



AGENDA
BASEHOR PLANNING COMMISSION

March 13, 2018 @ 7:00 p.m.
Basehor City Hall

-
- 1. Call to Order**
 - 2. Pledge of Allegiance and Roll Call**
 - 3. Approval of Minutes** of the preceding meeting.
 - a. Minutes of the February 13, 2018 Planning Commission Meeting**
 - 4. Unfinished Business**
 - a. None**

New Business

- 5. Public Hearing: Request for rezoning approval for Lots 1 & 11; Block 5 of Honey Creek Farms-** The applicant is requesting a rezoning from CP-2 General Business to R-1 Single Family of the two above mentioned lots.
- 6. Public Hearing: Request for approval of a Short Form Final Plat-** request for approval of the proposed plat dividing Lots 1 & 11 of Block 5 into four (4) distinct lots for the purpose of constructing single family dwellings upon.
- 7. Consider a Final Plat for Tomahawk Valley, Phase 2-** applicant is requesting approval of the 2nd phase of Tomahawk Valley. The second phase of development consists of 28 lots and will border the northern portion of the new Garden Parkway roadway extension. This phase is located within the approved Final Development Plan.
- 8. Consider a Final Plat for the Mayfield subdivision-** applicant is requesting approval of the first phase of their intended project, this first phase consists of 3 lots located within the approved Preliminary Plat and are on the northeast corner of the property (156th Street and Leavenworth Road)
- 9. Consider a Final Plat for the Chestnut Estates subdivision-** applicant is requesting approval of the Final Plat of Lots 1-9 of the Chestnut Estates, this plat is located within the previously approved Preliminary Plat. Generally located between Chestnut Street and Parallel Road and between N. 153rd Street and N. 152nd Street.
- 10. Open Agenda**
 - a. None**
- 11. Reports from Special Committees**
 - a. None**
- 12. Planning Directors Report**
- 13. Adjournment**

**MINUTES
BASEHOR PLANNING COMMISSION
FEBRUARY 13, 2018
BASEHOR CITY HALL**

1. Call to Order

Chairman Commissioner Gallion called the meeting to order at 7:00 p.m.

Pledge of Allegiance

2. Roll Call

Members Present: Commissioners Dennis Haag, Mike Fonkert, Cecil Swenson, James Packard, Ben Sims and Chair Jon Gallion

Staff Present: Mark Lee, Planning and Zoning Director; Connie Leggett, Planning Commission Secretary; Shannon Marcano, City Attorney; Lloyd Martley, City Administrator / Chief of Police

Absent Members: Commissioner Terry Gallion

3. Approval of Minutes

Commissioner Gallion called for a motion to approve the December 12, 2017 minutes. A motion was made by Commissioner Haag to approve the minutes with Commissioner Sims seconding.

Commissioner Gallion called for a vote, Motion passed 6-0.

4. Unfinished Business – None

5. Consider a Final Plat for the Boulders at Falcon Lakes Villas- Request for approval of the 1st plat, consisting of sixty-one (61) lots.

Mark Lee explained the property location, history of the property, requirements for this project, staff recommendations and how they might pertain to what is being requested for the approval of the 1st Plat for the Boulders at Falcon Lakes Villas and that staff recommends approval of the request with certain recommendations that shall be met.

Chair Gallion called for a motion on the request. Commissioner Haag made a motion to approve the final plat for the Boulders at Falcon Lakes Villas with the following stipulations set forth by staff as presented by staff; Commissioner Fonkert seconded. Chair Gallion called for a vote and the motion passed 6-0.

6. Public Hearing: Consider a Preliminary Plat for 3036 N. 156th Street, Mayfield Subdivision, a 2.5 acre tract located on the southwest corner of Leavenworth Road and 156th Street, legally describe as:

Beginning at a point 22.5 feet South and 417.54 feet East of the Northwest corner of the Northeast ¼ of the Northeast ¼ of Section 34, Township 10 South, Range 22 East, Leavenworth County, Kansas, thence 201.05 feet, thence South 377.5 feet, thence West 381.63 feet, thence North 226.5 feet, thence East 180.58 feet, thence North 151.00 feet to the point of beginning, except that part in streets and road.

