend approval of Final Plat application PLAT-000016-2020 for Spring Hill Middle School #3, as presented in the staff report.

Attachments: 1. Final Plat

End of Staff Report

Mr. Erhart recused himself from this agenda item.

Mr. Mitchell disclosed his wife is a member of the school board, but it will not interfere with his ability to make a decision.

Mr. Sly disclosed his wife works for the school district and lives in the Estates of Wolf Creek, but it will not affect in any way his decision with voting.

Ms. Pollom disclosed she works for the school district and does not believe it will affect how she votes.

Ms. Squire disclosed she works for the school district, but it will affect how she votes.

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

Motion by Ms. Squire seconded by Mr. Mitchell to approve the Final Plat (PLAT-000016-2020) for Spring Hill Middle School #3 as presented by staff.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Abstain
Motion carried 6-0-1

6. Conditional Use Permit (CUP-000014-2020) – Spring Hill Middle School #3

Beginning of Staff Report

SPRING HILL PLANNING COMMISSION
CONDITIONAL USE STAFF REPORT

Case #: CU-000014-2020 **Meeting Date:** June 4, 2020

Description: Proposed Conditional Use Permit for a USD 230 Middle School #3

Location: Estates of Wolf Creek Subdivision, 191st St. & Ridgeview Rd.

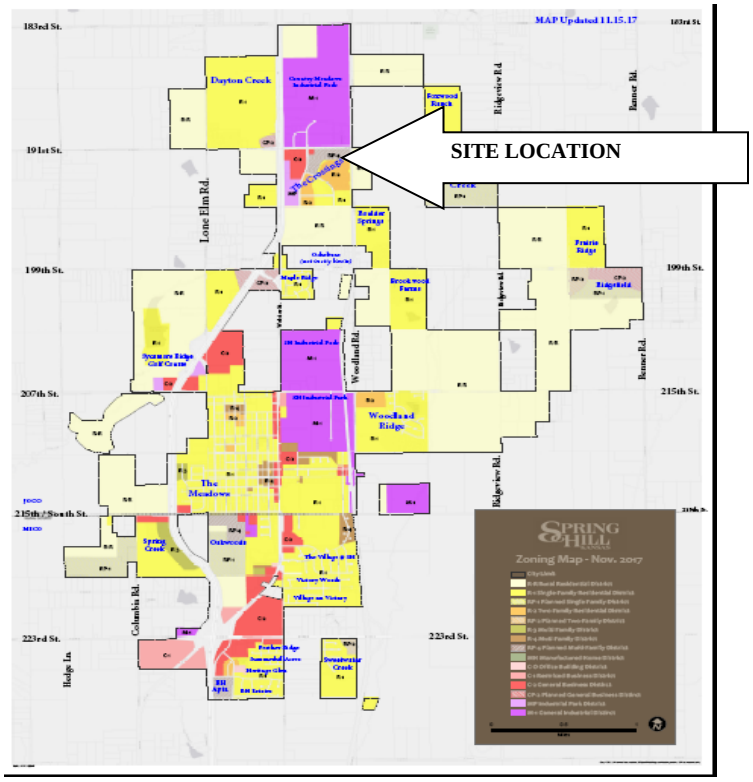
Applicant: USD230

Engineer: RIC

Current Zoning: RP-4 Multi-Family Residential

Site Area: 34.60 acres **Number of Lots:** 1

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	RP-4	Agricultural	Residential
North:	R-R	Agricultural	Institutional
South:	RP-1	Single Family Resid.	Residential
East:	CP-2	Planned General Business.	Planned General Business
West:	RP-4	Institutional.	Planned Multi-Family



Background:

The applicants, USD230, have submitted a request for a conditional use permit for a middle school that would be that would be located in the Estates of Wolf Creek Subdivision. The Spring Hill Zoning Ordinance allows for a school in an RP-4 district with a Conditional Use Permit, as per section 17.310.C.3.

Golden Factors:

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

1. **Neighborhood Character.** The surrounding neighborhood currently is vacant land as this proposed use is a part of the Estates of Wolf Creek Subdivision.

2. **Adjacent Zoning.** Adjacent parcels are zoned RP-1 Single Family Residential and CP-2 Planned General Business. The Proposed conditional use permit is compatible with existing zoning.

3. **Requested Because of Changing Conditions:** Growth in the community and within the boundaries of USD230 have necessitated the need for a new middle school.

4. **Detrimental Effect of Zoning Change.** The proposed conditional use permit will not have a detrimental effect on the nearby properties. It is the opinion of staff that the proposed use will not create land use conflicts with existing or planned future uses. To date, staff has not received comments negative to the request from adjoining owners or the general public.

5. **Public Gain Balanced by Landowner Hardship**. Public gain includes regulating the property with a Conditional Use Permit.

6. **Conformance with Comprehensive Plan**. The proposed conditional use permit Is in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as planned multi-family residential.

7. **The proposed project is consistent with purposes of the regulations and intent of the district.** The proposed development is consistent with regulations and intent of the district in that a school is allowed in an RP-4 zone with a conditional use permit.

8. **Review of suitability of parcel for uses permitted by the district.** The proposed project is suitable for this particular parcel when considering zoning, current use and future land use.

9. The proposed project corrects an error. The project does not correct an error of any kind.

10. Adequacy of current facilities. Facilities such as road access, water, sewer, electric and gas are available to be extended to the site.

11. Conformity with Comprehensive Plan. The proposed use is in compliance with the Comprehensive Plan with regards to zoning and future land use.

12. Hardship if application is denied. The applicant could better speak to any perceived hardship if the application is denied.

SITE PLAN:
Conditional Use Permit applications are to be accompanied by a detailed site plan. The site plan is an additional item for consideration by the Planning Commission in connection with this CUP application. The site plan information and staff report are included with the PC packet. The site plan was approved by the Planning Commission at the May 7, 2020 meeting.

ADDITIONAL REVIEW CRITERIA:
As per the matrix adopted by the Planning Commission in 2014, schools with a Conditional Use Permit are recommended for annual review rather than scheduled renewal.

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

- Recommend approval of the application to the Governing Body, or
- Recommend approval of the application to the Governing Body with conditions or modifications, 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:
Staff recommends the approval of CU-000014-2020, for a school located within Estates of Wolf Creek subdivision, as described in the above staff report, with the following condition(s):

1. The conditional use permit is subject to annual staff review and reporting to the Planning Commission

Suggested Motion: Move to recommend approval of Conditional Use Permit, CU-000014-2020, for a middle school located within Estates of Wolf Creek subdivision as presented by staff, subject to the following:

Annual staff review and reporting to the Planning Commission

End of Staff Report

Ms. Sly opened the hearing to the Public

Mr. Erhart recused himself from this agenda item.

Mr. Mitchell disclosed his wife is a member of the school board, but it will not interfere with his ability to make a decision.

Mr. Sly disclosed his wife works for the school district and lives in the Estates of Wolf Creek, but it will not affect in any way his decision with voting.

Ms. Pollom disclosed she works for the school district and does not believe it will affect how she votes.

Ms. Squire disclosed she works for the school district, but it will affect how she votes.

City Staff received the following comment/question from resident, Peggy Richey, 19306 Newcastle St which Mr. Sly ready aloud.

I live in Estates of Wolf Creek and I am very concerned about traffic flow on 193rd St, 191st St, and Ridgeview. It is already a nightmare getting out of my house at end of school, Between elementary and high school traffic. Mornings are not much better.

How do you plan to handle the traffic flow in these areas? In accordance with the traffic study, staff is working on the total area street improvements.

Are the three parking lots truly separated? Will the only traffic on 193rd St come Just from the south lot west of the building? Or will there be traffic flow between the lots? The bus traffic will flow only from the east side of the building parking lot. Busses will be completely separated from other traffic within the school.

Where will the buses go? Busses travel in on 192nd St and out on 192nd St.

How will arrival time and dismissal time be coordinated between the two buildings and the high school? Mr. Burton answered – Mr. Elliott with the school district answered that the arrival and dismissal times between the schools was established at the May 11 Board of Education meeting the middle schools will start 10 min later than elementary and the high school is five minutes in the middle of middle schools and elementary schools.

I plan to attend the meeting via zoom. I wish I could be there in person but understand the limitations.

Thank you for addressing these questions.

While I am not thrilled with the school going back there and all the noise and traffic that will be associated with it, I do realize it has to go somewhere. I am just really concerned with the poor capacity of these streets to handle it.

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

Mr. Sly closed public hearing.

Motion by Mr. Welsh seconded by Ms. Squire to approve the Conditional Use Permit (CUP-000014-2020) for Spring Hill Middle School #3 as presented by staff with annual staff review and reporting to Planning Commission.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Abstain
Motion carried 6-0-1

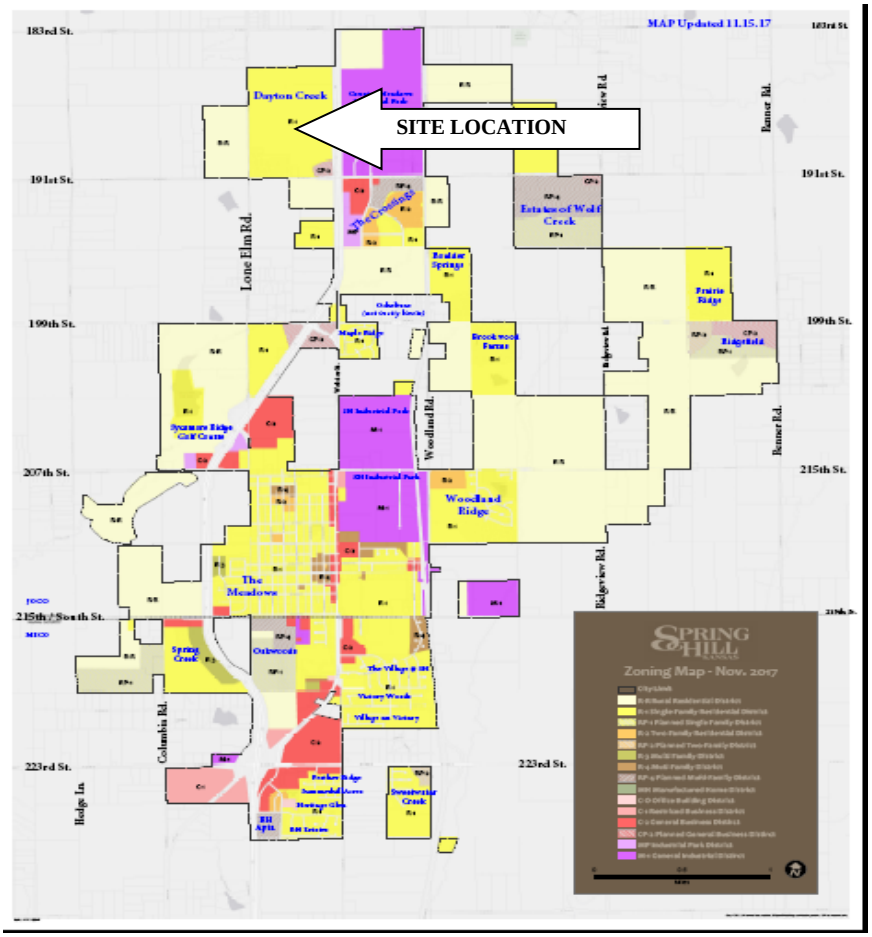
7. <u>Preliminary Plat (PLAT-000018-2020) – Dayton Creek, 7th</u>

Beginning of Staff Report

SPRING HILL PLANNING COMMISSION
PRELIMINARY PLAT STAFF REPORT

Case #:	PLAT-000018-2020	**Meeting Date:**	June 04, 2020
Description:	Proposed Preliminary Plat (Dayton Creek Subdivision)		
Location:	South Lone Elm Road and U.S. 169		
Applicant:	Polsinelli PC – Curtis Holland	**Owner:**	PV Investments, LLC.
Engineer:	McClure Engineering – Tom Smith		
Site Area:	138.90 acres / R-1		

Minimum Lot Area:	9,000 sq. ft.	**Number of Lots:**	300 / R-1
Lot Area R-1:	330,185 sq. ft.	**Number of Lots:**	300
Current Zoning:	"R-1"	**Proposed Use:**	Residential
Related Applications:	PLAT-000017-2020		


MAP Updated 11.15.17
SITE LOCATION
183rd St.
191st St.
199th St.
207th St.
215th St.
215th / South St.
223rd St.
Lone Elm Rd.
Woodland Rd.
Ridgeview Rd.
Banner Rd.
Columbia Rd.
Hedge Ln.
Dayton Creek
Estates of Wolf Creek
Prairie Ridge
Ridgefield
Brookwood Farms
Sycamore Ridge Golf Course
Woodland Ridge
The Meadows
Spring Creek
Outwoods
Spring Hill
Zoning Map - Nov. 2017

Background:

The applicant, Polsinell PC, and owner, PV Investments, LLC, has submitted an application for a new Preliminary Plat of Dayton Creek. (A copy of the proposed new preliminary plat is included with this staff report.)

In 2016, the Planning Commission approved a Preliminary Plat of Dayton Creek. The plat was reflective to "RP-1" / "CP-2" zoning. The applicate submitted and the PC approved a Preliminary Plat changing the commercial area of the plat to a planned residential district. This plat is another change in the R-1 zoned area. Market conditions shows a need for a few larger lots that will accommodate the houses in demand. The applicant has submitted a new Preliminary Plat that conforms to "R-1" zoning with 300 standard lots.

Staff Comment:

The review comments from the government agencies, consultants and utility providers have been implemented as applicable on the new Preliminary Plat. The applicant and their engineer have addressed all the provided comments. Additional easements may be required to accommodate the improvements.

The plat and related information were sent to KDOT for review and comment. A new traffic study was not requested by KDOT due to the reduction in the number of lots. The items that KDOT requested to be changed have been addressed and changed on the Preliminary Plat. Again, the density of the newly revised plat has been decreased.

There remains 5 access points into this subdivision and 2 rather than 3 future street extensions toward the north.

The right-of-way and utility easements are shown with dimensions meeting the minimum requirements for the City and affected utility providers. Additional easement requirements will be looked at and maybe required on the Final Plats.

The plat conforms to the Property Development Standards addressed in Section 17.338.A, size of lots, and setbacks. Maximum height and building setbacks will be addressed during the building permit issuance process for approval.

The City will provide sewers, and WaterOne will provide water to the subdivision. This property is participating in the north sewer benefit district.

The subdivision layout provides 36.38 acres of open space / neighborhood parks and landscape easements overall. The first 3 phases of this subdivision is already developed or being developed with Therefore, if the preliminary plat is approved, the owner would not be subject to park impact fees if the open space / parks remain the same on the Final Plat. The pedestrian circulation system for each phase must be completed or the park impact fees will be assessed.

The excise tax will be calculated at the Final Plat phase. The amount of open space, KDOT road right-of-way, and certain road improvements will be used to off-set the excise tax. Due to these anticipated off-sets, the City does not anticipate there will be any excise tax assessed at this time.

Neighborhood park and pool areas are being constructed at this time. The monument sign has been constructed and the water feature within the sign is operational.

The subdivision does comply with the Comprehensive Plan.

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 take action 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 (PLAT-000018-2020), Dayton Creek Subdivision, 7TH Plat of Spring Hill, KS, Johnson County, KS, Subject to:

1) A landscaping plan will need to be submitted and approved prior to the approval of a final plat. The landscape plan shall be in compliance with Section 17.358-Landscaping of the Spring Hill Unified Subdivision Regulations. Note: The street tree plan has now been submitted.

2) The applicant shall plant landscaping in accordance with the staff approved landscape plan. The trail systems shall be completed with each phase of development. The last building permit in that phase of development and building permits in next phase of development will not be issued until the above items are completed.

3) The trail system shall be open to the public and an access easement to the trail system shall be shown on final plats.

4) The owner shall be responsible for improving 191st Street between U.S. 169 Hwy and Theden Street.

Suggested Motion: Motion to recommend approval of Preliminary Plat application PLAT-000018-2020 for Dayton Creek Subdivision, 7th Plat including conditions 1-4 as presented in the staff report.

Attachments: 1. Preliminary Plat

End of Staff Report

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

Motion by Mr. Erhart seconded by Ms. Squire to approve the Preliminary Plat (PLAT-000018-2020) for Dayton Creek, 7th as presented by staff.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Aye
Motion carried 7-0-0

8. Final Plat (PLAT-000017-2020) – Dayton Creek, 7th

Beginning of Staff Report

SPRING HILL PLANNING COMMISSION
FINAL PLAT STAFF REPORT

Case #:	PLAT-000017-2020	**Meeting Date:**	June 04, 2020
Description:	Proposed Final Plat (Dayton Creek, 7th Plat)		
Location:	South portion of 18780 S. US169 Hwy		
Applicant:	Polsinelli PC – Curtis Holland	**Owner:**	PV Investments, LLC.

