

**City of Spring Hill, Kansas**  
**Minutes of Planning Commission Special Session**  
**August 20, 2020**

A Special Session of the Planning Commission was held at the Civic Center, 401 N. Madison St., Spring Hill, Kansas on August 20, 2020. The meeting convened at 7:00 p.m. with Chairman Stephen Sly presiding, and Amy Long, Planning Secretary recording.

Commissioners in attendance: Stephen Sly  
Cindy Squire  
Mary Dobson  
Troy Mitchell  
Roger Welsh, II  
Josh Erhart

Commissioners absent: Mike Denny  
Janell Pollom

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

## **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. Mitchell seconded by Mr. Erhart to approve the agenda as presented.

**Roll Call Vote:** Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Squire-Aye; Erhart-Aye

**Motion carried 6-0-0**

## **CITIZEN PARTICIPATION**

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

## **FORMAL COMMISSION ACTION**

### **1. Approval of Minutes from the June 4, 2020 Regular Meeting**

**Motion by** Mr. Welsh seconded by Mr. Mitchell to approve the minutes as presented.

**Roll Call Vote:** Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Squire-Aye; Erhart-Aye

**Motion carried 6-0-0**

**2. Approval of Minutes from the July 10, 2020 Special Meeting**

**Motion by** Mr. Mitchell seconded by Mr. Erhart to approve the minutes as presented.

**Roll Call Vote:** Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Squire-Aye; Erhart-Aye

**Motion carried 6-0-0**

**3. Approval of Minutes from the August 6, 2020 Regular Meeting**

**Motion by** Mr. Mitchell seconded by Mr. Erhart to approve the minutes as presented.

**Roll Call Vote:** Dobson- Aye, Welsh- Aye, Sly-Aye, Mitchell- Aye, Squire-Aye; Erhart-Aye

**Motion carried 6-0-0**

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

*Beginning of Staff Report*

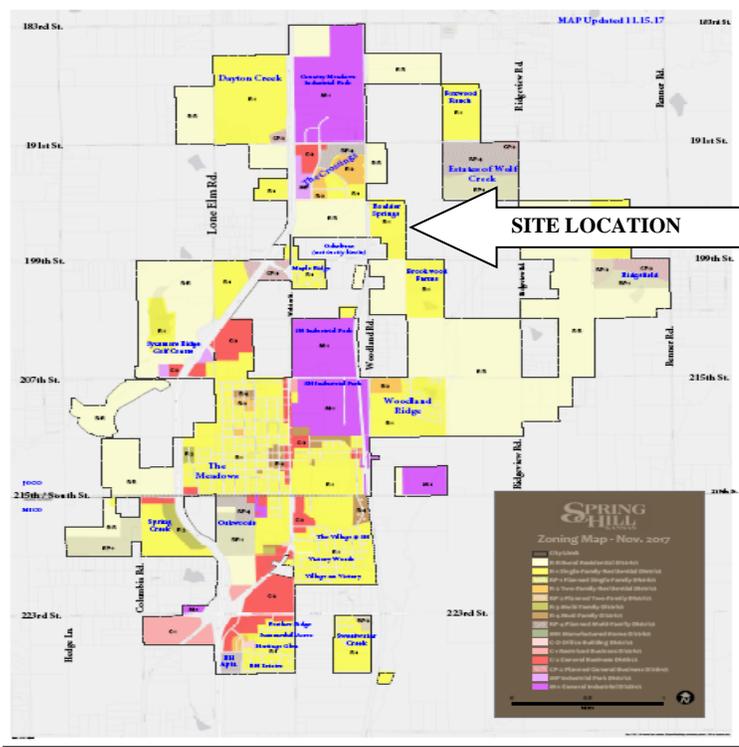
**SPRING HILL PLANNING COMMISSION  
SITE PLAN STAFF REPORT**

<b>Case #:</b>	SP-000005-2020	<b>Meeting Date:</b>	August 6, 2020 moved to August 20, 2020 meeting
<b>Description:</b>	Boulder Springs Subdivision Community Pool and Clubhouse		
<b>Location:</b>	196 <sup>th</sup> St. and Emerald St. Boulder Springs, Tract C		
<b>Applicant:</b>	Day 3 Development – Travis Schram		
<b>Engineer/Architect:</b>	Schlaegel – Mark Breuer		
<b>Site Area:</b>	3.7 +/- acres 161,172 +/- square feet		