Mark Lee explained the property location, history of the property, requirements for this project, staff recommendations and how they might pertain to what is being requested for the approval of the Preliminary Plat and that staff recommends approval of the request with certain recommendations that shall be met. Staff also explained that there was a typo on page 3; it is to be stated as “South” and not north.

Commissioner Gallion called for a motion to open the Public Hearing. A motion made by Commissioner Swenson to open the public hearing with Fonkert seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 6-0 at 7:06 p.m.

Greg Ernzen, 5329 Park Street, Shawnee KS: Since the denial of the original request made at the last City Council meeting he has made changes to the plans which now reflect a single family dwelling, six (6) duplex layout, added additional parking and everything is all in regulation within the City of Basehor guidelines.

Dennis Mertz, 9401 W. 89th Street, Overland Park KS: Expressed his concerns for this project and ensuring that the regulations that are set forth by the city are met by this builder since we enforce the regulations on all builders that build within the city limits.

Joe Herring, 315 5th Street, Leavenworth KS: Requested that Mark pull up the Falcon Lakes subdivision that was just approved for the verification of the right-away distance for clarification on the standards to ensure that this proposed project meets the same standards.

Raymond Lynch, 2950 N. 156th Street, Basehor KS: Expressed his concerns for the utility easement and the depth of the easement between the property and his property; about the short distance between his property; the water runoff and the collection of water that will be in between the properties and the potential water damage; the amount of traffic with the neighborhood kids going to and from school and playing outside.

Jesse Brown, 15637 Leavenworth Road, Basehor KS: Expressed his concerns about the parking area connecting to his fence line on his property.

Commissioner Gallion called for a motion to close the Public Hearing. A motion made by Commissioner Haag to close the public hearing with Commissioner Sims seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 6-0 at 7:25 p.m.

Chair Gallion called for a motion on the request for a Preliminary Plat. Commissioner Sims made a motion to approve the Preliminary Plat for 3036 N. 156th Street with the following stipulations set forth by staff as presented by staff; Commissioner Haag seconded. Chair Gallion called for a vote and the motion passed 6-0.

7. Public Hearing: Consider a Short Form Plat of Z Ranch Estates, a 36.0188 acre tract legally describe as:

PT SE1/4 BEG 30'W & 208.7'S OF NE COR, S860'(S), W1724.3', NELY ALONG RR 1100'(S), E520'(S), S208.7', E846.8' TO POB ABAN RR ROW ADJ

Mark Lee explained the property location, history of the property, requirements for this project, staff recommendations and how they might pertain to what is being requested for the approval of the Short Form Plat. Staff recommends approval of the request with certain recommendations that shall be met.

Commissioner Gallion called for a motion to open the Public Hearing. A motion made by Commissioner Haag to open the public hearing for the short-form plat for the Z Ranch with Fonkert seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 6-0 at 7:39 p.m.

Joe Herring, 315 5th Street, Leavenworth KS: Explained the property and the intentions for the splitting of the lot.

Commissioner Haag asked if this home on lot 2, the smaller lot, how it handles the sewer and will be get hooked up to the sewer system.

Joe Herring replied that it is currently septic but will have to be updated and connected to the sanitary sewer line if the septic tank fails and when sewer is extended to the location.

Commissioner Sims wanted to know the reason for the design of the small lot.

Joe Herring replied that the property has a single car garage and wanted to keep the septic and lateral field within its boundaries.

Justin Jacobs, 1516 N. 142nd Street, Basehor: What the requirements would be for the main lot for the road frontage and for future developments in that area.

Mark Lee replied that they would have to meet the requirements and all future plans would have to come before the board for approval.

Randy Jacobs: Asked if there is way a road could be placed in between the properties and if it would be wide enough to place a road.

Mark Lee replied with a yes, it would be wide enough for a road.

Bob Fratzel, 1300 N. 142nd Street, Basehor: Just wanted to state that he would be okay with the proposed plan but wanted to state also that he doesn't think that area will get developed any time soon.