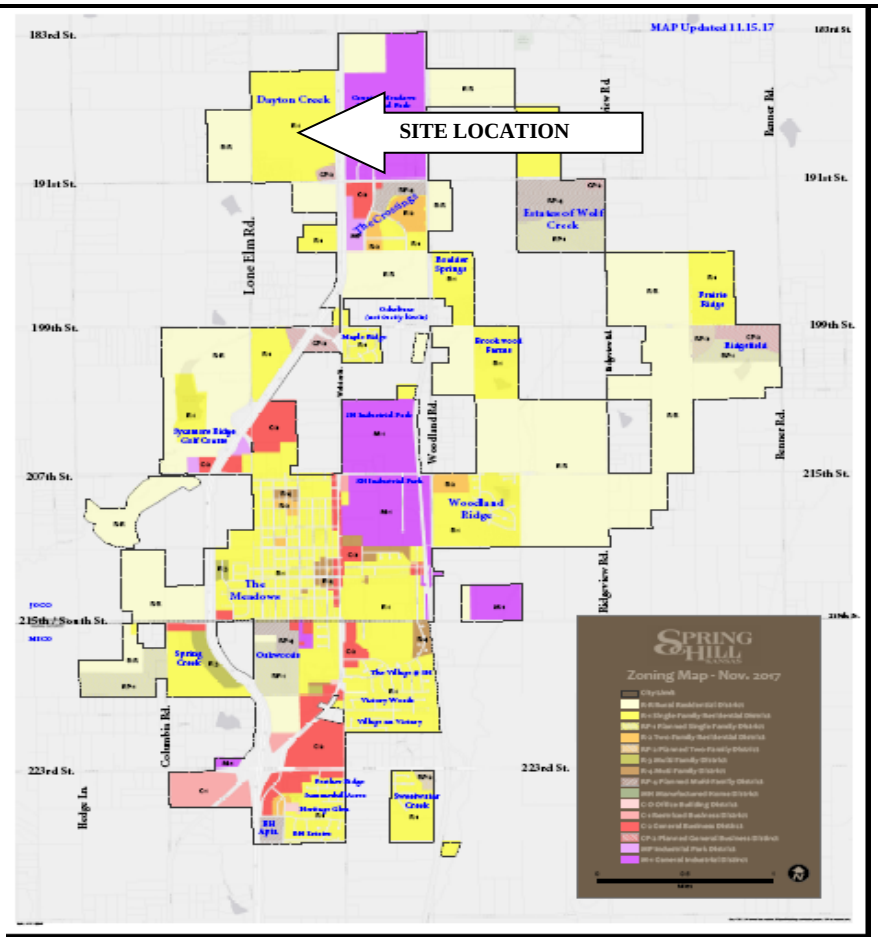
Engineer: McClure Engineering – Tom Smith

Site Area: 29.315 +/- acres / R-1

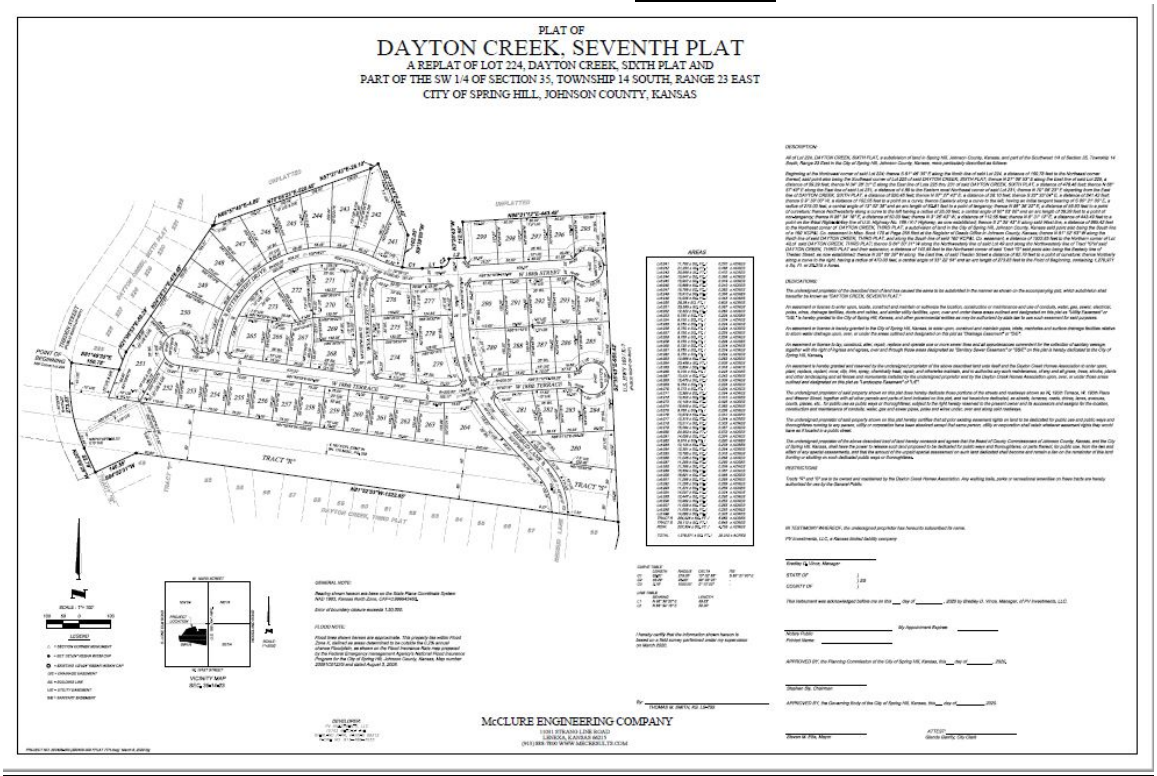
Minimum Lot Area: 9,000 sq. ft.

Number of Lots: 59 / R-1 ZONING & 2 Tracts

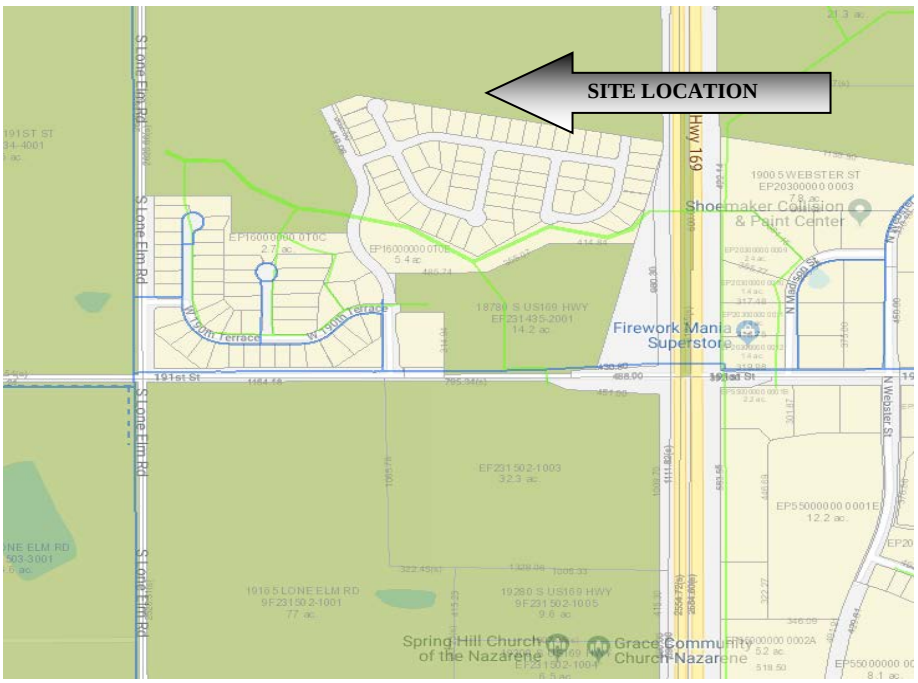
Related Applications: PLAT-000018-2020



Final Plat



AREA MAP



Background:
The applicant, Polsinell PC and owner, PV Investments, LLC, has submitted an application for a Final Plat of Dayton Creek, 7th Plat.

Staff Comment:

The review comments from the government agencies, consultants and utility providers have been implemented as applicable on the new Final Plat. The applicant and their engineer have addressed all of the provided comments. Additional easements may be required to accommodate the improvements.

The plat and related information were sent to KDOT for review and comment. A new traffic study was not requested by KDOT due to the reduction in the number of lots. The items that KDOT requested to be changed have been addressed and changed on the Preliminary Plat and Final Plat. Again, the density of the newly revised plat has been decreased by platting out the elementary school.

The right-of-way and utility easements are shown with dimensions meeting the minimum requirements for the City and affected utility providers. Additional easement requirements will be looked at and may be required on the Final Plat when the design of utilities is completed.

The plat conforms to the Property Development Standards addressed in Section 17.338.A, size of lots and setbacks. Maximum height and building setbacks will be addressed during the building permit issuance process for approval.

The City will provide sewers, and WaterOne will provide water to the subdivision. This property is participating in the north sewer benefit district.

The subdivision layout connects to 36.38 acres of open space / neighborhood parks and landscape easements overall. The first 5 phases of this subdivision are already developed or being developed with parks and open space; therefore, the owner would not be subject to park impact fees. The pedestrian circulation system for each phase must be completed or the park impact fees will be assessed.

The excise tax will be calculated and paid before Final Plat is recorded. The amount of open space, KDOT road right-of-way, and certain road improvements will be used to off-set the excise tax. Due to these anticipated off-sets, the City does not anticipate there will be any excise tax assessed at this time.

Neighborhood park and pool areas are constructed. The monument sign has been constructed, and the water feature within the sign is operational.

The proposed final plat and subdivision does comply with the Comprehensive Plan.

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:
Staff recommends approval of the Final Plat (PLAT-000017-2020), Dayton Creek, 7th Plat, a Subdivision of Spring Hill, KS, Johnson County, KS, Subject to:

5) The applicant shall plant landscaping in accordance with the staff approved landscape plan. The trail systems shall be completed with each phase of development. The last building permit in that phase of development and building permits in next phase of development will not be issued until the required improvements are completed.

6) The trail system shall be open to the public and an access easement to the trail system shall be shown on final plat. The sidewalks and walking trails must be designed and constructed per the City Codes.

7) The owner shall be responsible for improving 191st Street between U.S. 169 Hwy and Theden Street.

CLAIRIFICATION OF RECOMMENDATION #3:
Planning Commission members,
This is a clarification on item #3 under recommendation. The recommendation should state that the developer is responsible for any repairs to 191st Street from Hwy 169 to Theden Street during the maintained bond timeframe for Dayton Creek, 7th Plat.

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:
Staff recommends approval of the Final Plat (PLAT-000017-2020), Dayton Creek, 7th Plat, a Subdivision of Spring Hill, KS, Johnson County, KS, Subject to:

1) The applicant shall plant landscaping in accordance with the staff approved landscape plan. The trail systems shall be completed with each phase of development. The last building permit in that phase of development and building permits in next phase of development will not be issued until the required improvements are completed.

2) The trail system shall be open to the public and an access easement to the trail system shall be shown on final plat. The sidewalks and walking trails must be designed and constructed per the City Codes.

3) The owner shall be responsible for improving 191st Street between U.S. 169 Hwy and Theden Street.

Suggested Motion: Move to recommend approval of Final Plat application PLAT-000017-2020 for Dayton Creek, 7th Plat, including conditions 1-3 as presented in the staff report.

Attachments: 1. Final Plat

End of Staff Report

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

Motion by Ms. Squire seconded by Mr. Erhart to approve the Final Plat (PLAT-000017 -2020) for Dayton Creek, 7th including conditions 1-3 as presented by staff.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Aye
Motion carried 7-0-0

9. Site Plan (SP-000013-2020) – Peach State Roofing

Beginning of Staff Report

SPRING HILL PLANNING COMMISSION
SITE PLAN STAFF REPORT

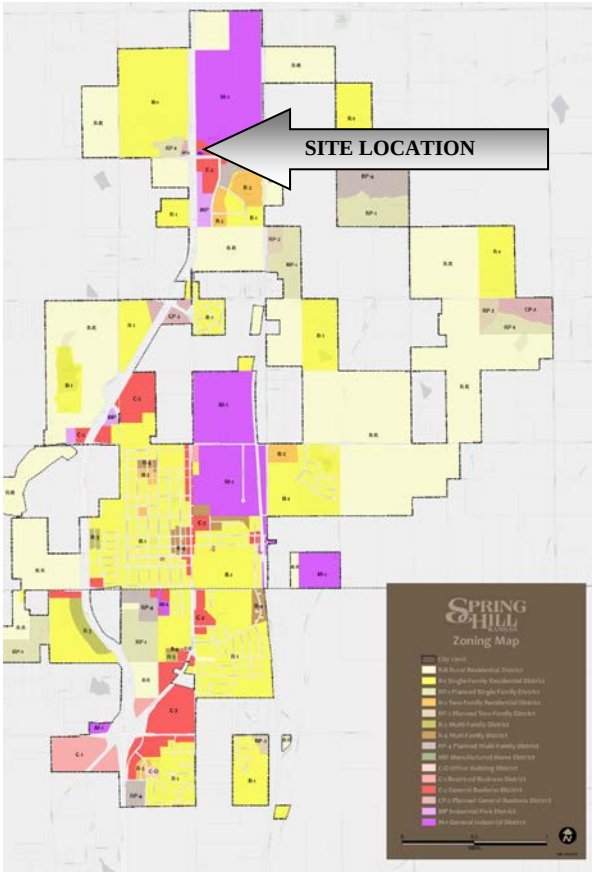
Case #:	SP-000013-2020	**Meeting Date:**	June 4, 2020
Description:	Site Plan – Peach State Roofing		
Location:	19069 Madison St.		
Applicant:	K&S Realty		
Engineer/Architect:	Abeln & Associates Architects, P.A. – Mark Abeln		
Site Area:	1.0 Acres +/-		

Minimum Lot Area:	N/A	**Related Case:**	
Current Zoning:	C-2	**Proposed Use:**	Commercial Office/Warehouse

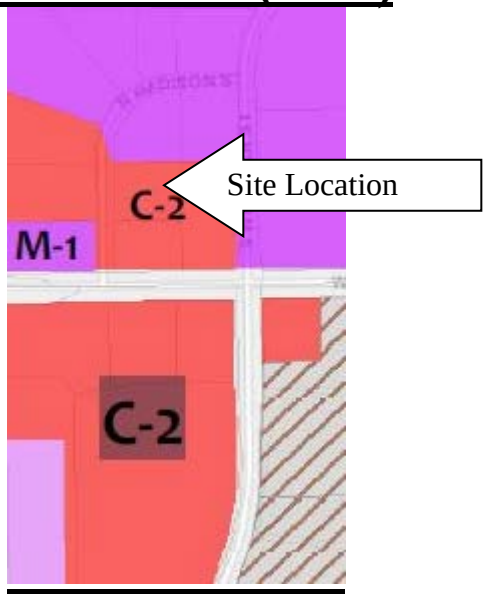
	Current Zoning	**Existing Land Use**	**Future Land Use Map**
Site:	C-2	Agricultural	Mixed - Use Commercial
North:	M-1	Agricultural	Industrial
South:	C-2	Vacant	Mixed-Use Commercial
East:	C-2	Vacant	Mixed-Use Commercial
West:	C-2	Vacant	Mixed-Use Commercial