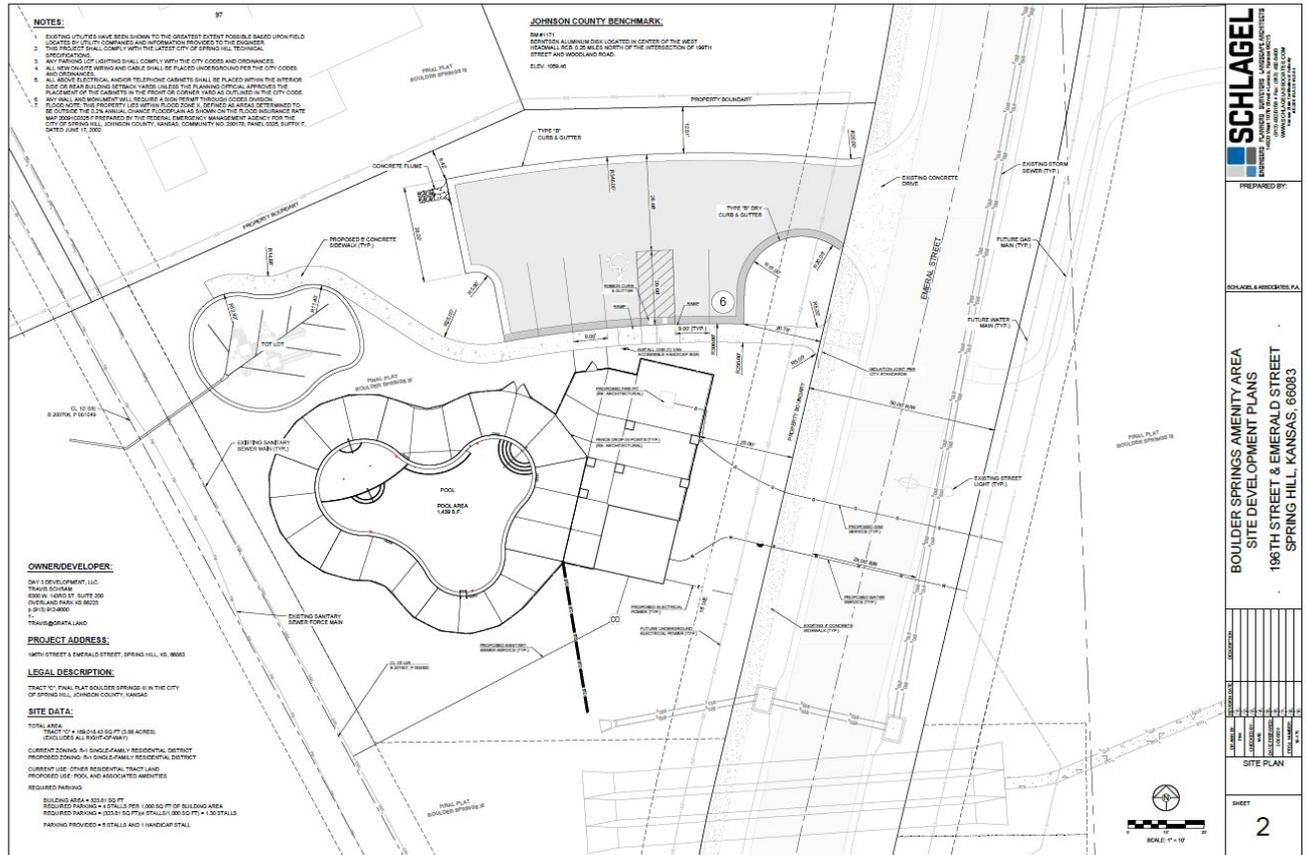
<b>Minimum Lot Area:</b>	N/A	<b>Related Case:</b>	Final Plat Boulder Springs
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<b>Current Zoning:</b>	R-1	<b>Proposed Use:</b>	Community pool, recreational area, parking and club house.
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	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map</b>
<b>Site:</b>	R-1	Vacant	
<b>North:</b>	RP-2	Vacant	Two Family Residential
<b>South:</b>	R-R	Vacant	Open Space
<b>East:</b>	R-1	Vacant	Residential
<b>West:</b>	R-1	Being Developed	Residential



## Site Layout



## Landscape Plan



**PROJECT TITLE:** BOULDER SPRINGS POOL  
**PROJECT LOCATION:** 196TH STREET AND EMERALD STREET, BOULDER SPRINGS, CO  
**OWNER:** BOLDER SPRINGS POOL DEVELOPMENT, LLC  
**DESIGNER:** SCHLAGEL LANDSCAPE ARCHITECTS, P.A.  
**DATE:** 12/15/2019

- SHADE TREES**
- ASH T5A American Ash
  - ASS 4EA American Green Mountain
  - LOF 2EA Ulm's Favorite
- EVERGREEN TREES**
- ZIC 10EA Japanese Horizontal Cedar
  - JYT 7EA Japanese Horizontal Cedar
- SHRUBS**
- ML T5A New World Holly
  - VYS 4EA Viburnum (Sharon) Korean Spine Tree

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	ASH T5A	1	EA	100.00	100.00
2	ASS 4EA	4	EA	100.00	400.00
3	LOF 2EA	2	EA	100.00	200.00
4	ZIC 10EA	10	EA	10.00	100.00
5	JYT 7EA	7	EA	10.00	70.00
6	ML T5A	1	EA	50.00	50.00
7	VYS 4EA	4	EA	50.00	200.00

**SCHLAGEL**  
 LANDSCAPE ARCHITECTS, P.A.  
 1901 W. 10TH AVENUE, SUITE 100  
 BOULDER, CO 80502  
 PHONE: 303.440.1111  
 FAX: 303.440.1112  
 WWW.SCHLAGELPA.COM

PREPARED BY:  
 Daniel S. Pender  
 Landscape Architect  
 ECP 02

**SCHLAGEL & ASSOCIATES, P.A.**

**BOULDER SPRINGS POOL  
 SITE DEVELOPMENT PLANS  
 196TH STREET & EMERALD STREET  
 SPRING HILL, KANSAS, 66083**

NO.	DATE	DESCRIPTION
1	12/15/2019	FINAL

LANDSCAPING PLAN

SHEET  
**5**



**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

*End of Staff Report*

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

**Motion by** Mr. Mitchell seconded by Mr. Erhart to approve the Site Plan Application (SP-000005-2020) for Boulder Springs III Pool as presented.