Commissioner Gallion called for a motion to close the Public Hearing. A motion was made by Commissioner Haag to close the public hearing with Sims seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 6-0 at 7:49 p.m.

Chair Gallion called for a motion on the request for a Preliminary Plat. Commissioner Fonkert made a motion to approve the Short Form Plat of Z Ranch Estates with the following stipulations set forth by staff as presented by staff; Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 6-0.

8. Public Hearing: Consider a Preliminary Plat of the Chestnut Estates, a 6.2233 acre tract with a general location of, south of Parallel Road, north of Chestnut Street, east of North 153rd Terrace and west of North 152nd Street; legally described as:

Commencing at the Northwest Corner of said Tract 3, South Basehor; thence S01°43'32"E along the West line of said Tract 3, a distance of 200.28 feet (200.00 feet Deed) to a found Car Axle, said point also being the Point of Beginning; thence N88°07'16"E, a distance of 219.08 feet to a found 1" Rebar on the East line of said Tract 3; thence S01°41'46"E along the East line of said Tract 3, a distance of 268.34 feet to a 1/2" Rebar with damaged cap as referenced per Lot Split Survey by prepared by Herring Surveying Company as Job # K-15-883, recorded April 9, 2015 as Document No.

2015S019, thence N88°18'14"E, a distance of 219.12 feet to a 1/2" Rebar and Cap "Herring LS 1296", said point being on the East line of said Tract 4; thence S01°40'49"E along the East line of said Tract 4, a distance of 489.26 feet (489.18 feet Deed) to a 1/2" Rebar with Metal Cover; thence S88°01'03"W along the South lines of said Tract 4 and Tract 3, a distance of 437.68 feet to the Southwest Corner of said Tract 3; thence N01°43'32"W along the West line of said Tract 3, a distance of 759.09 feet (758.00 feet Deed) to the Point of Beginning, containing 273,403.20 square feet, more or less, subject to that part thereof in streets or public right-of-ways.

Mark Lee excused himself from this discussion on the basis that would be a conflict of interest.

Shannon Marcano, the City Attorney explained the property location, history of the property, requirements for this project, staff recommendations and how they might pertain to what is being requested for the approval of the Preliminary Plat. Staff recommends approval of the request with certain recommendations that shall be met.

Matt Henderson, MHS, 15700 College Blvd, Lenexa: Explained the property, the sanitary sewer system to the property and to answer any questions.

Commissioner Gallion called for a motion to open the Public Hearing. A motion made by Commissioner Fonkert to open the public hearing with Swenson seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 6-0 at 7:58 p.m.

George Moore, 15302 Chestnut, Basehor: Wanted to know if there is going to be street access to these properties, expressed his concerns about the water runoff that will take place; and the traffic that will be taking place on a street that is already to narrow.

Joyce Mohan, 15302 Cedar Street, Basehor: Expressed her concerns with the water retention pond and it being very wet in that area; Expressed her concerns of what the plans were with the tree line that have been there for years; concerns over the street and the need for improvements and drainage.

Brandi Stanley, 15301 Parallel Road, Basehor: Expressed her concerns with the green space and the amount of moisture that is in the ground there.

Virginia Nunance, Versailles, Missouri; Expressed her concerns for her daughter's property, 15301 Parallel Road and the green space, moisture in the land and tree line.

Patricia Wilson, 1933 N. 153rd Terrace, Basehor; Expressed her concerns because part of her garages is on the property line and the bug problem within the area.

Shannon Marcano replied to her concerns about the garage and the property line stating that she would need to contact the city staff for further information.

Dennis Mertz, 9401 W. 89th Street, Overland Park; Wanted to know if the owner of the property was correct on the deed and wanted clarification on who now owns the property.

Shannon Marcano responded to these questions with the deed is not reviewed before they accept an application and that they will work through that process as they proceed; Mark Lee is the property owner and that is why he is not participating and has excused himself from this process.

Commissioner Gallion called for a motion to close the Public Hearing. A motion made by Commissioner Fonkert to close the public hearing with Swenson seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 6-0 at 7:58 p.m.

Commissioner Fonkert asked a question pertaining to the entrance point for these lots and to address the concerns of traffic.