Proposed Use: Commercial C-2

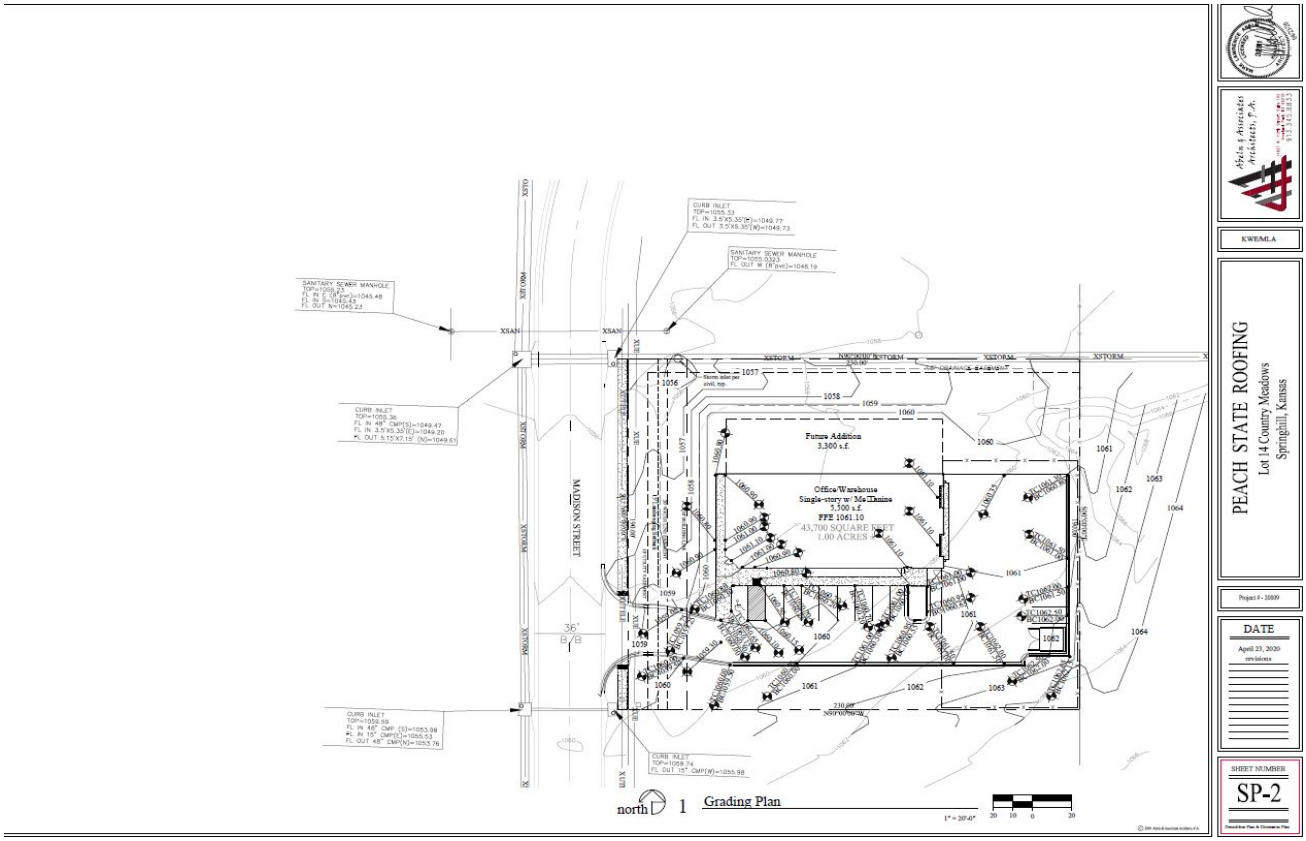
Site Location

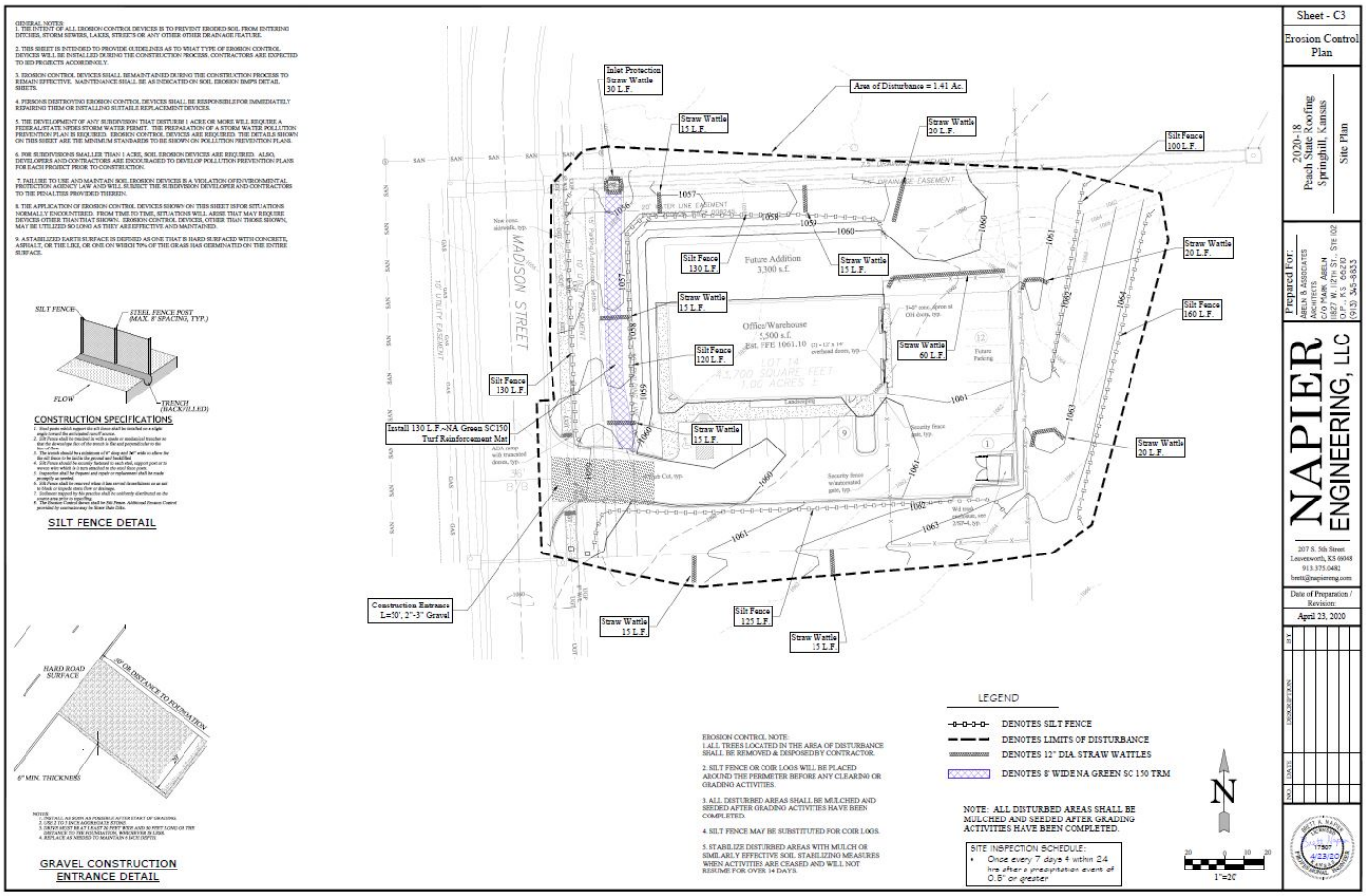


AREA ZONING (CITY)



N Madison St
N Madison St
N Webster St
N Madison St
N Madison St
N Madison St
191st St
191st St
EP 20300000 0009
2.4 ac.
EP 20300000 0010
1.4 ac.
EP 20300000 0011
1.4 ac.
0015
1.1 ac.
19015
EP 20300000 0016
1.1 ac.
19069
0014
1.0 ac.
Site Location
EP 20300000 0017
1.7 ac.
0013
1.0 ac.
Firework Mania
Superstore


Grading Plan
north
1
1" = 20'-0"
MADISON STREET
Future Addition
3,300 s.f.
Office/Warehouse
Single-story w/ Mezzanine
3,300 s.f.
FFE 1061.10
43,700 SQUARE FEET
1.00 ACRES
PEACH STATE ROOFING
Lot 14 Country Meadows
Springhill, Kansas
KWEMLA
DATE
April 23, 2020
revisions
SHEET NUMBER
SP-2



BACKGROUND: **THE APPLICANT, K&S REALTY, HAS SUBMITTED A REQUEST FOR APPROVAL OF A SITE DEVELOPMENT PLAN AT 19069 MADISON ST. THE PROJECT CONSISTS OF A 5500 SQ. FT. NEW BUILDING, NEW ASPHALT PARKING, FENCING, LIGHTING AND LANDSCAPING.**

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 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 provided comments. These comments and recommendations have been and will be implemented into the site plan as applicable.
- New storage areas will be enclosed with chain-link fence.

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.

3. *The extent to which the development would be compatible with the surrounding area.*

   The project is compatible with the surrounding area which is industrial in use.

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 proposed site plan and use meets the C-2 requirements with staff and consultant comments 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 REVIEW CRITERIA:

1. A stormwater study was provided with the application and was reviewed by City Engineer. Comments from this review were forwarded to the design team and changes are being implemented into the design as applicable.

2. Site plan indicates 8 parking stalls and 1 Handicap. The code requires 4 and 1. This is following the required 1 per 1500 sq. ft. of building square footage required by the zoning code.

3. The erosion control plan is identified with in the excavation plans submitted to the City Engineer. Since the size of the area that is being disturbed is greater than one acre, the applicant has submitted a Notice of Intent for storm water discharges associated with construction activity under the National Discharge Elimination System and the City Engineer.

4. The required detention basin is an area basin along Hwy 169 for the plat.

5. Park fee in the amount of $4,370.00 will be due at time of issuing building permit.

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-000013-2020, for the Peach State Roofing Site Development Plan.

Suggested Motion: Motion to recommend approval of site plan application SP-000013-2020, for Peach State Roofing, as presented by staff.

Attachments: Site Development Plan

End of Staff Report

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

Motion by Mr. Erhart seconded by Mr. Mitchell to approve the Site Plan (SP-000013 -2020) for Peach State Roofing as presented by staff.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Aye
Motion carried 7-0-0

10. Site Plan (SP-000005-2020) – Boulder Springs Community Pool

APPLICANT WITHDREW APPLICATION

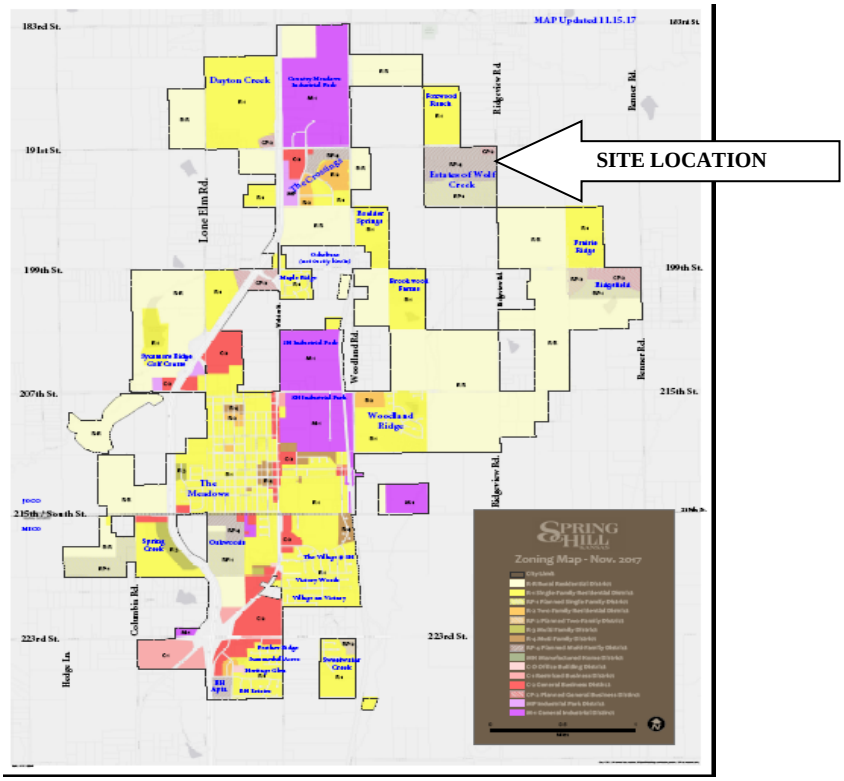
11. Final Plat (PLAT-000003-2020) and Site Plan (SP-000010-2019) – Cedar Hills Early Childhood Center

Beginning of Staff Report

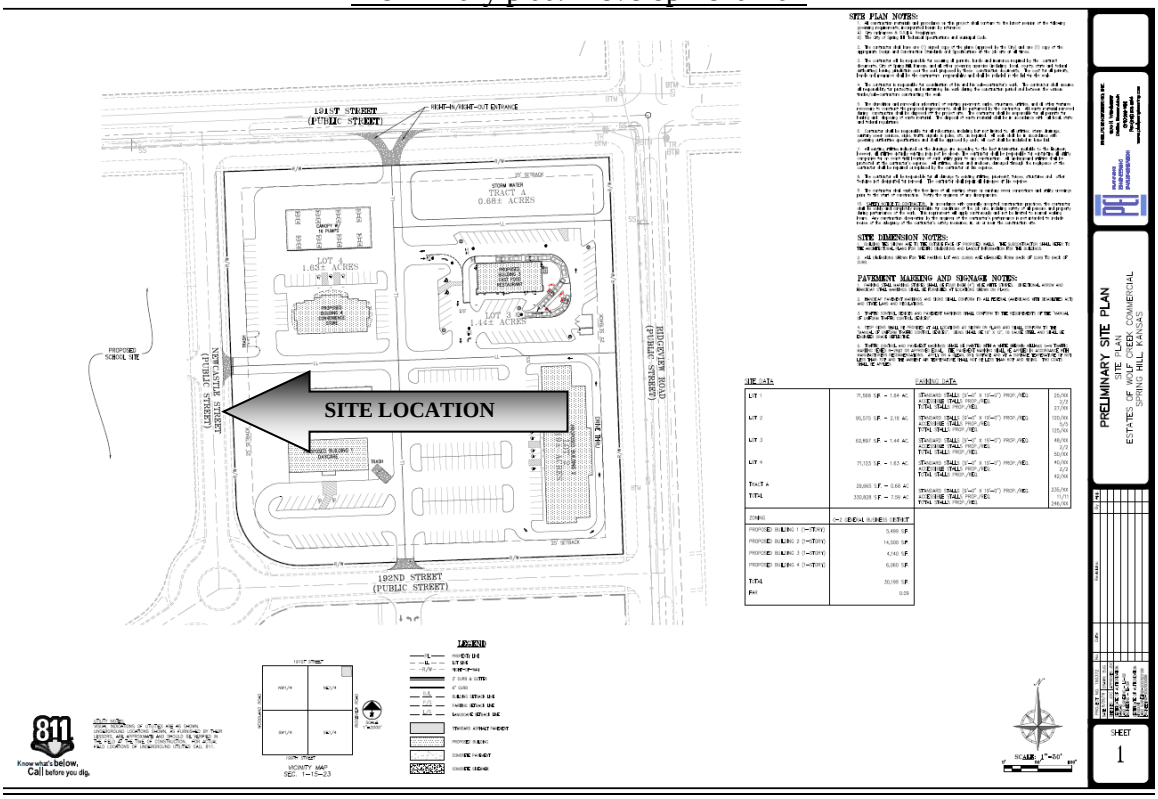
SPRING HILL PLANNING COMMISSION
FINAL DEVELOPMENT PLAN AND FINAL PLAT STAFF REPORT

Case #:	Plat-000003-2020	**Meeting Date:**	June 04, 2020
Description:	Proposed Final Development of Lot 1 and Final Plat		
Location:	South of 191st Street and west of Ridgeview Road		
Applicant:	Ronald A. Mather	**Owner:**	191st Street Investors
Engineer:	Phelps – J. Claussen / Harold Phelps		
Current Zoning:	"CP-2"		
Site Area:	10.21 +/- acres	**Number of Lots:**	4

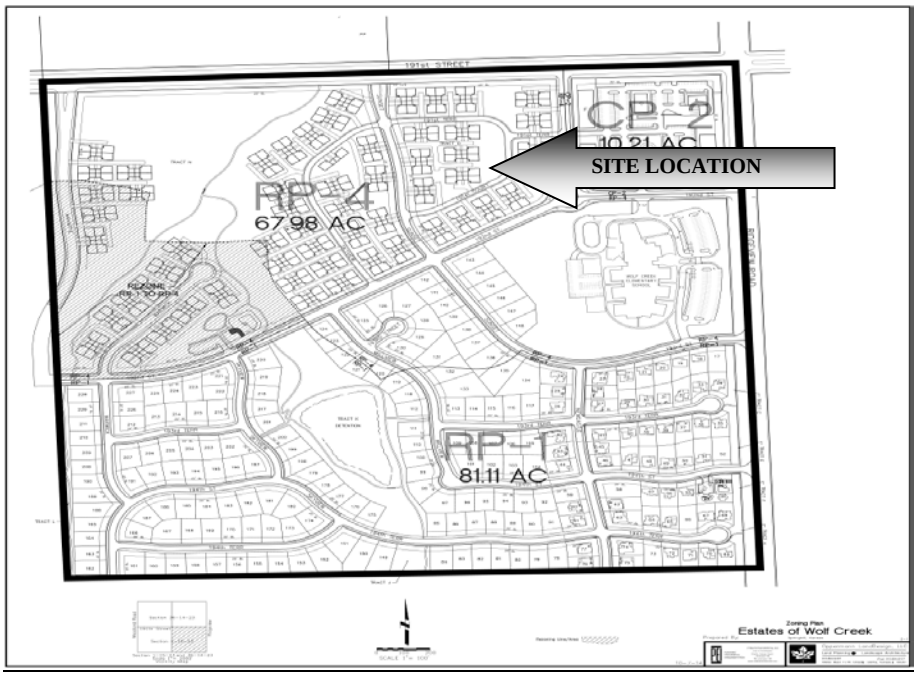
Proposed Use: CP-2 - Planned General Business District


SITE LOCATION
MAP Updated 11.15.17
183rd St.
191st St.
199th St.
207th St.
215th St.
223rd St.
Dayton Creek
Entrance of Wolf Creek
Lone Elm Rd.
Ridgeview Rd.
Renner Rd.
Woodland Ridge
The Meadows
Columbia Rd.
Hedge Ln.
Spring Hill
Zoning Map - Nov. 2017