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

**Motion carried 6-0-0**

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

*Beginning of Staff Report*

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

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**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 199<sup>th</sup> 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.

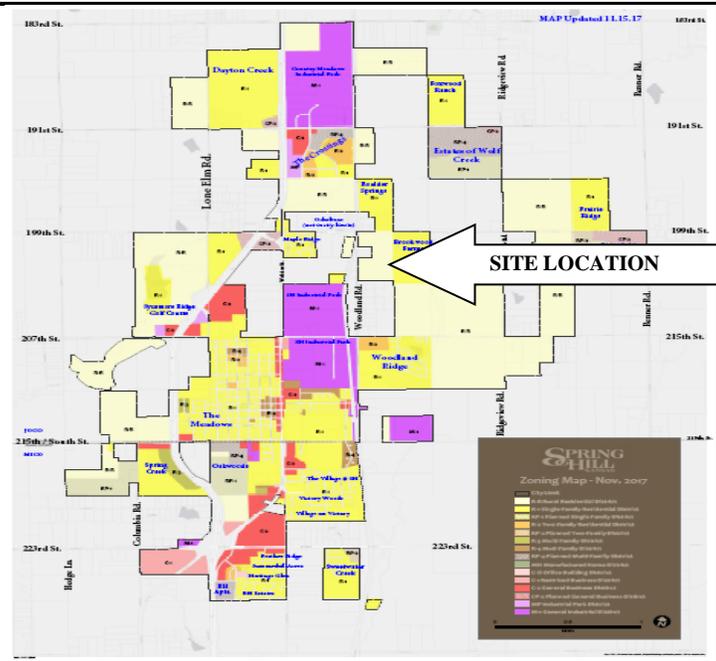
**Current Zoning:** “RP-1”

**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

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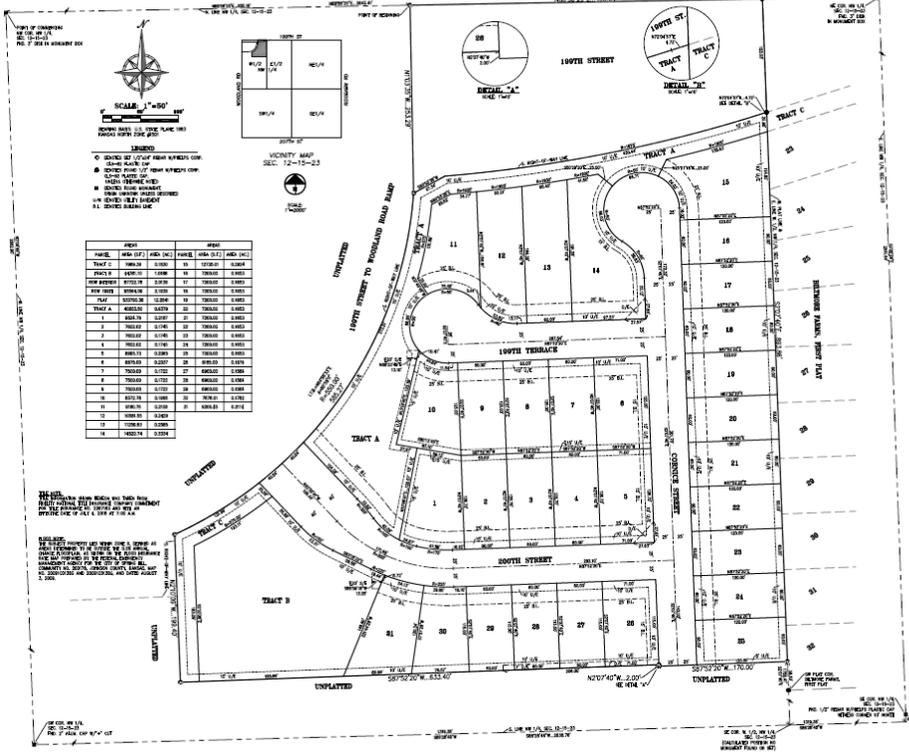