Matt Henderson, MHS, 15700 College Blvd, Lenexa; Replied that decision would be up to the builder but lots 6-9 would have access to Chestnut, lots 1-4 would have access to 153rd Street and lot 5 would have access to Landauer.

Chair Gallion called for a motion on the request for a Preliminary Plat. Commissioner Sims made a motion to approve the Preliminary Plat for the Chestnut Estates with the recommendations 1-10 set forth by staff as presented by staff; Commissioner Fonkert seconded. Chair Gallion called for a vote and the motion passed 6-0.

9. Open Agenda – None at this time

10. Reports from Special Committees – None at this time

11. Planning Directors Report

- a. Planning and Council will meet quarterly starting in June possibly the last Wednesday of the month and that the Planning Commission is welcomed to attend the Council Retreat.
- b. Receiving more multifamily permits and single family permits, Falcon Lakes has turned in 4-5 permits

12. Adjournment -

Chair Gallion called for a motion to adjourn and Commissioner Haag made the motion with Fonkert seconding. Chair Gallion called for a vote and the motion passed 6-0. There being no further discussion, the meeting was adjourned at 8:34 p.m.

Submitted for approval without additions or corrections this 13th day of March, 2018.

Chair Jon Gallion

Connie Leggett, Planning Commission Secretary

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 5

Topic: Public Hearing- Request for rezoning approval for Lots 1 & 11; Block 5 of the Honey Creek Farms development.

Action Requested: Applicant is requesting approval to rezone the 2 above mentioned lots from CP-2 (General Business) to R-1 (Single Family Residential).

Narrative: The applicant is requesting a change of zoning to allow for the potential division of the lots and the possibility of constructing single family dwellings upon them.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation: Staff recommends approval of the rezoning with the recommendations stated in staff's report.

Committee Recommendation: N/A

Attachments:
Staff Report (4pgs)

Projector needed for this item?
Yes

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM CP-2 (GENERAL BUSINESS DISTRICT) TO R-1 (SINGLE FAMILY DISTRICT ZONING) FOR HONEY CREEK FARMS, LOTS 1 AND 11; BLOCK 5.

MEETING DATE: March 13, 2018
REPORT WRITTEN: February 27, 2018

APPLICANT:

- Reliance Properties, LLC
21987 West 83rd Street
Shawnee KS 66227

OWNER:

- Same as Above

REQUEST:

- The applicant is requesting approval to rezone, Lots 1 and 11 of Block 5 of the Honey Creek Farms subdivision. The request is to rezone from the current commercial zoning district of CP-2 (General Business) to R-1 (Single Family Residential). The applicant is requesting the change in zoning so they may move forward with the replatting of these two commercial lots into four individual lots to be used for the construction of single family dwellings.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

- The current Future Land Use Map designates this property as PR- Planned Residential District.

SURROUNDING ZONING:

- North CP-2; General Business District (Undeveloped Honey Creek Farms)
- South R-0; Suburban Residential District (Single Family Large acreage tract)
- East R-0; Suburban Residential District (Undeveloped, zoned property)
- West PR; Planned Residential (Honey Creek Farms subdivision)