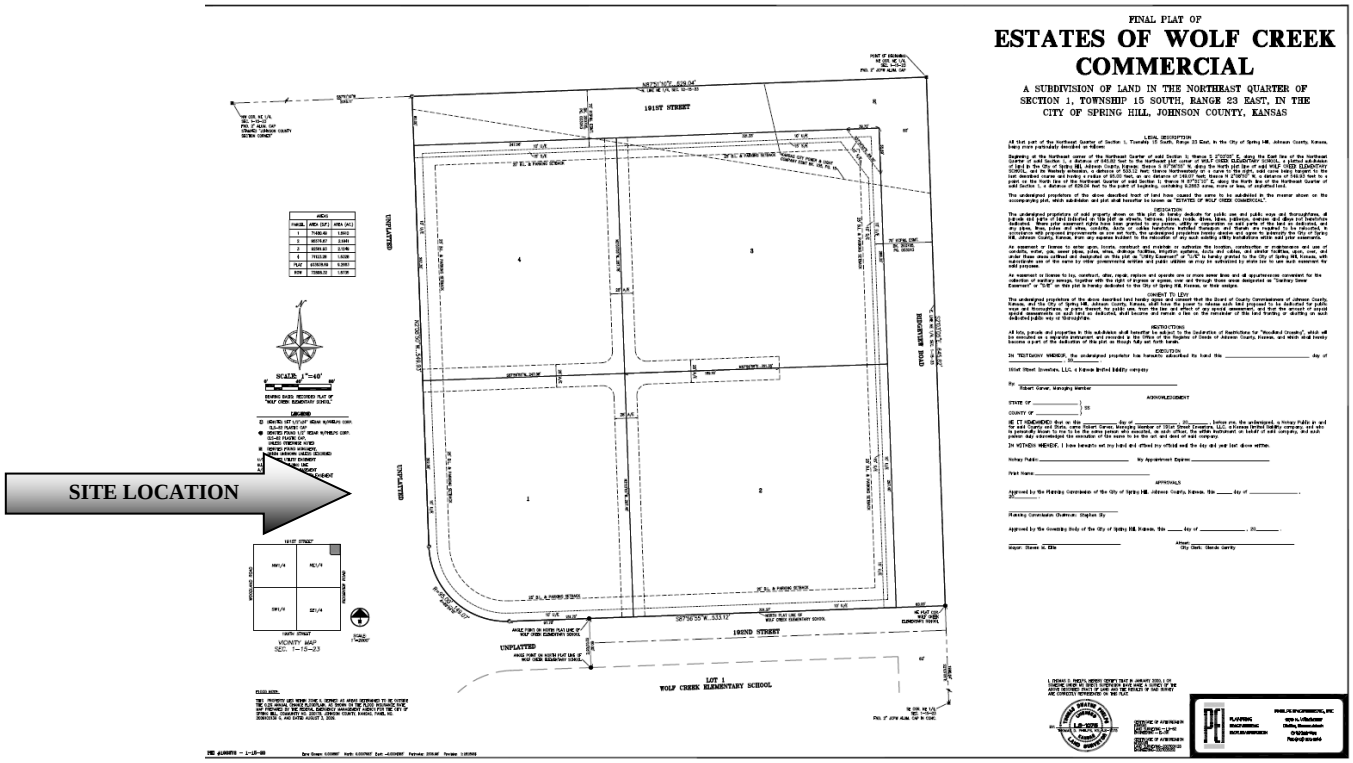
Preliminary plat / Development Plan



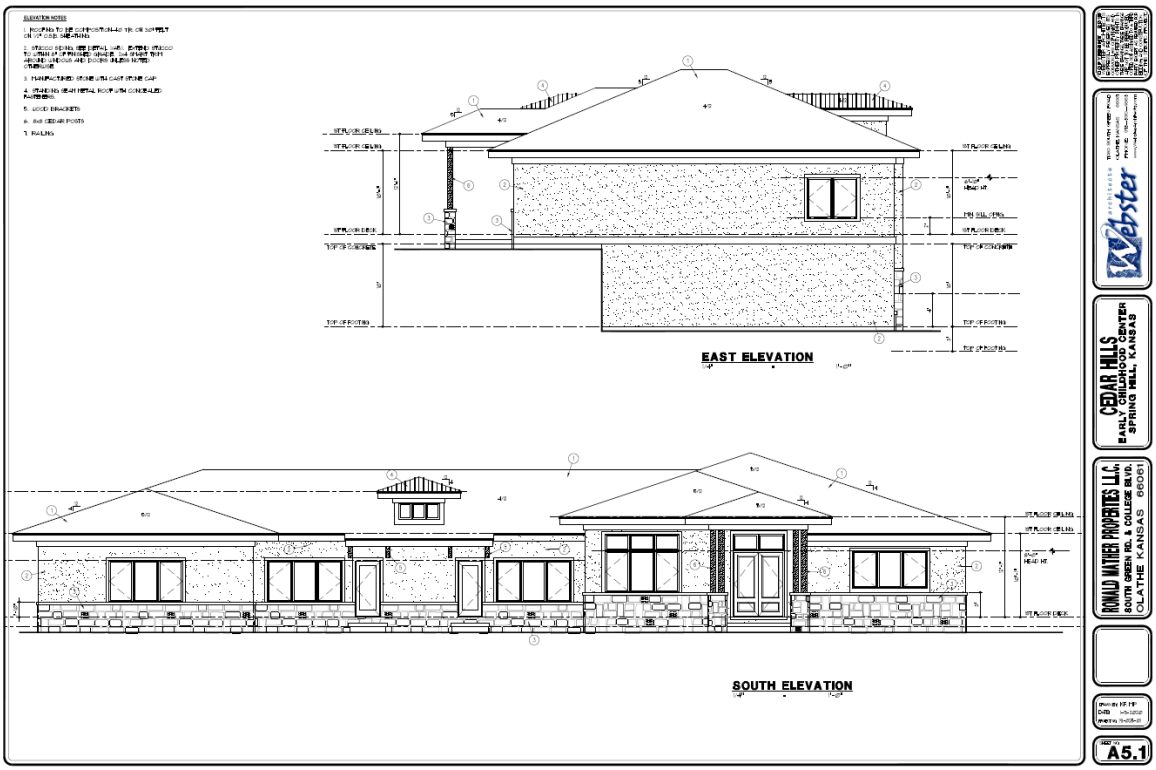
EXISTING ZONED AREAS

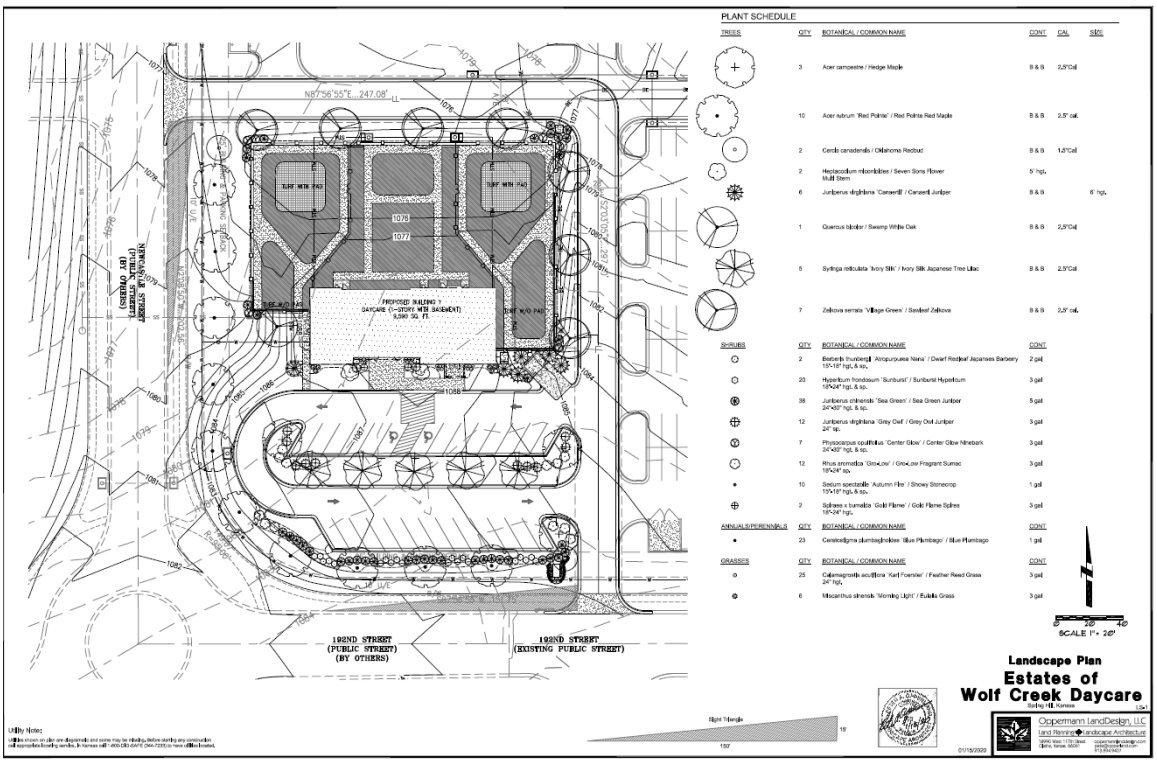


FINAL DEVELOPMENT PLAT


FINAL PLAT OF
ESTATES OF WOLF CREEK COMMERCIAL
A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 23 EAST, IN THE CITY OF SPRING HILL, JOHNSON COUNTY, KANSAS
SITE LOCATION
191ST STREET
LOT 1
WOLF CREEK ELEMENTARY SCHOOL
UNPLATTED

WEST ELEVATION
NORTH ELEVATION
CEDAR HILLS
EARLY CHILDHOOD CENTER
SPRING HILL, KANSAS
RONALD WITTEN PROPERTIES L.L.C.
SOUTH GREEN RD. & COLLEGE BLVD.
OLATHE KANSAS 66061
A5.2


EAST ELEVATION
SOUTH ELEVATION
CEDAR HILLS
EARLY CHILDHOOD CENTER
SPRING HILL, KANSAS
RONALD WITHER PROPERTIES L.L.C.
SOUTH GREEN RD. & COLLEGE BLVD.
OLATHE KANSAS 66061
A5.1


PLANT SCHEDULE
TREES
SHRUBS
ANNUALS/PERENNIALS
GRASSES
192ND STREET (PUBLIC STREET) (BY OTHERS)
192ND STREET (EXISTING PUBLIC STREET)
Landscape Plan
Estates of
Wolf Creek Daycare
Spring Hill, Kansas
Oppermann LandDesign, LLC
Land Planning • Landscape Architecture

Background:

AN APPLICATION HAS BEEN RECEIVED FOR THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF A 10.21 AC. LOCATED AT THE SOUTHWEST CORNER OF 191ST & RIDGEVIEW ROAD. THE PROPERTY IS CURRENTLY ZONED CP-2 (PLANNED GENERAL BUSINESS DISTRICT). THE PRELIMINARY DEVELOPMENT PLAN AND SITE PLAN WERE APPROVED AT THE OCTOBER 2020 PLANNING COMMISSION MEETING.

STAFF COMMENTS:

The Planning Commission approved the preliminary development plan and site plan after changes were made by the request of the Planning Commission. The PC required the C-Store to be relocated on a lot on 191st Street further away from the elementary school. The revised plan was re-submitted to the PC in October 2020, and the PC approved the preliminary development plan and the site plan.

The review comments from the government agencies, consultants and utility providers have been implemented as applicable on the new Final Plat. The applicant and their engineer have addressed all of the provided comments. Additional easements may be required to accommodate the improvements

The right-of-way and utility easements are shown with dimensions meeting the minimum requirements for the City and affected utility providers. Additional easement requirements will be looked at and may be required on the Final Plat when the design of utilities is completed.

The City will provide sewers, and WaterOne will provide water to the subdivision.

The excise tax will be calculated and paid before Final Plat is recorded and the park impact fee will be collected at the building permit stage

The proposed final plat and subdivision does comply with the Comprehensive Plan.

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: Staff recommends approval of the Final Development Plan and Final Plat in the CP-2 (Planned General Business District) of the Estates of Wolf Creek.

Attachments: 1. Final Plat

End of Staff Report

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

Commissioners stated concerns on traffic increase in the area.

Motion by Mr. Mitchell seconded by Mr. Erhart to approve the Final Development Plan and Final Plat (SP-000010 -2019 and PLAT-000003-2020) for Cedar Hills Early Childhood Center as presented by staff.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye, Erhart-Aye
Motion carried 7-0-0

DISCUSSION

REPORTS

12. The following item(s) related to Community Development were approved at the May 14, 2020 City Council meeting:

- Final Plat – Brookwood Farms, 5th

13. The following item(s) related to Community Development were approved at the May 28, 2020 City Council meeting:

- Site Plan – Spring Hill Middle School #3
- Consumer Fireworks Retail Sales Permits Approved:
  - FS-000177-2020, Fireworks Mania Superstore
  - FS-000187-2020, Jakes Fireworks, Inc.
  - FS-000190-2020, Pyro Papas
  - FS-000191-2020, Pyro Papas
  - FS-000188-2020, Eddie's Discount Fireworks
  - FS-000189-2020, Dale Shay

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

Motion by Mr. Welsh, seconded by Mr. Erhart, to adjourn.
Roll Call Vote: Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Pollom-Aye, Squire-Aye
Motion carried 7-0-0

The meeting adjourned at 9:41 p.m.

Agenda item No. 2

City of Spring Hill, Kansas
Minutes of Planning Commission Special Session - CANCELLED
July 10, 2020

A Special Session of the Planning Commission was scheduled for July 10, 2020. The meeting convened at 7:04 p.m. with Chairman Stephen Sly presiding, and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Mary Dobson
Troy Mitchell
Josh Erhart

Commissioners absent: Mike Denny
Cindy Squire
Janell Pollom
Roger Welsh, II

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

PLEDGE OF ALLEGIANCE

ROLL CALL

The Secretary called the roll of the Planning Commissioners. **With no quorum present, the meeting was cancelled.**

DISCUSSION

It was the consensus of the members present to move the agenda items to the Regular meeting in August.

Agenda item No. 3

City of Spring Hill, Kansas
Minutes of Planning Commission Special Session - CANCELED
August 6, 2020

A Regular Session of the Planning Commission was scheduled for August 6, 2020. The meeting convened at 7:14 p.m. with Chairman Stephen Sly presiding, and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Janell Pollom
Troy Mitchell
Josh Erhart

Commissioners absent: Mike Denny
Cindy Squire
Roger Welsh, II
Mary Dobson

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

PLEDGE OF ALLEGIANCE

ROLL CALL

The Secretary called the roll of the Planning Commissioners. **With no quorum present, the meeting was canceled.**

DISCUSSION

Agenda item No. 4

SPRING HILL PLANNING COMMISSION
SITE PLAN STAFF REPORT

Case #:	SP-000005-2020	**Meeting Date:**	August 6, 2020 moved to August 20, 2020 meeting

Description: Boulder Springs Subdivision Community Pool and Clubhouse

Location: 196th St. and Emerald St. Boulder Springs, Tract C

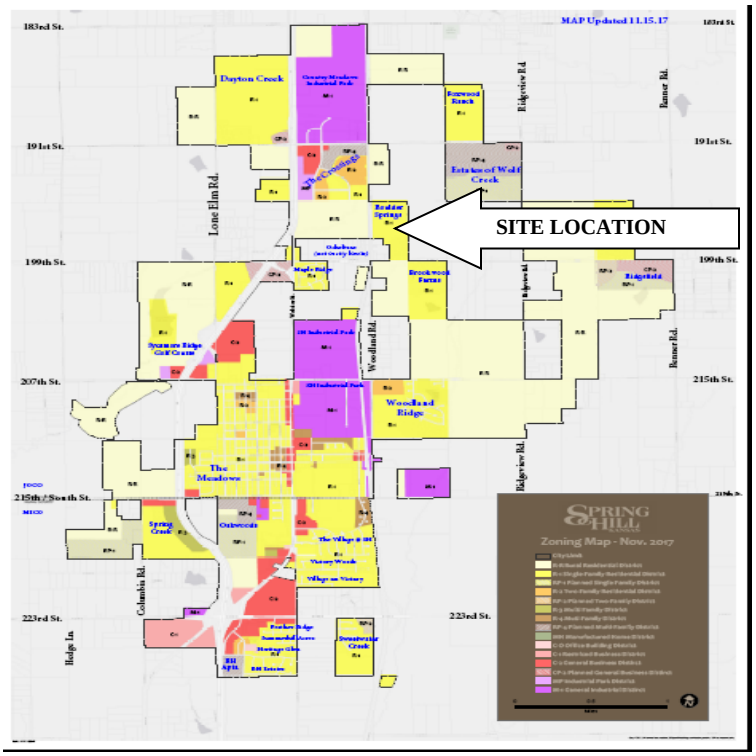
Applicant: Day 3 Development – Travis Schram

Engineer/Architect: Schlaegel – Mark Breuer

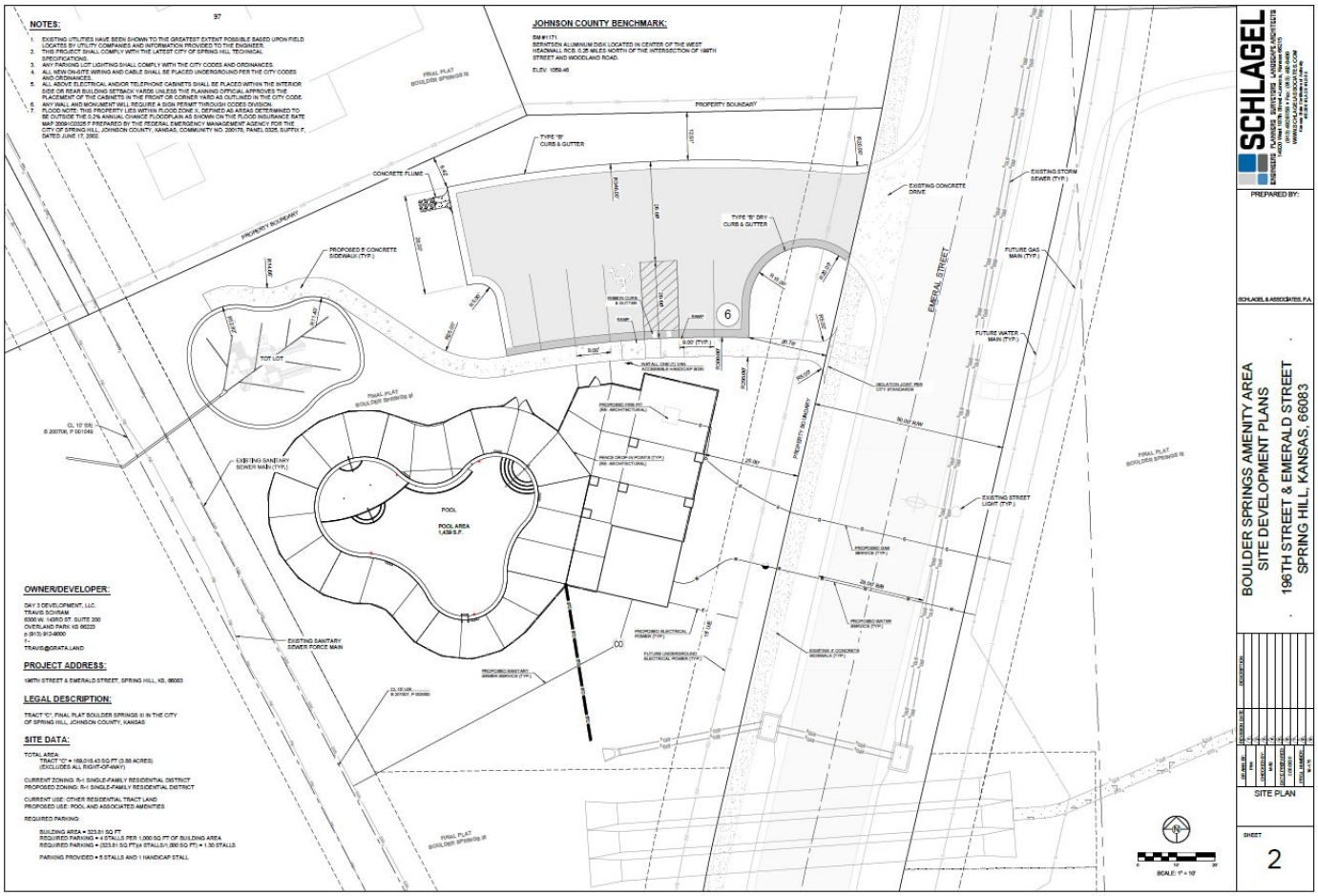
Site Area: 3.7 +/- acres 161,172 +/- square feet

Minimum Lot Area:	N/A	**Related Case:**	Final Plat Boulder Springs
Current Zoning:	R-1	**Proposed Use:**	Community pool, recreational area, parking and club house.