**Preliminary Plat / Development Plan**



FINAL PLAT OF  
**WOODLAND CROSSING,  
FIRST PLAT**

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



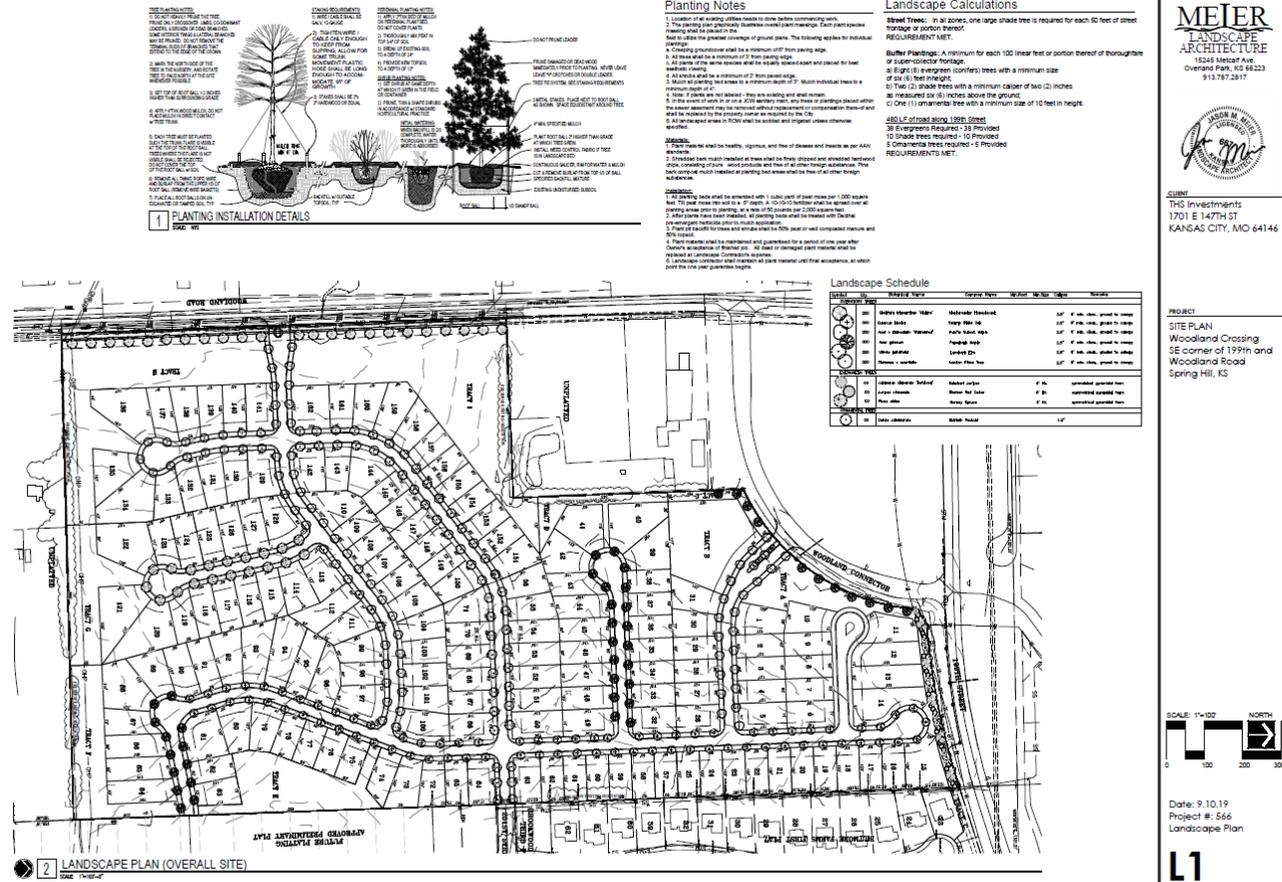
At the part of the West One-Half of the Northwest Quarter of Section 12, Township 15 South, Range 23 East, in the City of Spring Hill, Johnson County, Kansas, being more particularly described in the plat hereunto annexed...

Consent to Levy: I, the undersigned, do hereby consent to the proposed plat of the above described land being recorded in the public records of the State of Kansas...

Approved by the Planning Commission of the City of Spring Hill, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