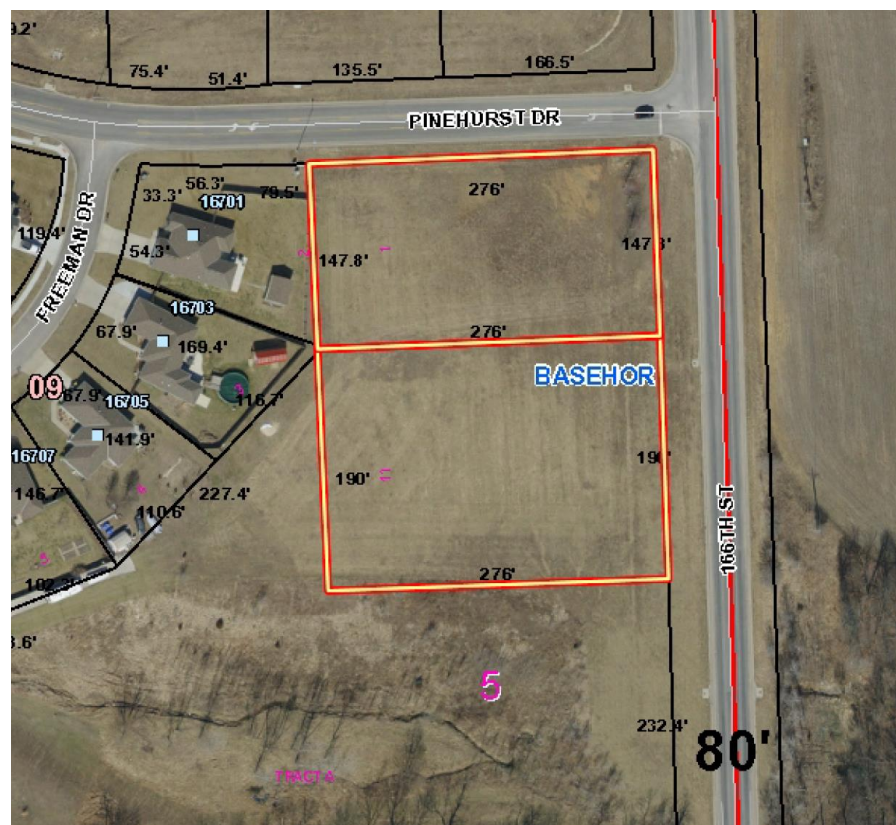
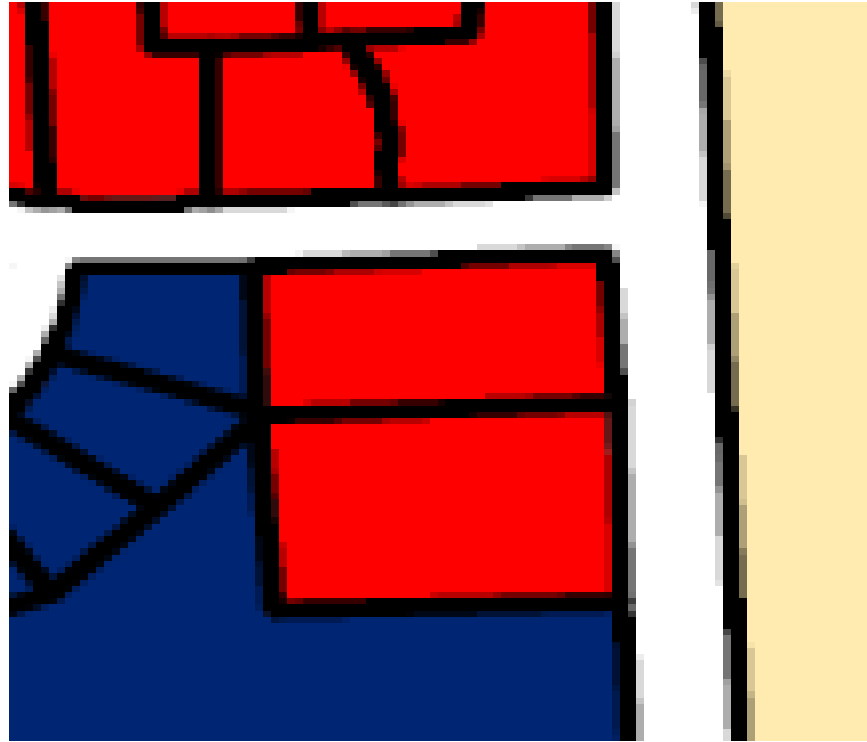
BACKGROUND:

The existing area has been vacant since development in 2004, it is currently platted and was done so in 2004 as well. The two lots are currently zoned commercial and occupy the southwest entrance to Honey Creek Farms at the intersection of 166th Street and Pinehurst Drive.

The applicant wishes to rezone and re-divide these two lots into four lots for the purpose of constructing single family residences.

The purpose of the R-1 Zoning District is to provide for low density single family residential development, including those which reinforce residential neighborhoods.