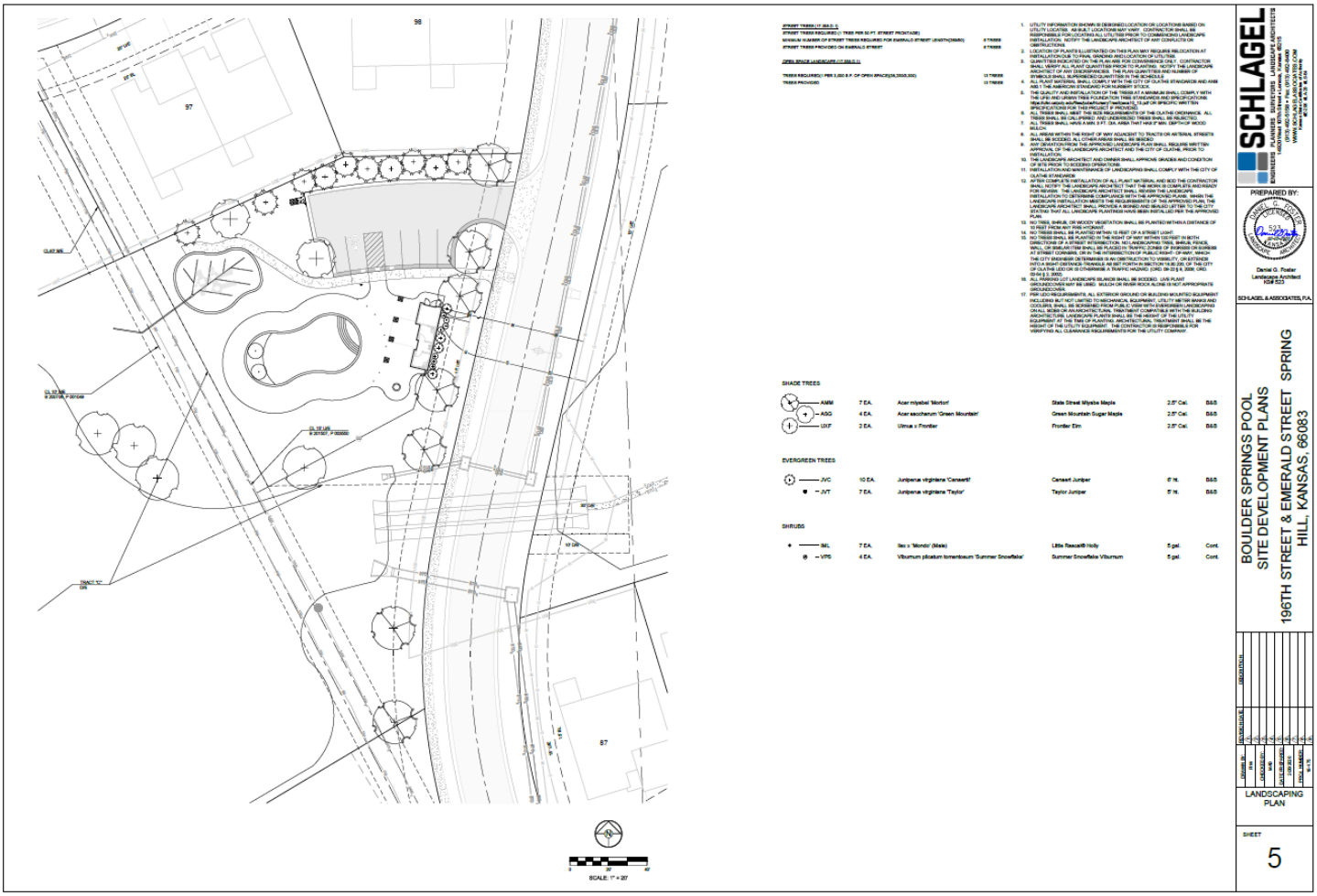
	Current Zoning	Existing Land Use	Future Land Use Map
Site:	R-1	Vacant	
North:	RP-2	Vacant	Two Family Residential
South:	R-R	Vacant	Open Space
East:	R-1	Vacant	Residential
West:	R-1	Being Developed	Residential

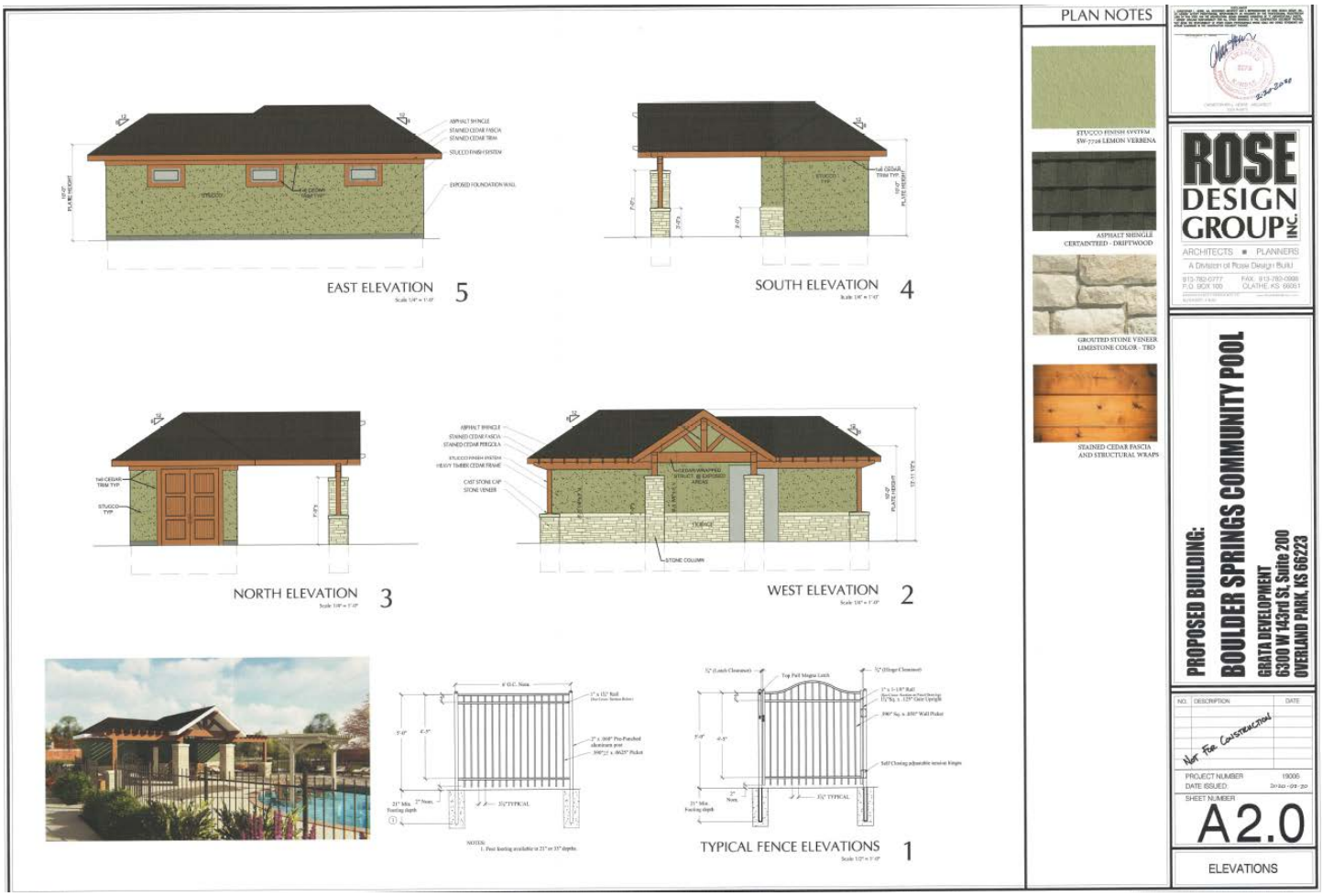


Site Layout


NOTES:
JOHNSON COUNTY BENCHMARK:
PROPERTY BOUNDARY
CONCRETE FLUME
TYPE "B" CURB & GUTTER
TYPE "B" DRY CURB & GUTTER
EXISTING CONCRETE DRIVE
EXISTING STORM SEWER (TYP.)
FUTURE GAS MAIN (TYP.)
FUTURE WATER MAIN (TYP.)
EMERALD STREET
PROPOSED 6' CONCRETE SIDEWALK (TYP.)
TOT LOT
POOL
POOL AREA
EXISTING SANITARY SEWER MAIN (TYP.)
EXISTING SANITARY SEWER FORCE MAIN
EXISTING STREET LIGHT (TYP.)
OWNER/DEVELOPER:
PROJECT ADDRESS:
LEGAL DESCRIPTION:
SITE DATA:
SCALE: 1" = 10'
SCHLAGEL
PREPARED BY:
SCHLAGEL & ASSOCIATES, P.A.
BOULDER SPRINGS AMENITY AREA
SITE DEVELOPMENT PLANS
196TH STREET & EMERALD STREET
SPRING HILL, KANSAS, 66083
SITE PLAN
SHEET
2

Landscape Plan





BACKGROUND: The applicant, Day 3 Development, has submitted a request for approval of a site development plan in Boulder Springs Subdivision. The clubhouse, parking, recreational area, and pool are proposed on Tract "C". The track contains 3.7 acres more or less. The project consists of constructing a clubhouse building that is shown to have stucco and rock exterior finish. The pool is approximately 24,000 +/- sq. ft. This project will be owned and maintained by the Boulder Springs homeowners association.

STAFF REVIEW:

1) All lot lines, easements and R/W lines are identified.
2) All proposed structures and uses are identified.
3) The parking lot has 6 standard parking spaces with 1 ADA H/C spaces. This amount of parking exceeds the code requirements of 4 standard and 1 ADA H/C spaces.
4) Type of materials to be used for the parking lot is shown.
5) The storm water discharge from this site has been reviewed by the City Engineer.
6) The landscape shown on the plan exceeds the required landscape per the code.
7) The area lighting is not shown, but the illumination summary will be reviewed at the building permit stage.
8) Fencing is shown enclosing the pool area as required.

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 is in compliance with the Spring Hill Zoning Code.

2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*

The site is in compliance with the Spring Hill Subdivision Regulations. This is an existing platted lot.

3. *The extent to which the development would be compatible with the surrounding area.*
   The project is design to service the surrounding subdivision area.

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 residential use in nature. The use conforms to the Preliminary Plat.

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. The City Engineer and Building Official has reviewed the site plan.

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.*
   The streets layout was designed in the Preliminary Plat to accommodate the pool area on Tract C.

STAFF AND CONSULTANTS REVIEW COMMENTS:
Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

1. Need to show the entrance approach areas to be poured concrete to R/W line.
2. Water service and sanitary sewer service lines for the clubhouse and pool must be shown.
3. Parking areas have been identified and the type of surface and base course to be used.
4. Utilities are available.
5. Exterior lighting will need to be reviewed at the building permit stage to insure it complies with City regulations as not to negatively affect surrounding properties or traffic. Manufacturer information on the fixtures are required to be submitted at time of building permit application review.
6. The pool will need to be reviewed, inspected and approved by the JOCO Health Department Division before opening for use.
7. Consultants, utility providers, and city staff have reviewed the site plan and provided comments. These comments and recommendations will be implemented 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

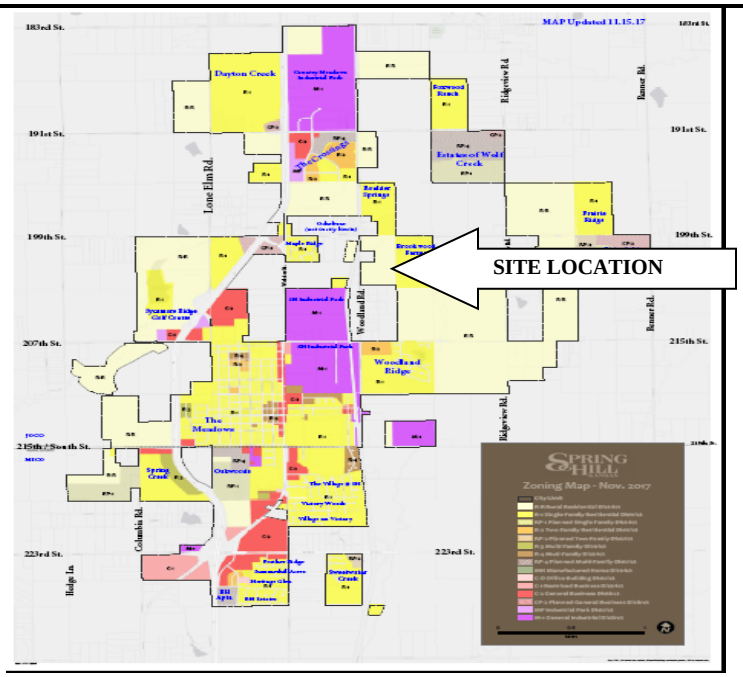
RECOMMENDATION:
It is the recommendation of staff, that the Planning Commission recommend approval of site plan SP-000005-2020.

Attachments: Site Development Plans
Elevations

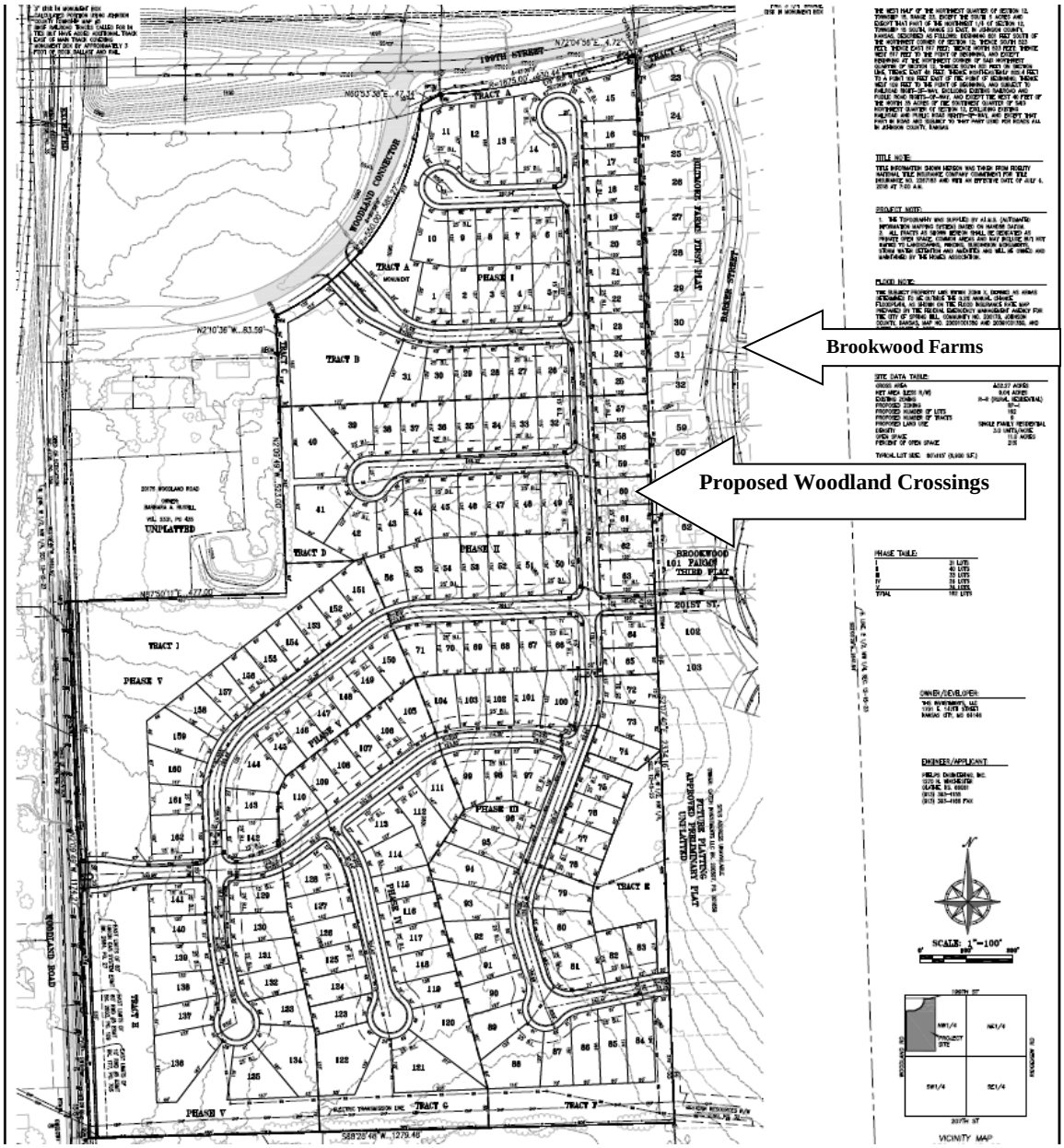
Agenda Item No. 5

SPRING HILL PLANNING COMMISSION
FINAL PLAT STAFF REPORT

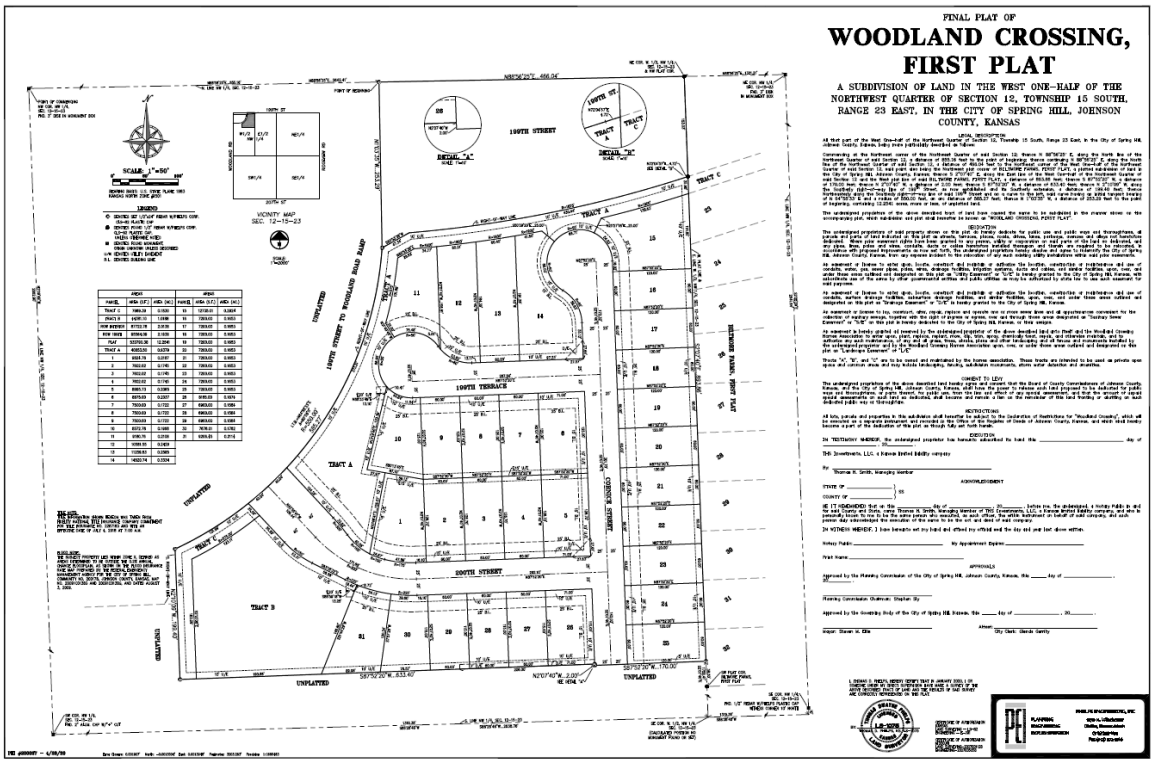
Case #:	Plat-000020-2020	**Meeting Date:**	August 6, 2020 moved to August 20, 2020 meeting
Description:	Proposed Final Plat, Woodland Crossing, First Plat		
Location:	South of 199th Street and East of Woodland Road		
Applicant:	THS Investments, LLC. – Tom Smith		
Owner:	THS Investments, LLC. – Tom Smith		
Engineer:	Phelps Engineering, Inc. – Tim Tucker, P.E.		
Current Zoning:	"RP-1"		
Site Area:	12.25 +/- acres	**Number of Lots:**	31
Minimum Lot Area:	6,900 sq. ft.		
Related Applications:	Z-03-19 and PP-03-19		