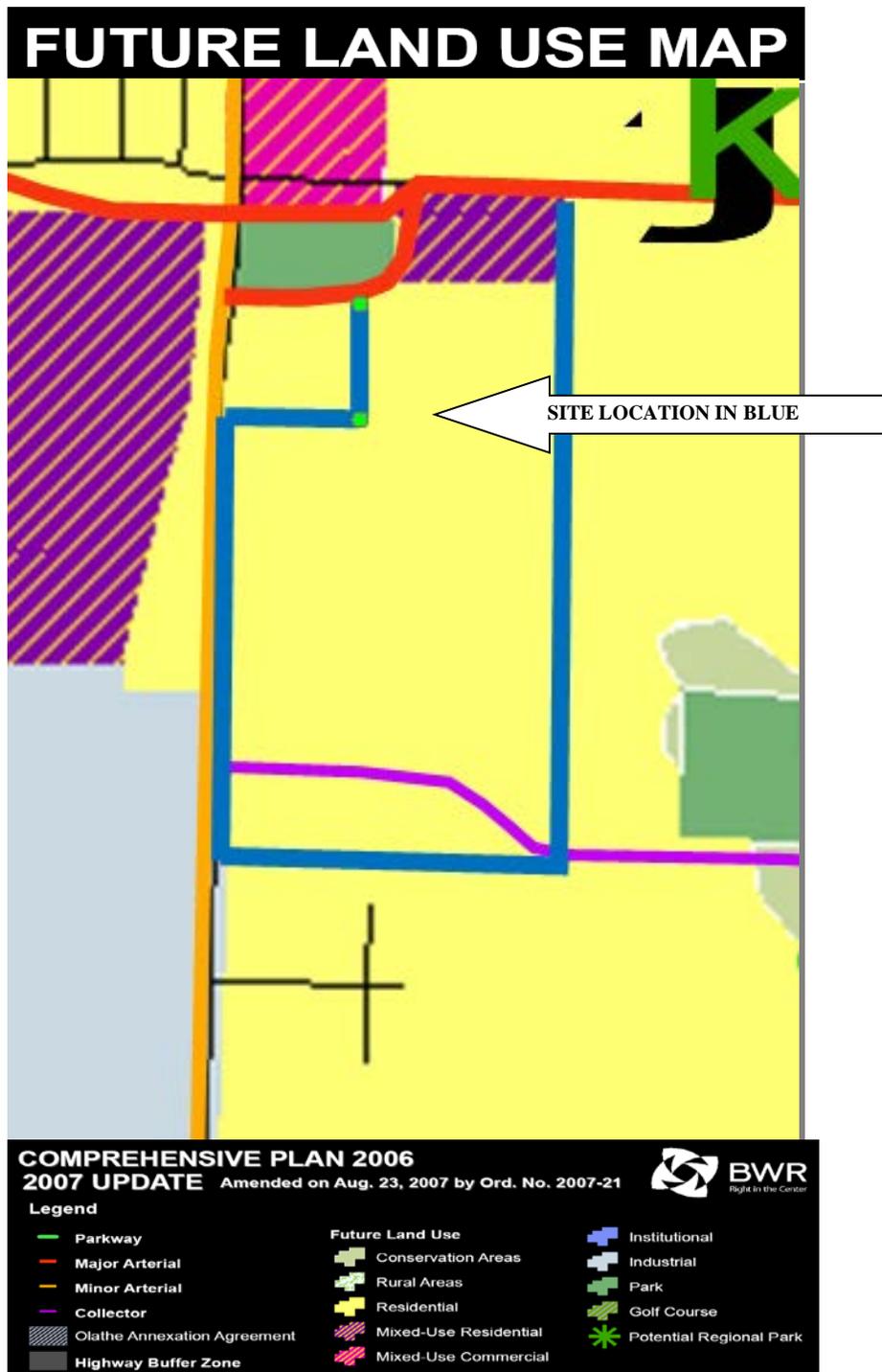
City Clerk: [Signature]

**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 199<sup>th</sup> Street and east of Woodland Road. The property is Spring Hill Planning Commission Special Meeting Minutes - APPROVED August 20, 2020 Page 9 of 24

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

*End of Staff Report*

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

Commissioners questioned if sidewalks had been addressed with Applicant.

**Motion by** Mr. Erhart seconded by Ms. Dobson to approve the Final Plat Application (PLAT-000020-2020) for Woodland Crossing, 1st as presented by staff with the addition of the 6ft wide concrete city standard sidewalk on south side along 199<sup>th</sup> St, transitioning into 6ft wide asphalt paved trail along Woodland Rd. connect.