THE CURRENT ZONING CONFIGURATION:



REZONING:

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

CHARACTER OF THE IMMEDIATE AREA – The immediate area consists of a variety of residential uses from single family dwellings to large acreage tracts with single family dwellings constructed upon them as well as undeveloped agricultural land.

THE ZONING AND USES OF THE PROPERTY NEARBY – The properties immediately surrounding these lots are zoned, PR; Planned Residential, as well as CP-2; General Business.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED – The property is currently zoned commercial and with its close proximity to existing residential structures, the suitability of the property to remain as currently zoned may not be the best use in staff's opinion. The proposed area is currently vacant, although the area was platted in 2004, no construction has taken place to this date, other than minor utility infrastructure around the perimeters of the properties. While the proposed properties will add more driveway approaches (3) to a frontage road (Pinehurst Drive) and (1) the arterial roadway of 166th Street, staff feels as though the amount of traffic generated at the additional access points will be far less demanding than if the properties were to develop commercially.

THE EXTENT TO WHICH REMOVAL OF THE PRESENT ZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTY – Rezoning the property to R-1, Single Family Residential District will maintain the residential character of the Honey Creek Farms neighborhood of which the property abuts, and will have a minimal impact on nearby property by blending in to the current housing structures located around the general area.

THE LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED – The property was platted in 2004 and has remained vacant since that time.

THE RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS – The applicant is requesting a rezoning from a commercial district to a residential district, denial of the request would not affect the value of the land, and would not impose a great hardship on the applicant as the property could be utilized for other uses allowed in the current zoning district. However, as the property has not developed commercially over the past fourteen years, rezoning the property to residential may allow for it to be developed at a much faster rate. There would be little gain to the public health, safety and welfare if the rezoning request were denied as the land would continue to be vacant.

RECOMMENDATION OF PROFESSIONAL STAFF- Staff recommends approval of the request to rezone the property to R-1, Single Family Residential District.

THE CONFORMANCE OF THE REQUESTED REZONING TO THE DULY ADOPTED COMPREHENSIVE PLAN – The Comprehensive Plan's future land use map identifies the subject property as PR-Planned Residential District. Rezoning the property to R-1 will maintain the residential character of the immediate area.

The Comprehensive Plan states:

Planned Residential District is intended to offer a mixture of residential opportunities in a single development. The purpose of this district is to provide for elements of flexibility in design, placement, arrangement, bulk, and other considerations; to interrelated and compatible with the residential character of these development areas and adjacent developments; and to maintain the desired overall intensity; efficiency in the provision of public facilities and services, and to provide protection for existing development while allowing new construction in accordance with current development and performance standards and density objectives. Dwelling units within the district should be developed with a variety of architectural styles and layouts.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of Lots 1 and 11; Block 5 of the Honey Creek Farms subdivision, from CP-2 (General Business District) to R-1 (Single Family Residential District) with the following stipulations:

1. The property owner shall be responsible for the completion of the plat process.
2. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 6

Topic: **Public Hearing-** Short Form Final Plat for Lots 1 & 11; Block 5 of the Honey Creek Farms development.

Action Requested: Applicant is requesting approval to subdivide the above mentioned lots.

Narrative: The applicant is requesting the approval of the proposed subdivision of Cornish Estates. This proposed subdivision will take the existing two lots and reconfigure them into 4 different lots. Three lots will front along Pinehurst Drive with the remaining lot fronting 166th Street. The applicant is proposing the construction of four single family dwellings upon the lots.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation: Staff recommends approval of the Short Form Final Plat for Cornish Estates with the recommendations stated in staff's report.

Committee Recommendation: N/A

Attachments:

Staff Report (3pgs)

Aerial image (1pg)

Review comments/including copy of plat (3pgs)

Projector needed for this item?

Yes

SHORT FORM PLAT OF CORNISH ESTATES – REQUEST FOR APPROVAL VIA THE SHORT FORM PLAT PROCESS. A short form final plat of Cornish Estates, a replat of Lots 1 and 11; Block 5 of the Honey Creek Farms subdivision.

MEETING DATE: March 13, 2018
REPORT WRITTEN: February 27, 2018

STAFF RECOMMENDATION:

Staff recommends approval by the Planning Commission of the Cornish Estates with the stipulations stated in the staff report.