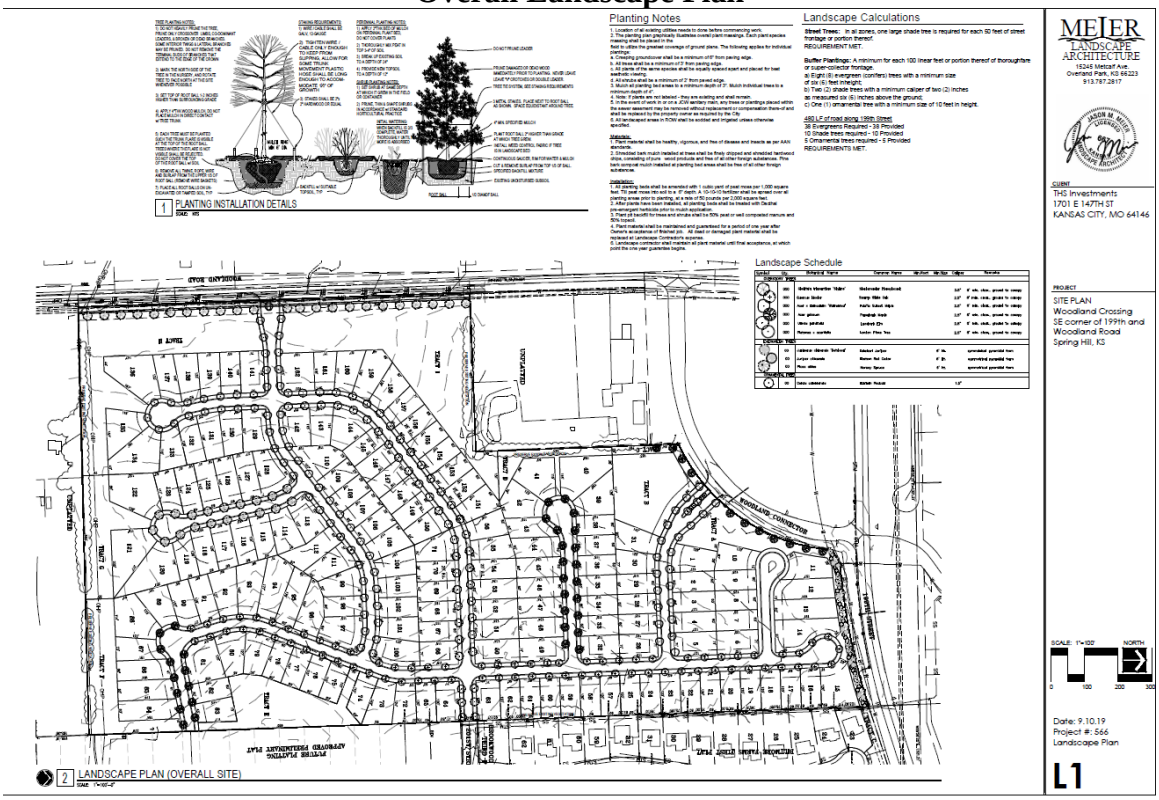
Preliminary Plat / Development Plan



Final Plat

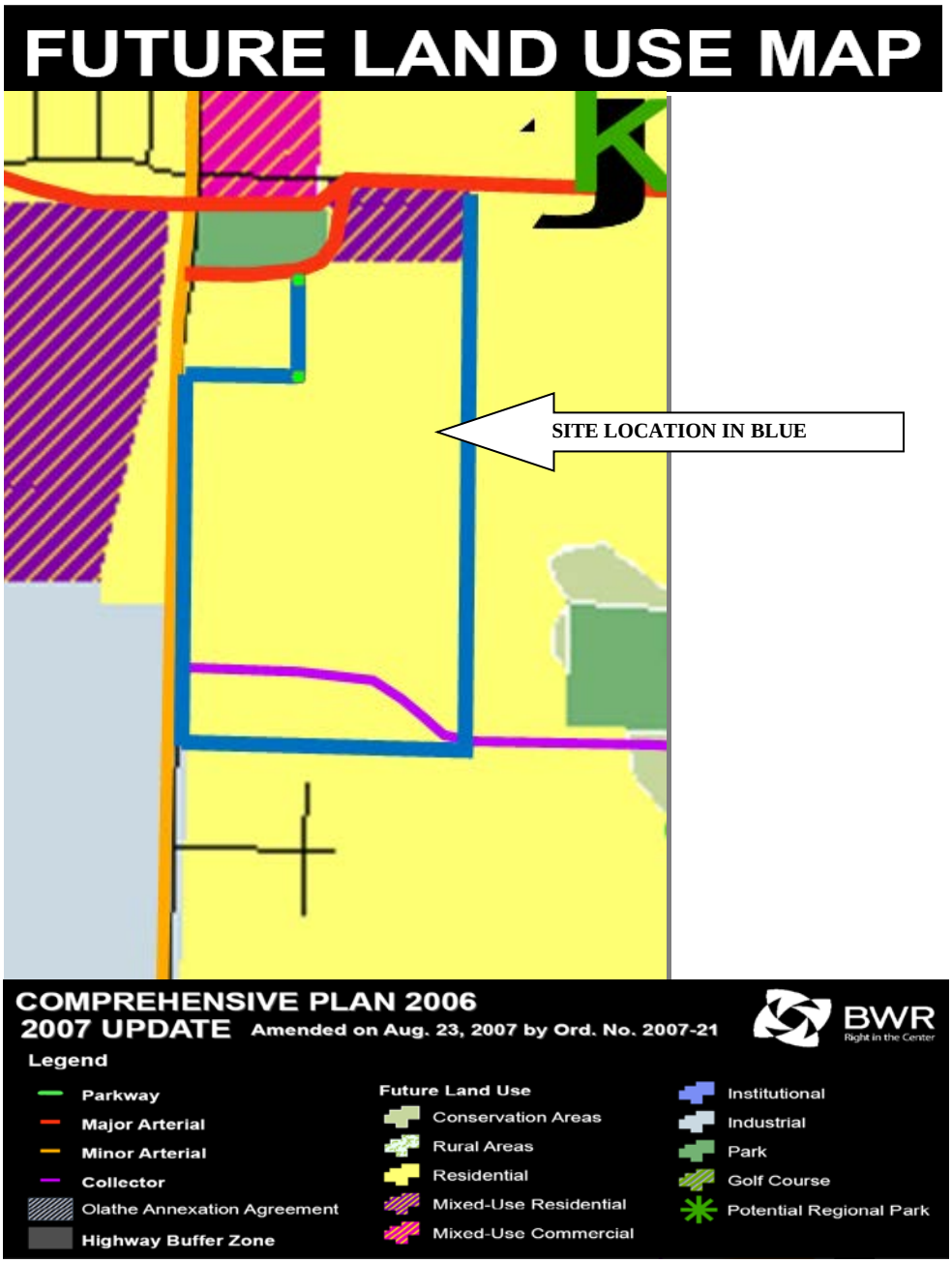


Overall Landscape Plan



BACKGROUND:

The applicant, Phelps Engineering, Inc. – Tim Tucker has submitted a request for the first phase final plat of Woodland Crossing subdivision located south of 199th Street and east of Woodland Road. The property is currently zoned RP-1 (Planned Single Family District). The Preliminary Plat / Development Plan was approved on the November 7, 2019 Planning Commission meeting and then by the Governing Body.



STAFF COMMENT:
Woodland Crossing, First Plat contains 31 residential lots on 12.25 +/- acres. Staff offers the following review per Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets and public use areas are to be forwarded to the City Engineer for review.
2. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat.
3. Staff has verified all due or unpaid taxes have been paid in full.
4. Adequate control of storm water through appropriate BMP's will be detailed on drawings submitted to the City Engineer for approval and will address the City Engineer comments regarding the drainage study.
5. Erosion control shall be installed and maintained per City Standards.
6. Construction refuse will be disposed of in an appropriate manner.
7. Must comply with erosion control standards throughout the development and construction of the improvements and home construction.
8. House elevations and typical plot plans have been submitted.
9. Park Fees: With no trail system, park fee of $300.00 per lot will be paid at the issuance of a building permit.
10. 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 and excise tax in the amount of $40,653.32 will need to be paid by the applicant prior to consideration of the final plat by the Governing Body. All required bonds and insurance documents would be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.
11. All utilities are adequate and available to the property with extensions as determined by the development plan(s).

The proposed site development plan is in conformance with the Spring Hill Comprehensive Plan. The utility easements are shown with dimensions meeting the minimum easement requirements for the City. The City will provide sanitary sewers and Johnson County WaterOne will provide water to the subdivision. This property will be required to participate with a buy-in to a sewer benefit district.

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 plan. The applicant and their engineer have agreed to address all the provided comments.

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.

ADDITIONAL STAFF COMMENT:
The attached proposed site layout and building elevations have been reviewed:

1) The RP-1 area proposes lot size reductions from the minimum standards required for standard R-1 developments. The minimum lot width would be reduced from 75-feet to 60-feet. The Comprehensive Plan recommends developments with reduced lot sizes and widths comply with minimum architectural standards (Guideline 10, Page A-5, Appendix A, Planning Principles and Design Guidelines).

2) The RP-1 areas propose building setback reductions: side setback reduction from 7-feet to 5-feet; rear setback may be reduction from 25-feet to 20-feet if needed; and front setback reductions from 35-feet to 25-feet.

3) The submitted building elevations are conceptual in nature. However, the building elevations are consistent with the architectural recommendations of the Comprehensive Plan, that all facades would be finished to the same level of detail as the front façade including windows, awnings, variety of high quality material finishes, etc. Final building plans will need to address such compatibility issues at the time of issuance of a building permit.

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

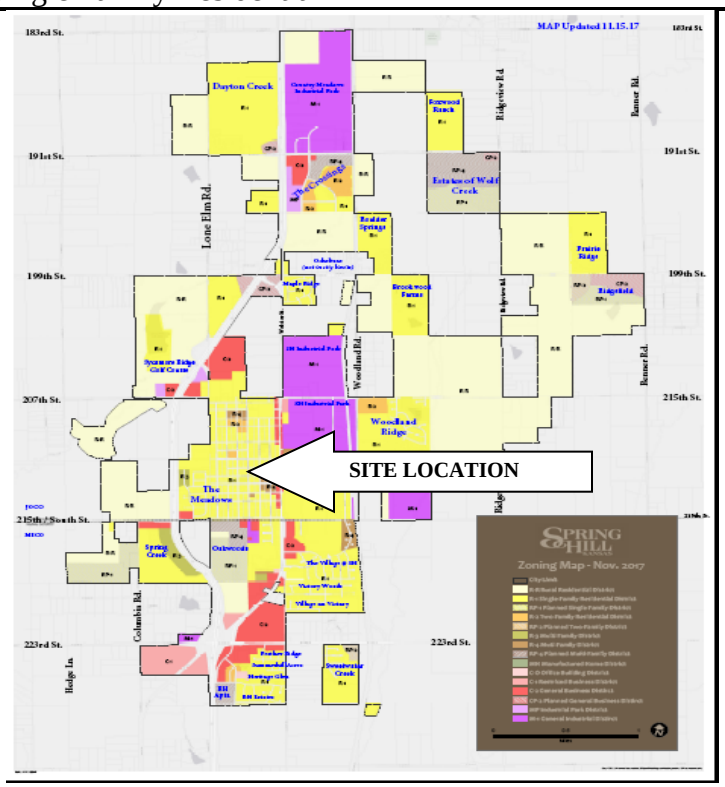
If approved, this plat would be presented to the Governing Body at the last Council meeting in July.

Suggested Motion: Move to recommend approval of application Plat-000020-2020, Final Plat of Woodland Crossing, First Plat, to the Spring Hill Governing Body, including conditions as presented in the staff report