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

**Motion carried 6-0-0**

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

*Beginning of Staff Report*

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

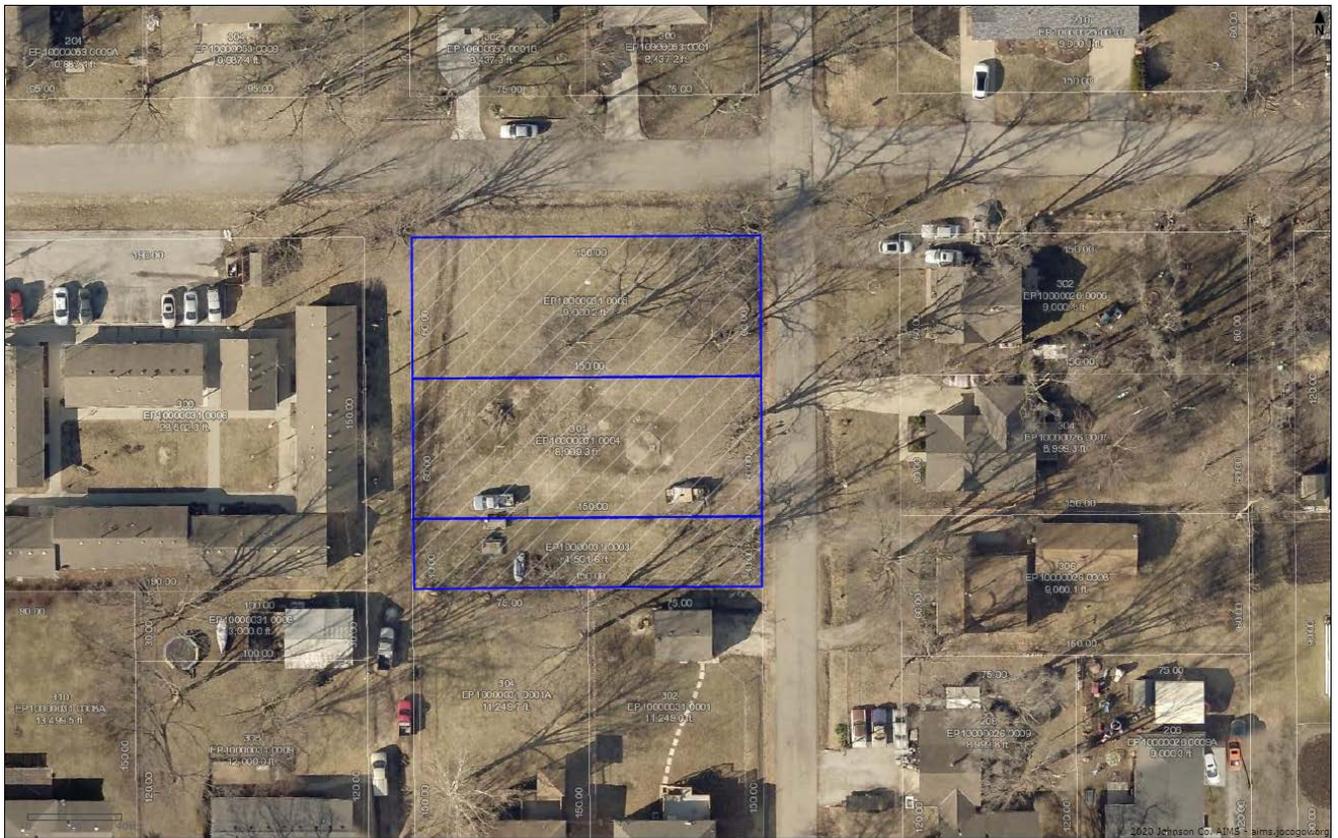
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<b>Case #:</b>	Plat-000025-2020	<b>Meeting Date:</b>	August 6 2020 moved to August 20, 2020 meeting
<b>Description:</b>	Proposed Final Plat of Bear Creek II		
<b>Location:</b>	South of Johnson Street and West of Jefferson Street		
<b>Applicant:</b>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