APPLICANT:

- Applicant: Reliance Properties, LLC (Jason Cornish-Owner)
21987 West 83rd Street
Shawnee KS 66227
- Surveyor: Atlas Surveyors, LLC
2300 Hutton Road
Kansas City KS 66109

REQUEST:

The applicant is requesting approval of a Short Form Plat. The approval of the short form final plat will divide two larger lots in the existing Honey Creek Farms subdivision into four (4) different lots.

BACKGROUND:

The two lots are currently platted as Lots 1 and 11 of Block 5, these properties are currently vacant and have been since the property was platted in 2004.

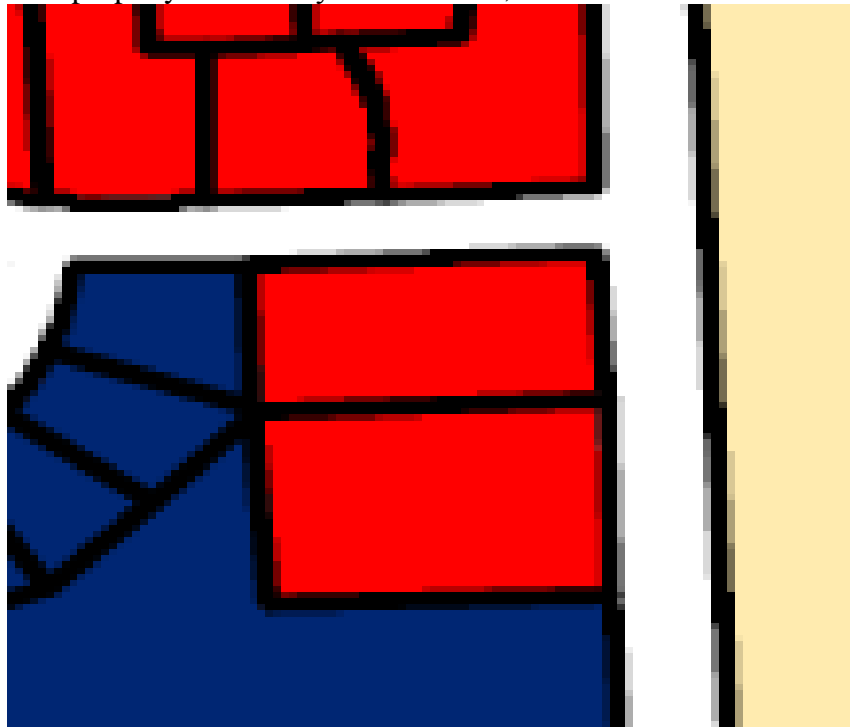
A short-form plat procedure is being utilized for this application. The purpose for a short-form plat is to provide a means of approving a subdivision of land that contains four (4) lots or less. The short-form plat shall serve as the final plat of the subdivision. The submission and approval of a preliminary plat is not required as a prerequisite for a short-form plat approval; provided, that the public hearing requirements outlined in preliminary plats are met.

SITE CHARACTERISTICS:

The site is approximately two (2) acres in size located at the southwest corner of the intersection of Pinehurst Drive and 166th Street. The property is currently vacant.

ZONING:

The property is currently zoned “CP-2, General Business District”.



SURROUNDING ZONING:

| | |
|-------|---|
| North | CP-2 General Business District (Commercial) |
| South | R-0 Suburban Residential |
| East | R-0 Suburban Residential |
| West | PR Planned Residential |

Traffic Impact

Traffic impact should be of a lesser nature than if the two lots were to remain commercial, there will be a driveway that exits onto 166th Street. This street, as indicated in our Comprehensive Plan is slated to be an Arterial Street in the future, but again, the impact should be less than if it was a commercial business utilizing the same access points.

Stormwater Management

For the division of these lots, the existing stormwater management systems will not be impacted nor new systems be needed. The retention pond in place currently was designed to capture the flow from the development as it stands, with the removal of commercial zoning from these lots, it should in fact reduce the amount of water retainage necessary.