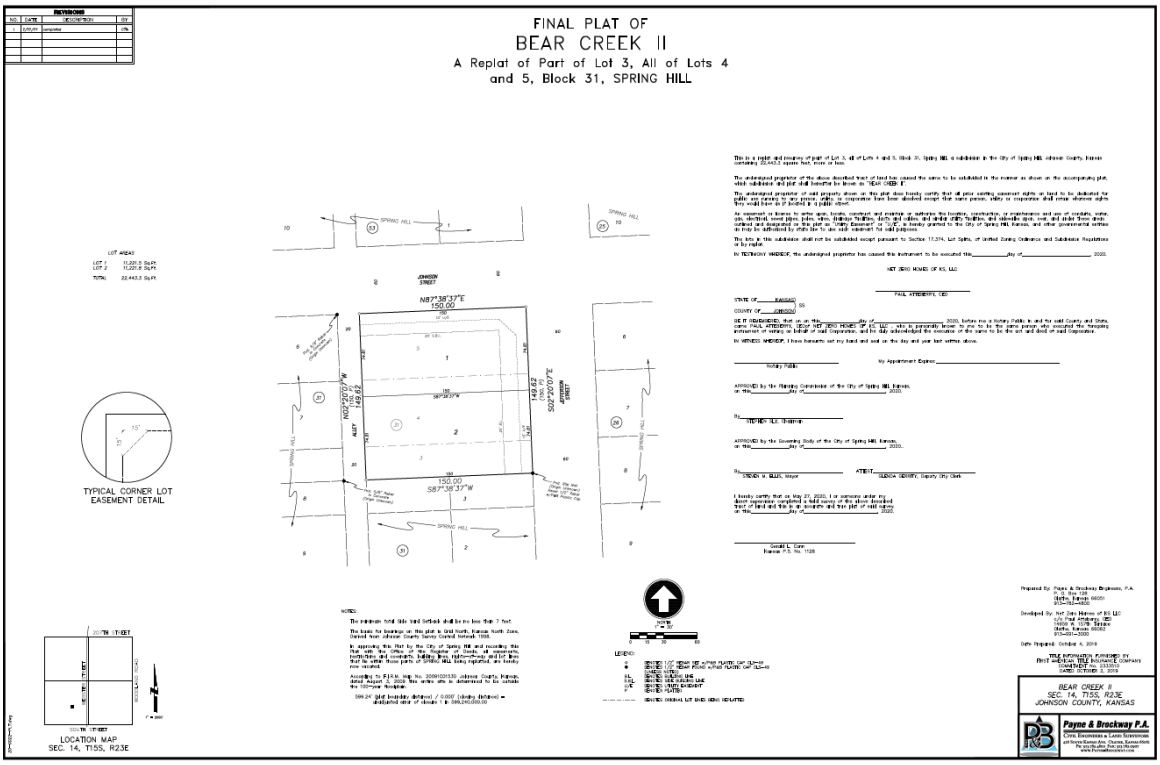
Attachments: Plans

SPRING HILL PLANNING COMMISSION
FINAL PLAT STAFF REPORT

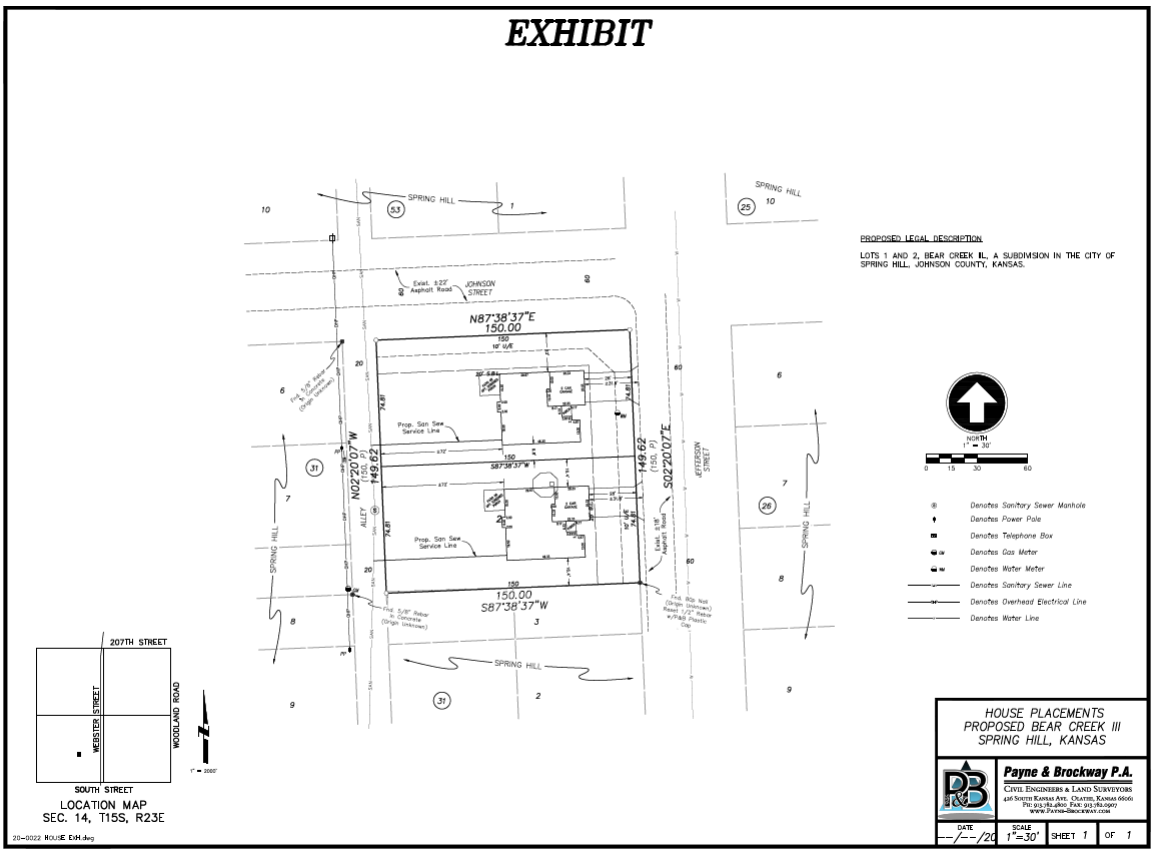
Case #:	Plat-000025-2020	**Meeting Date:**	August 6 2020 moved to August 20, 2020 meeting
Description:	Proposed Final Plat of Bear Creek II		
Location:	South of Johnson Street and West of Jefferson Street		
Applicant:	Payne & Brockway, P.A.	**Owner:**	Net Zero Homes of KS, LLC.
Engineer:	Payne & Brockway, P. A		
Current Zoning:	R-1		
Site Area:	22,443.3 sq. ft.	**Number of Lots:**	2
Proposed Use:	Single Family Residential		



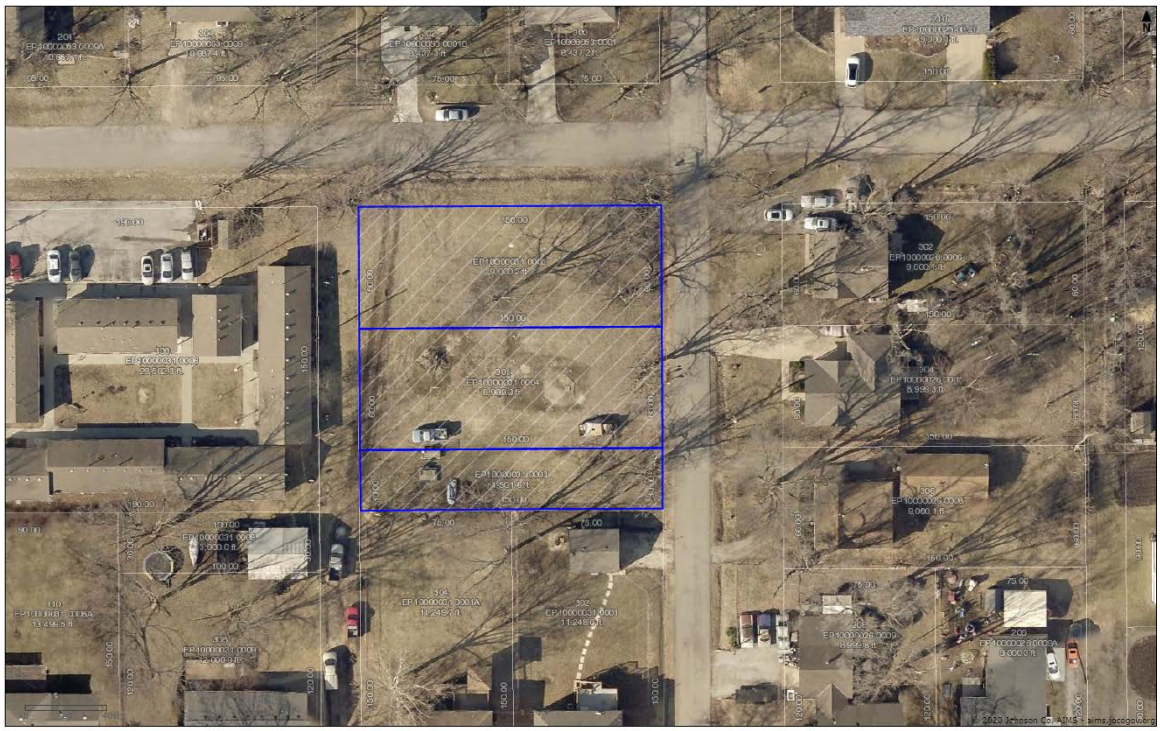
FINAL PLAT



HOUSE LOCATION EXHIBIT



EXISTING PLAT LAYOUT



BACKGROUND:

Applications have been received for the final plat for Bear Creek II, containing 2 residential lots. As shown in the AIMS snapshot above, the area is platted into 3 lots. Two of the lots are 60x150 and one lot is 30x150. Payne & Brockway has presented a new final plat of the lots that would create 2 lots measuring 74.81x150. The lots are not quite 75 feet in width, but the code does allow for lots and setbacks to be consistent with the surrounding area. The front setbacks are proposed to be 28 feet also to stay consistent with the neighborhood. All 3 lots could be built on as existing platted lots, but the structures would be much smaller than proposed with the lot changes.

STAFF COMMENT:

Bear Creek II contains 2 lots that would combine 3 existing residential lots. Staff offers the following review per Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat.
2. Staff has verified all due or unpaid taxes have been paid in full.
3. Erosion control shall be installed and maintained per City Standards.
4. Construction refuse will be disposed of in an appropriate manner.
5. Must comply with erosion control standards throughout the development and construction of the improvements and home construction.
6. Park Fees: $300.00 per lot will be collected at the building permit stage.
7. There is no required Improvement Agreement needed because all improves are existing. Excise tax in the amount of $3,546.04 will be paid by the applicant prior to consideration of the final plat by the Governing Body.

8. Public facilities are adequate and available.

The proposed development / plot plan is in conformance with the Spring Hill Comprehensive Plan. The utility easements are shown with dimensions meeting the minimum easement requirements for the City.

The City will provide sanitary sewers and the water to the subdivision. This property is not participating in a sewer benefit district.

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

If approved, this plat would be presented to the Governing Body at the last Council meeting in July.

STAFF RECOMMENDATION:

Staff recommends approval of applications Plat-000025-2020 of Bear Creek II, subject to:

1. All review comments and requirements from City Staff and Consultants as presented in this report.

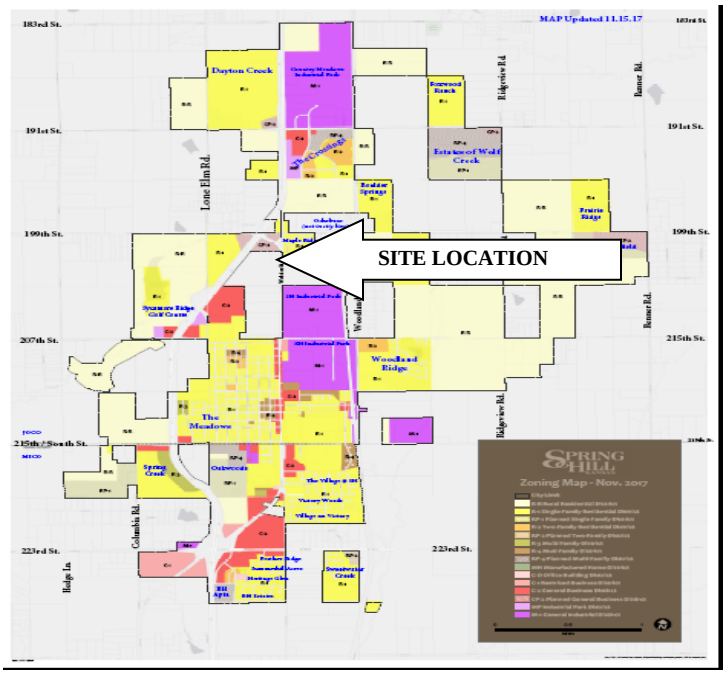
Suggested Motion: Move to recommend approval of application Plat-000025-2020, Final Plat of Bear Creek II, to the Spring Hill Governing Body, including conditions as presented in the staff report

Attachments: Proposed Final Plat
Proposed Development / Plot Plan

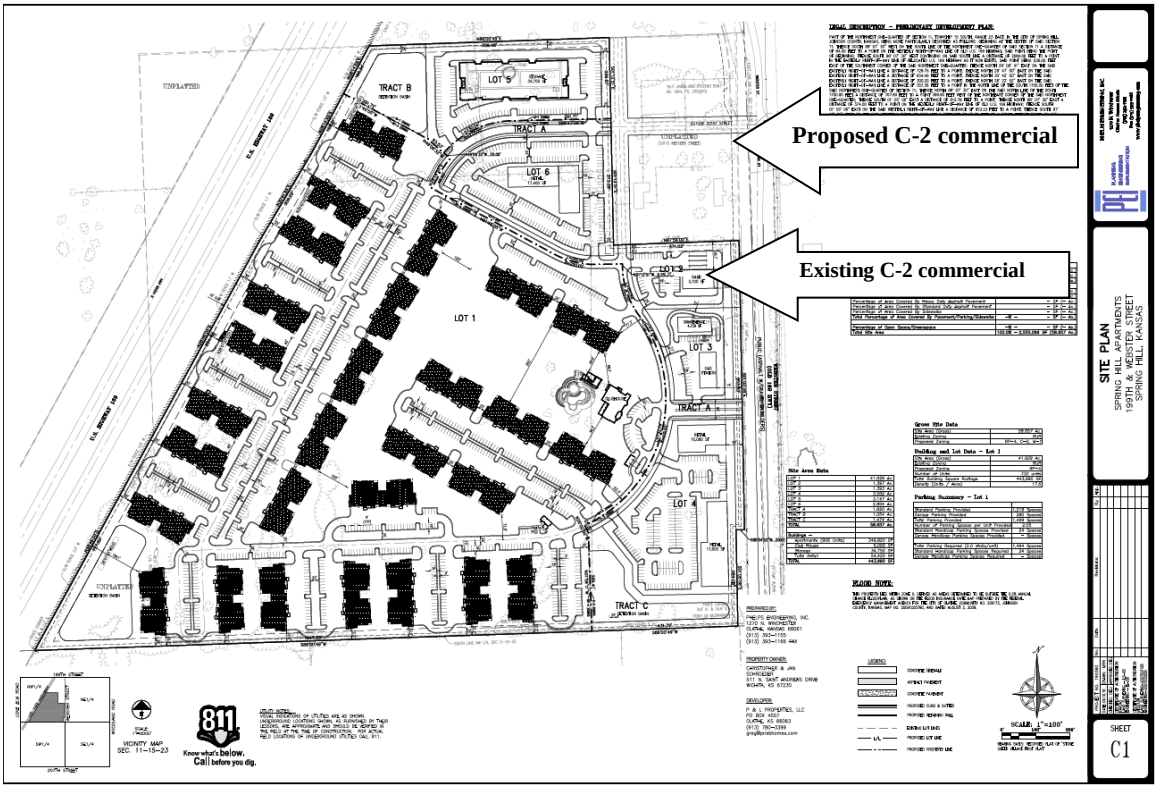
SPRING HILL PLANNING COMMISSION
REZONING STAFF REPORT

Case #:	Z-000024-2020	**Meeting Date:**	August 6, 2020 moved to August 20, 2020 meeting
Description:	Proposed Rezoning from "R-R" to "C-2"		
Location:	South of 199th Street and West of Webster St.		
Applicant:	Prairie Star Development, LLC. – Greg Prieb II		
Owner:	Prairie Star Development, LLC. – Greg Prieb II		
Engineer:	Phelps Engineering, Inc. – Judd Claussen		
Current Zoning:	"R-R"	**Proposed Zoning:**	"C-2"
Site Area:	5.11 +/- acres	**Number of lots: 1**	

	Current Zoning	**Existing Land Use**	**Future Land Use Map**
Site:	"R-R"	Vacant	Residential
North:	"R-1"/ "RUR"	Residential	Commercial
South:	"C-2"	Rural Residential	Mix Commercial and Residential
East:	"RUR"/ "R-1"	Rural Residential	Mix use residential
West:	"C-2"	Vacanat	Mix use residential
Proposed Use:	General Business District (commercial)		



Preliminary Development Plan



Z-000024-2020 (C-2)

BACKGROUND:

The applicant, Prairie Star Development, 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 20110 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.

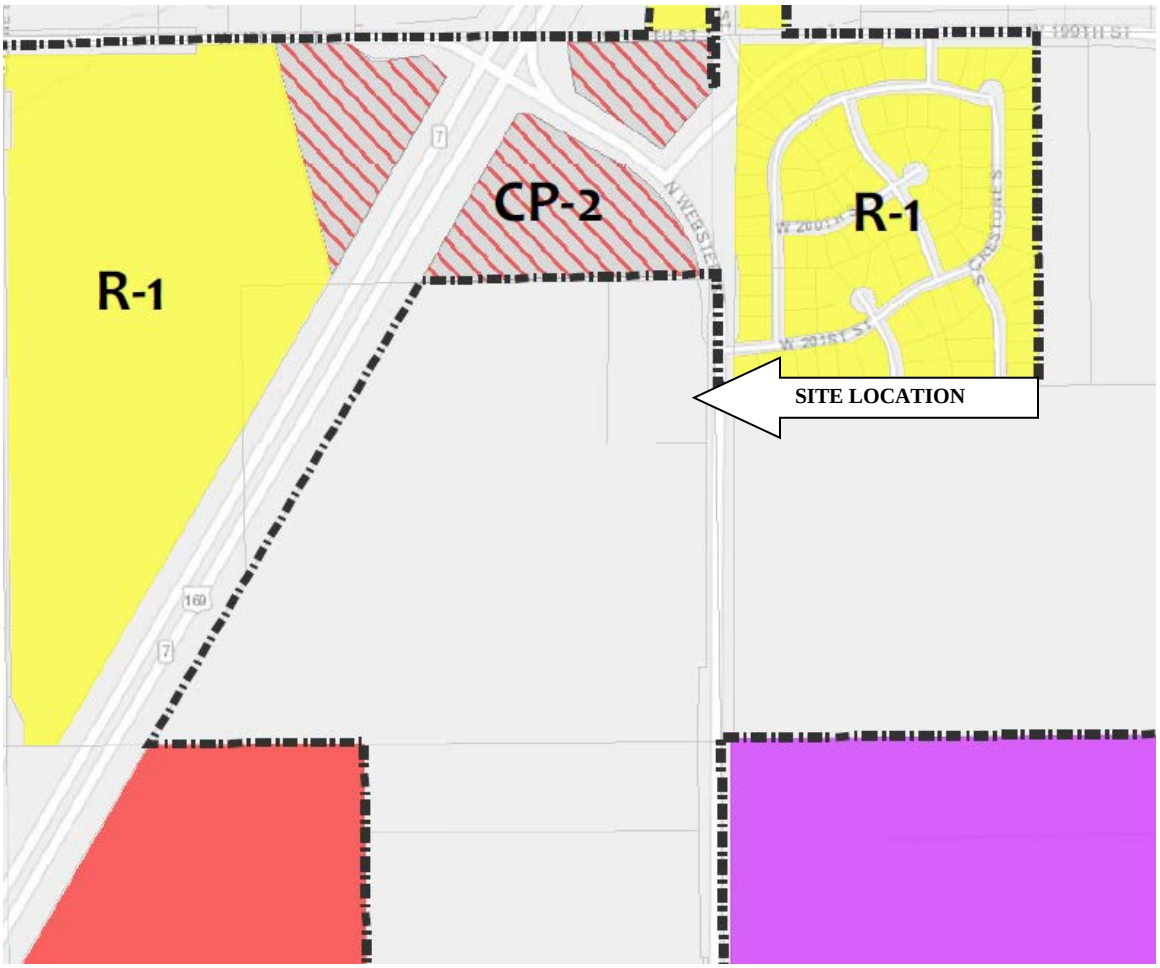
REZONING:

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

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 C-2 district. The proposed uses are an allowed in the C-2 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 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.

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 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.

FUTURE LAND USE MAP

5. **Requested because of changing conditions:** Request is based on business model 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 allow the property the 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.

7. **Suitability of parcel for uses permitted by the proposed district:** The proposed zoning allows development of commercial on Webster Street.

8. **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.

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 to help support the proposed future uses in the area and commerce with-in the City.

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 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 5.11 +/- 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 $20,949.47. 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-000024-2020 ("C-2" rezoning)

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

2) Improvement Agreement must be signed and excise tax (if any) must be paid prior to recording the Final Development Plan and Site Plan.