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**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:

12. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat.
13. Staff has verified all due or unpaid taxes have been paid in full.
14. Erosion control shall be installed and maintained per City Standards.
15. Construction refuse will be disposed of in an appropriate manner.
16. Must comply with erosion control standards throughout the development and construction of the improvements and home construction.
17. Park Fees: \$300.00 per lot will be collected at the building permit stage.
18. 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.
19. 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

*End of Staff Report*

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

Commissioners questioned if sidewalks had been addressed with Applicant.

**Motion by** Mr. Mitchell seconded by Ms. Squire to approve the Final Plat Application (PLAT-000025-2020) for Bear Creek II as presented by staff with the addition of east/west sidewalk and grade permitting north/south sidewalk.

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

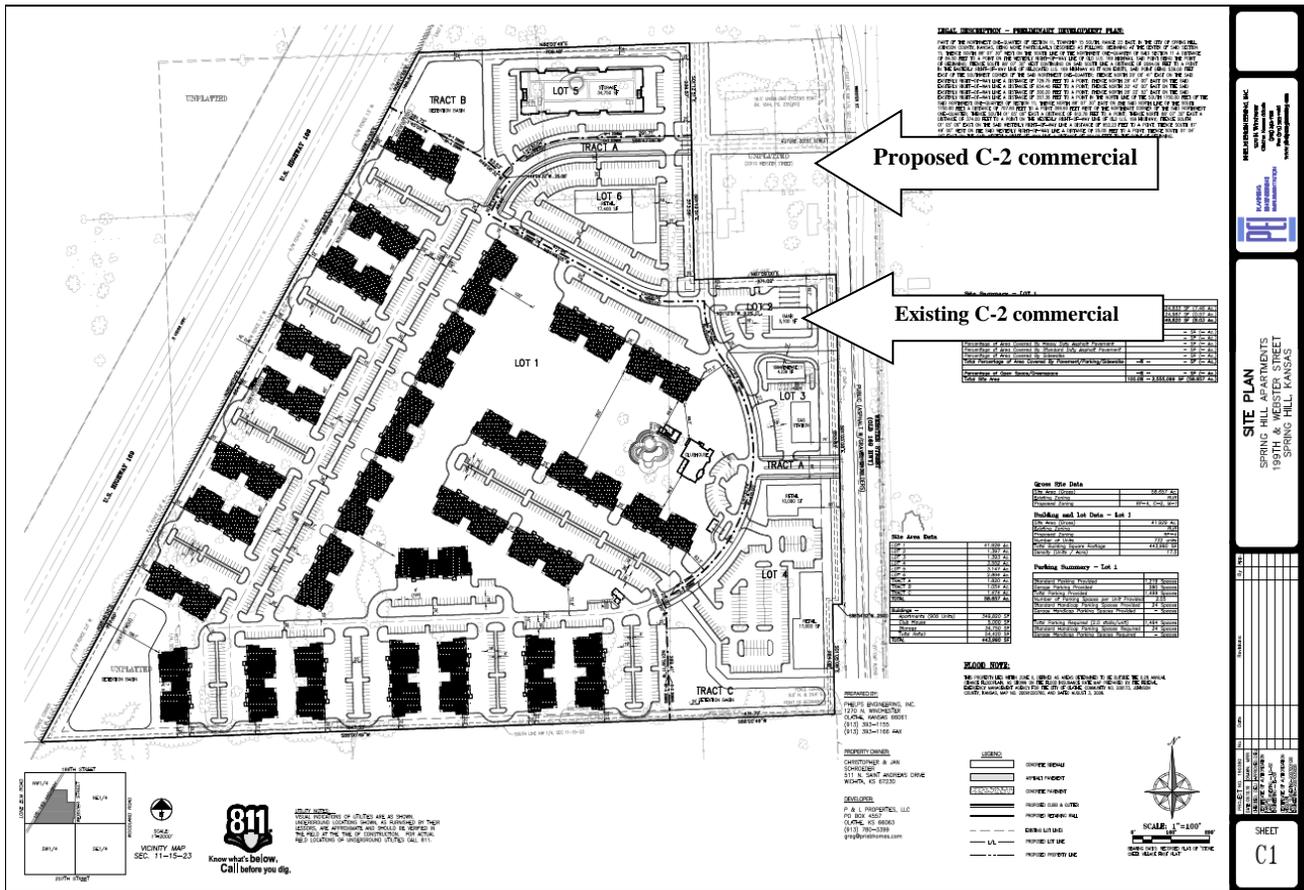
**Motion carried 6-0-0**

**7. Public Hearing for Rezoning Application (Z-000024-2020)**

*Beginning of Staff Report*

**SPRING HILL PLANNING COMMISSION  
REZONING STAFF REPORT**





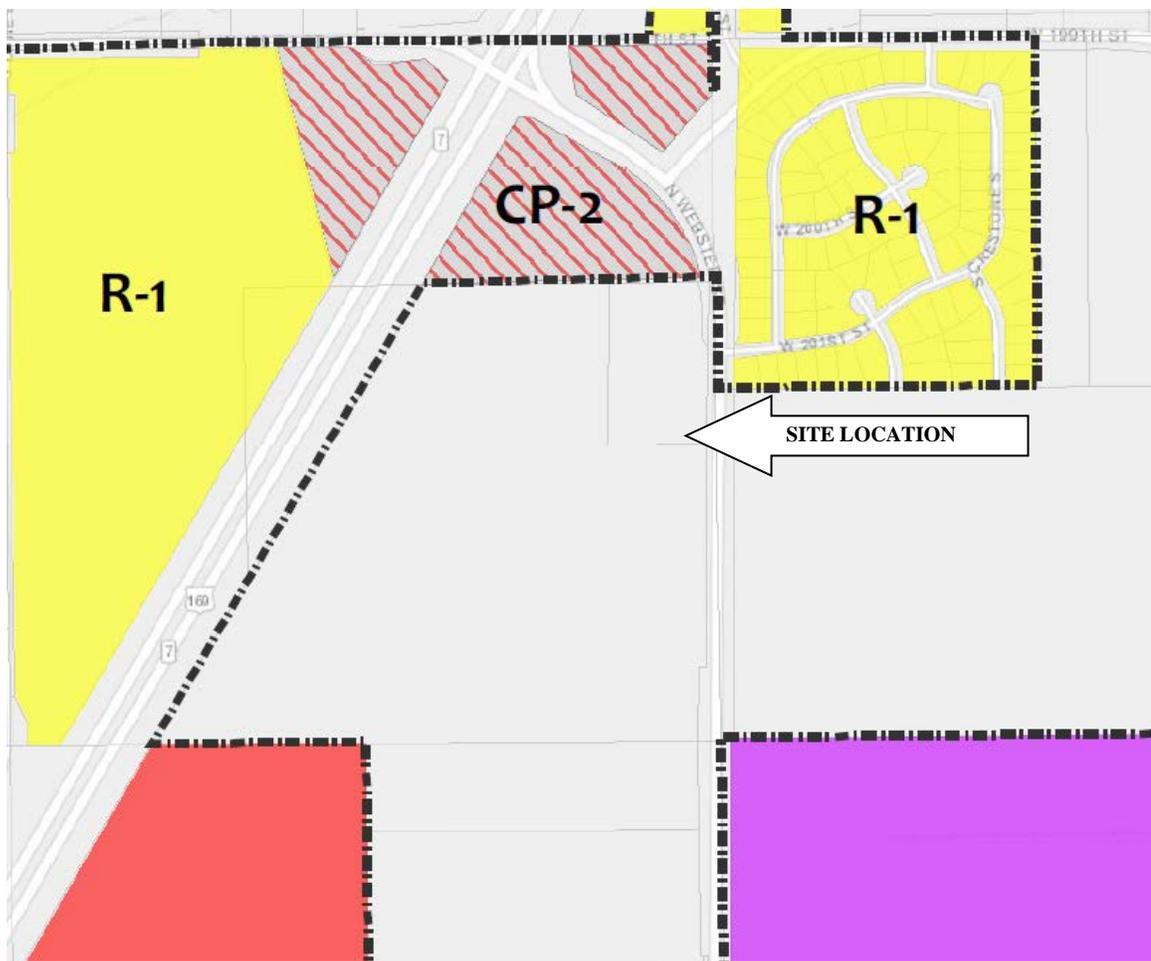
**BACKGROUND:**

The applicant, Prairie Star Development, LLC. – Greg Prieb II, has submitted a request for a rezoning of South of 199<sup>th</sup> 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:**