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3) 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 August 27, 2020, 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 August 27, 2020, 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-000024-2020 as presented by staff.

Attachments: Plans

Agenda item No. 8

Memorandum

To: Planning Commission

Cc: Jim Hendershot, City Administrator

From: Melanie Landis, Assistant City Administrator

Date: July 30, 2020

Re: 2021 – 2025 Capital Improvement Program

The review of the Capital Improvement Plan (CIP) by the Planning Commission is an integral part of the annual budget process. Enclosed is the proposed 2021-2025 Capital Improvement Program (CIP). Each year, we receive valuable feedback from the Planning Commission related to the proposed projects and their priority.

The proposed CIP includes all projects proposed to be completed over the next five years. While project costs are only estimates and can change during the course of design or construction, it is important to note that available funding will also drive the actual progress of these projects. Residential development over the course of the next few years may drive the need for additional projects and updates to this CIP will occur on an annual basis during the budget process.

The request of the Planning Commission is to determine whether the proposed Capital Improvement Program is in compliance with the City's Comprehensive Plan. The CIP will then be considered by the City Council for approval at the August 13th City Council meeting. This document will become an official City document and will be available to residents on our website or by request.

If you have specific questions about any of the projects listed within this CIP, please contact Jim Hendershot or myself. Our email addresses are as follows:
jim.hendershot@springhillks.gov
melanie.landis@springhillks.gov

Thank you.

Attachments: 2021-2025 Capital Improvement Program (CIP)

Melanie Landis, Assistant City Administrator
City of Spring Hill ~ 401 N. Madison ~ Spring Hill, KS 66083
Phone (913) 592-3664 ~ Fax (913) 592-5040
Email melanie.landis@springhillks.gov

Capital Improvement Program (CIP)

2021 - 2025

THE CITY OF
SpringHill
KANSAS

Annual Operating Budget
City of Spring Hill, Kansas

CITY OF SPRING HILL, KANSAS

FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM

Each year, the City of Spring Hill carries out capital projects to meet community needs related to infrastructure design, construction, maintenance, studies and surveys. The Capital Improvements Program (CIP) is a formal method for establishing priorities and scheduling capital improvements in line with the funding sources available for those projects.

SUMMARY

The Spring Hill Capital Improvements Program (C.I.P.) for 2021 to 2025 includes projects slated to begin within the next five years within the City. Like all cities, there are more capital project needs than dollars to fund them. The proposed program envisions the need for many outside sources of funding and City staff works diligently to leverage those dollars.

FINANCING

Within the list of projects is a proposed financing source for each project. It is important to note that this program is only an estimate of dollars needed for each project and the final decisions on sources used to finance each project lies with the City Council. Below is a summary of each source of funds available and includes a discussion of the uses, benefits and limitations of each source.

- **CARS (County Assisted Road System).** The Johnson County CARS program is a County/City matching grant designed to fund major street construction projects. The County's portion is funded through the County sales tax. This program varies but is typically a 50/50 matching source of funds.

- **CDBG (Community Development Block Grant).** Community Development Block Grants are federal grants which are administered by Johnson County. Johnson County qualifies as an entitlement County, due to the large population. Fund requests are considered through a grant application process and distributed based on project criteria.

- **CSHF (Consolidated Special Highway Fund).** The CSHF includes funding that all Kansas cities receive directly from the State Treasurer for certain highway aid payments distributed on a per capita basis from the State's Special City and County Highway Fund as well as revenues transferred from the General Fund and other funds. This fund is used for road construction, reconstruction, alteration, repair, and maintenance.

- **Debt Service.** The Debt Service Fund is intended for funding projects that affect the general welfare of the entire City. General Obligation bonds are generally used to fund projects over $100,000. These bonds are backed by full faith and credit of the City. Once the bonds are issued, the City must levy the appropriate level of property taxes to retire the debt. Short-term financing may be used for a smaller project as a temporary note and must be paid off over a four-year period.

- **Excise Tax Fund.** The Excise Tax Fund contains excise tax collected from the final plat process of development.

- **Federal and State Grants.** While federal and state grants are not as readily available as in the past, the City continues to be an active participant in the granting process and pursues funds available for current projects. The Kansas Department of Transportation (KDOT) is

an example of a state program that the City works with on a regular basis to earmark available transportation funds.

- **General Fund.** The General Fund provides revenue to fund projects through various sources of revenue including ad valorem taxes, sales tax, motor vehicle taxes, franchise fees and various user fees.

- **General Purpose Retailers Sales Tax**. Beginning April 2009, a one-half of one percent additional sales tax was implemented for the City of Spring Hill. The purpose of this sales tax is for funding projects of a parks or recreation nature. These sales tax collections are held in a separate fund for the purpose of funding specific projects.

- **Reserve Funds.**
  1. The Cemetery Reserve Fund contains dollars set aside for the future expansion of the Spring Hill Cemetery.
  2. The Capital Improvement Fund is used for the additions or maintenance to City facilities. Revenues to this fund consist of transfers from operating accounts within City funds.

- **Special Parks and Recreation Fund.** One third (1/3) of the liquor tax money received by the City from the State of Kansas must, by state statute, be placed in this fund for the purpose of parks and recreation.

- **SMAC (Johnson County Stormwater Management Program).** The Johnson County Stormwater Management Program is a Johnson County sponsored grant program, which provides 75% of the funding for major improvements to serious stormwater issues within Johnson County municipalities.

- **Special Assessment General Obligation Bonds.** This source is normally used to finance specific improvement such as street, sewer, water, sidewalks, etc. A benefit district is created by petition and public hearing. The properties deemed to benefit from the project are the primary source of revenue to retire the bonds. The funding split between property owners and the city-at-large, as well as the term of the assessments, are determined by policy.

- **Water and Sewer Utility Funds.** Utility funds are enterprise operational funds which maintain the infrastructure and regular operating expenses of each utility. Revenues for these funds are generated through monthly user fees and can only be used for improvements to the water and sewer utilities.

CAPITAL IMPROVEMENT PROJECTS

The projects listed within the CIP include the year in which the project is slated to begin, the anticipated funding source, the total project cost and the estimated budget impact. All projects are subject to review at any time and are all dependent upon available funding. Population growth will have an impact on the CIP and the priority of projects over time.

City of Spring Hill, KS
2021 - 2025 Capital Improvement Program

Project Year	Project Name	Type (Study, Purchase, Design, Construct, Improve)	Department	Potential Funding Source	Project Cost	City Obligation	Annual Budget Impact (Princ. only)
2021	**City Facility Broadband Connection**	Design/ Construction	Administration	Special sales tax - County (GO Bond over 10 years)	$350,000	$350,000	$35,000
2021	**Spring Hill Lake Dam and Spillway Improvement**	Construction	Administration	Debt Service Fund (GO Bonds for 20 years)	$700,000	$700,000	$35,000
2021	**191st Street Improvement - Lone Elm to Theden Street**	Design/ Construction	Street	Unfunded	$90,000	$90,000	$90,000
2021	**Building Improvement - Salt & Sand structure**	Construction	Street	Capital Improvement Fund	$142,000	$142,000	$142,000
2021	**Hale Street Improvement - Webster St to Railroad Ave.**	Design	Street	Debt Service Fund (GO Bonds for 10 years- combined with construction)	$30,000	$30,000	$3,000
2021	**Intersection Improvement - 223rd & Webster Street**	Design	Street	Miami County Special Sales Tax / Excise Tax	$600,000	$100,000	$100,000
2021	**Lincoln Street Improvement (Year 5)**	Construction	Street	Federal Fund Exchange Program	$83,000	$83,000	$83,000
2021	**Lone Elm Rd Improvement - 191st St to North city limits**	Design/ Construction	Street	Unfunded	$90,000	$90,000	$90,000
2021	**Webster Street Rehabilitation 207th to South Street**	Design/ Construction	Street	CARS Grant / Excise Tax Fund	$794,900	$431,150	$431,150
2021	**Lagoon rehabilitation**	Construction	Wastewater	Wastewater Fund (GO Bond over 20 years)	$1,000,000	$1,000,000	$50,000
2021	**NE Lift Station Gravity Force Main Ext**	Study	Wastewater	Wastewater Fund	$25,000	$25,000	$25,000
2021	**WWTP Flood Mitigation Design**	Design	Wastewater	Wastewater Fund	$10,000	$10,000	$10,000
2021	**WWTP Roof Replacement - Headworks Building**	Construction	Wastewater	Wastewater Fund	$25,000	$25,000	$25,000
				Total	**$3,939,900**	**$3,076,150**	**$1,119,150**

City of Spring Hill, KS
2021 - 2025 Capital Improvement Program

Project Year	Project Name	Type (Study, Purchase, Design, Construct, Improve)	Department	Potential Funding Source	Project Cost	City Obligation	Annual Budget Impact (Princ. only)
2022	**Inspiration Park**	Design	Administration	Community funding / Grants	$100,000	$0	$0
2022	**Sidewalk Improvements / Construction**	Construction	Administration	Unfunded	To Be Determined	To Be Determined	To Be Determined
2022	**Spring Hill Justice Center**	Design	Administration	Debt Service Fund (GO Bonds for 20 years-combined with construction)	$50,000	$50,000	$2,500
2022	**Facility Improvement - Community Center**	Improvement	Administration	Capital Improvement Fund (Temporary Note for 4 years)	$100,000	$100,000	$25,000
2022	**Victory Road Improvement - Webster St. to 223rd St.**	Design	Street	Consolidated Highway Fund	$15,000	$15,000	$15,000
2022	**Hale Street Improvement - Webster St to Railroad Ave.**	Construction	Street	Debt Service Fund (GO Bonds for 10 years)	$300,000	$300,000	$30,000
2022	**Intersection Improvement - N Webster turn lanes to 199th**	Design/ Construction	Street	CARS Grant Eligible/ Debt Service Fund (Temporary Note for 4 years)	$269,000	$147,050	$36,763
2022	**199th Street Improvement - US 169 to West City Limits**	Construction	Street	CARS Grant Eligible/ Excise Tax Fund	$392,000	$208,250	$208,250
2022	**Lincoln Street Improvement (Year 6)**	Construction	Street	Federal Fund Exchange Program	$79,000	$79,000	$79,000
2022	**NE Lift Station Gravity Force Main Ext**	Design/Land Acq	Wastewater	Wastewater Fund	$25,000	$25,000	$25,000
2022	**Sanitary Sewer Main Rehabilitation**	Construction	Wastewater	Wastewater Fund / CDBG Grant (GO Bond for 10 years)	$300,000	$300,000	$30,000
2022	**WWTP Flood Mitigation**	Construction	Wastewater	Wastewater Fund / Emergency Mgmt Grant	$100,000	$100,000	$100,000
2022	**Water Line Replacement (Transite Lines)**	Design	Water	Water Fund (KDHE Revolving Loan- 10 years)	$40,000	$40,000	$40,000
				Total	**$1,770,000**	**$1,364,300**	**$591,513**

City of Spring Hill, KS
2021 - 2025 Capital Improvement Program

Project Year	Project Name	Type (Study, Purchase, Design, Construct, Improve)	Department	Potential Funding Source	Project Cost	City Obligation	Annual Budget Impact (Princ. only)
2023	**Inspiration Park**	Construction	Administration	Community funding / Grants	$250,000	$0	$0
2023	**Spring Hill Justice Center**	Construction	Administration	Debt Service Fund (GO Bonds for 20 years-combined with construction)	$4,100,000	$4,100,000	$205,000
2023	**199th Street Improvement - Ridgeview Rd. to Renner Rd.**	Design/ Construction	Street	CARS Grant Eligible/ Debt Service Fund (GO Bond for 20 years)	$3,624,000	$1,924,000	$96,200
2023	**Intersection Improvement - 223rd & Webster Street (Phased Project)**	Construction	Street	Miami County / KDOT / STP Grant / GO Financing	$6,000,000	$3,000,000	$150,000
2023	**Lone Elm Road Paving**	Construction	Street	Federal Fund Exchange Program	$122,875	$122,875	$122,875
2023	**Victory Road Improvement - Webster St. to 223rd St.**	Construction	Street	Consolidated Highway Fund	$75,000	$75,000	$75,000
2023	**WWTP Catwalk Extension (Basin #2)**	Construction	Wastewater	Wastewater Fund	$40,000	$40,000	$40,000
2023	**Looped Water Main Const. - Woodland Ridge / 207th St**	Construction	Water	Water Fund	$200,000	$200,000	$200,000
2023	**Water Line Replacement (Transite Lines)**	Construction	Water	Water Fund (KDHE Revolving Loan- 10 years)	$400,000	$400,000	$20,000
				Total	**$14,811,875**	**$9,861,875**	**$909,075**

City of Spring Hill, KS
2021 - 2025 Capital Improvement Program

Project Year	Project Name	Type (Study, Purchase, Design, Construct, Improve)	Department	Potential Funding Source	Project Cost	City Obligation	Annual Budget Impact (Princ. only)
2024	**207th Street Improvement Webster St. to Woodland Rd.**	Design/ Construction	Street	CARS Grant / Excise Tax Fund	$277,300	$144,800	$144,800
2024	**Manhole Rehabilitation - Blackhawk**	Construction	Wastewater	Wastewater Fund	$33,000	$33,000	$33,000
				Total	**$310,300**	**$177,800**	**$177,800**

City of Spring Hill, KS
2021 - 2025 Capital Improvement Program

Project Year	Project Name	Type (Study, Purchase, Design, Construct, Improve)	Department	Potential Funding Source	Project Cost	City Obligation	Annual Budget Impact (Princ. only)
2025	**Cemetery Expansion**	Construction	Administration	Cemetery Reserve Fund / Cemetery Board	$100,000	$100,000	$100,000
2025	**Aquatic Center (Phase II)**	Construction	Parks	Debt Service Fund (GO Bonds for 20 years)	$1,000,000	$1,000,000	$50,000
2025	**Sports Complex Revitalization**	Construction	Parks	Debt Service Fund (GO Bonds for 10 years)	$225,000	$225,000	$22,500
				Total	**$1,325,000**	**$1,325,000**	**$172,500**

City of Spring Hill, KS
2021 - 2025 Capital Improvement Program
Project Descriptions

191st Street Improvement - Lone Elm to Theden Street	Repair and improve the portion of 19st Street between Lone Elm and Theden Street.
199th Street Improvement - Ridgeview Rd. to Renner Rd.	Repair and improve the portion of 199th Street from Ridgeview Road to Renner Road to include additional turn lanes and shoulder widening.
199th Street Improvement - US 169 to West City Limits	Participation with Johnson County in the improvement of 199th Street from the west city limits to Hwy 169 in the south lane.
207th Street Improvement Webster St. to Woodland Rd.	Repair and improvement of 207th Street from Webster Street to Woodland Road.
Aquatic Center (Phase II)	Additions and improvements to the existing Spring Hill Aquatic Center facilities.
Building Improvement - Salt & Sand structure	Improve and reconstruct the existing salt & sand structure to eliminate water damage and product loss.
Cemetery Expansion	Improvements to the existing land for the purpose of expanding the Spring Hill Cemetery.
City Facility Broadband Connection	Construction of dark fiber between City facilities.
Facility Improvement - Community Center	Upgrade project for the kitchen, restrooms and entryways within the Spring Hill Community Center.
Hale Street Improvement - Webster St to Railroad Ave.	Repair and improve the portion of Hale Street between Webster Street and Railroad Avenue.
Inspiration Park	A new park with many attractions including a skate park driven by community support and funding.
Intersection Improvement - 223rd & Webster Street	Design and construct improvements to the intersection of 223rd Street & Webster Street including realignment of Webster Street.
Intersection Improvement - N Webster turn lanes to 199th	Construct right turn lanes from Webster Street onto 199th Street.
Lagoon rehabilitation	Repair of lagoon cell bank and concrete flow structures.
Lincoln Street Improvement	Repair and improvement of Lincoln Street will continue with a designed approach to improving sections of the roadway with the least amount of impact to businesses.

City of Spring Hill, KS
2021 - 2025 Capital Improvement Program
Project Descriptions *(continued)*

Lone Elm Rd Improvement - 191st St to North city limits	Repair and improve the portion of Lone Elm Road between 191st Street and the North city limits.
Lone Elm Road Paving	Paving of Lone Elm road from 207th street to the north side of the box culvert located south of Hwy 169.
Looped Water Main Woodland Ridge & 207th	Construct 8" water main in Woodland Ridge subdivision and 207th street to connect existing pipeline.
Manhole Rehabilitation - Blackhawk	Raise manholes in Blackhawk sanitary sewer area that are buried below grade.
NE Lift Station Gravity Force Main Ext	Study of the current force main extending from the NE lift station located at the SW corner of Maple Ridge subdivision.
Sanitary Sewer Main Rehabilitation	Rehabilitation of the existing sewer mains to repair reduction of inflow and infiltration.
Sidewalk Improvements / Construction	Sidewalk improvements will be considered by the City Council upon more research on best approach to a policy for sidewalk improvement and identification of a funding source.
Sports Complex Revitalization	Removal of existing bath and pump house and infill existing pool. Construct basketball courts and amenities on site.
Spring Hill Justice Center	Proposed construction of a new Justice Center housing the police department and municipal court.
Spring Hill Lake Dam and Spillway Improvements	Maintain and repair existing dam to meet State compliance requirements.
Victory Road Improvement - Webster St. to 223rd St.	Repair and improve Victory Road from Webster Street to 223rd Street.
Water Line Replacement (Transite Lines)	Replacement of pipe for continued and proactive sustainability within the water distribution system.
Webster Street Rehabilitation 207th to South Street	Repair and improve Webster Street from 207th Street to South Street.
WWTP Catwalk Extension (Basin #2)	Build catwalk extension to complete 10 linear feet of walkway around basin #2 at the Wastewater Treatment Plant.
WWTP Flood Mitigation	Design and improvements to mitigate potential flood impacts to the Wastewater Treatment Plant facility.
WWTP Roof Replacement - Headworks Building	Replacement of the roof on the headworks building located at the Wastewater Plant site.