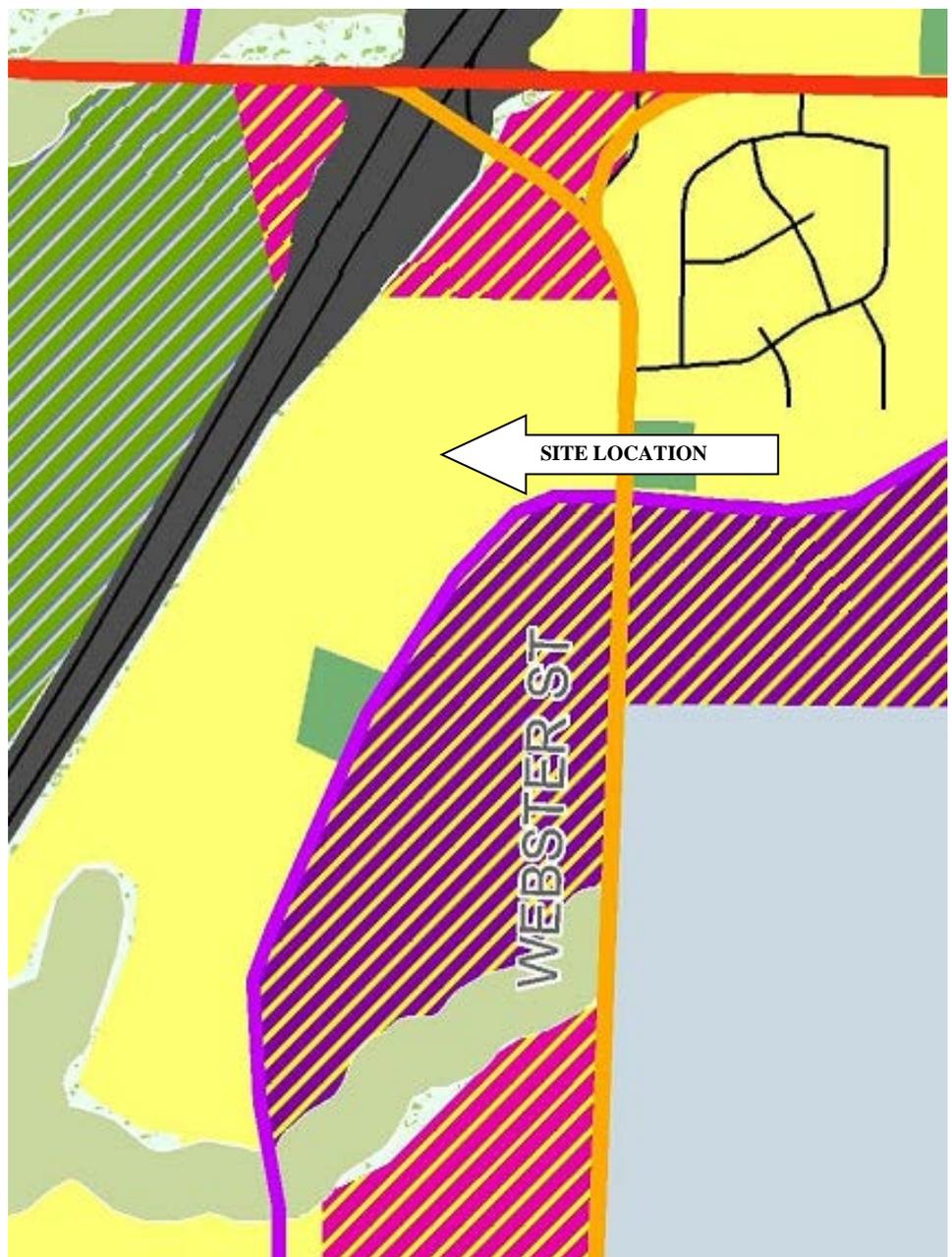
The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

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



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

**Legend**

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

5. **Requested because of changing conditions:** Request is based on business model 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 to be developed in a supporting role for the proposed multi-family use area. All other surrounding areas are supported by

residential or proposed residential uses, meaning commercial development of this property will help support the multifamily and Webster Street commerce.

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 201<sup>st</sup> 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.
- 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

*End of Staff Report*

Ms. Sly opened the hearing to the Public

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 Rezoning Application (Z-000024-2020) as presented by staff.

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

**Motion carried 6-0-0**

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

Melanie Landis, Finance Director discussed the 2021-2025 Capital Improvement Program (CIP). The CIP serves as a guide to the city projects for planning and budgeting purposes. State Statute requires the Planning Commission to review the CIP and find it to be in compliance with the Comprehensive Plan. All projects listed in the CIP relating to infrastructure, building construction or other land use issues have been reviewed by staff and are compliant with the Comprehensive Plan. As a result, staff is recommending the Planning Commission find the CIP in compliance with the Comprehensive Plan.

At the conclusion of discussion, the following motion was made.

**Motion by** Mr. Erhart, seconded by Ms. Dobson to approve the 2021-2025 Capital Improvement Plan as being in compliance with the Spring Hill Comprehensive Plan.

**Roll Call Vote:** Dobson-Aye, Erhart-Aye, Welsh-Aye, Sly-Aye, Mitchell-Abstain, Squire-Abstain

**Motion carried 4-0-2**

## **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

**Motion by** Mr. Welsh, seconded by Mr. Erhart, to adjourn.

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

**Motion carried 6-0-0**

The meeting adjourned at 9:08 p.m.

**The August 20, 2020 special meeting minutes were approved by the Planning Commission on September 3, 2020 as presented.**



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Amy Long  
Planning Commission Secretary