Utilities

The majority if not all of the utility infrastructure is in place currently, the division of the lots may result in more connection points but no new installation should be needed.

Subdivision Regulations Requirements

The items to be included on the final plat per the Subdivision Regulations requirements have been addressed by the city engineers review comments and forwarded on to the applicants surveyor.

STAFF RECOMMENDATION:

Staff recommends approval of short form final plat for Cornish Estates with the following stipulations:

1. Park Impact Fee-per city ordinance applicants for new buildings shall be required to pay a park impact fee (Parkland Fee) on all buildings at time of building permit issuance. This fee shall be \$200.00 per individual building.
2. Transportation Excise Tax- Per city regulations, commercial property shall pay the TET directly after to the platting of all commercial property, therefore the TET has been paid.
3. All comments from City Staff and the County Surveyor must be addressed prior to release of final plat for filing.
4. The final plat shall be recorded with the Leavenworth County Register of Deeds upon approval.
5. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.

Cornish Estates



1 in. = 115ft.



Legend

- Address Point
- Parcel
- Subdivisions
- Lot Line
- Plat Block Number
- Parcel Lot Dimension
- City Limit Line
- Major Road
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



The City of Basehor

February 27, 2018

Atlas Surveyors, LLC
207 S. 5th Street
Leavenworth KS 66048

RE: Cornish Estates plat review comments.

To Whom It May Concern:

The following comments are for the review of the submitted plat for conformance to the City of Basehor Planning and Zoning Regulations.

- Correct all Signature Blocks to reflect City of Basehor
- Correct all Signature Lines to reflect current City Staff names and positions
- Building Line setback minimums are as follows and shall be corrected:
 - Front yard- 35' for R-1 (Single Family Residential Zoning District)
 - Rear yard- 30' for same zoning district
- Add Right of Way dimensions on face of plat for 166th Street and Pinehurst Drive
- Correct Restrictions note referencing Leavenworth County

The items listed above shall be completed prior to approval and prior to city officials releasing plat and signing.

Respectfully,

Mark J. Lee
Planning and Zoning Director
City of Basehor
mlee@cityofbasehor.org
913.724.1370

FINAL PLAT

CORNISH ESTATES AT HONEY CREEK FARMS

APPROVALS

We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CORNISH ESTATES AT HONEY CREEK FARMS this _____ day of _____, 2018.

Secretary
Sajiv Joseph

Chairman
Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:

The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

Engineer- Mitch Pleak, P.E.

REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. _____ o'clock ____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - Stacy Driscoll

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Wayne Malnicof
County Surveyor

COMMISSION APPROVAL:

We, the Board of Commissioners of the City of Basehor, Kansas, do hereby approve the foregoing plat of CORNISH ESTATES AT HONEY CREEK FARMS this _____ day of _____, 2018.

Chairman

County Clerk

DEDICATION:

The undersigned proprietors of the above described tract of land state that all taxes have been paid and that they have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "CORNISH ESTATES AT HONEY CREEK FARMS." All streets, drives, terraces and other ways shown hereon and not heretofore dedicated to the public are hereby so dedicated. An easement is hereby granted all public utility companies, their successors or assign or rural water districts duly incorporated and authorized to do business in Leavenworth County, Kansas, to enter upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "Drainage Easement" or "U/E" or "D/E" for purposes of utility installations and maintenance thereof. The use of said easement by any such entity shall obligate such entity to return said easement to its condition prior to any installation, maintenance or repair performed on said easement.

IN TESTIMONY WHEREOF,
I, the undersigned owner of _____, have set our hands this _____ day of _____, 2018.

Jason Cornish (MANAGING MEMBER OF RELIANCE PROPERTIES, LLC)

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____ 2018, before me, a notary public in and for said County and State came Jason Cornish, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of March 2018 and this map or plat is correct to the best of my knowledge.

OWNER:
Reliance Properties, LLC
21987 W 83rd Street
Shawnee, Kansas 66227

DATE:
January 24, 2018

ROGER B DILL
LS # 1408

FINAL PLAT CORNISH ESTATES AT HONEY CREEK FARMS

SEC. 9, T11S, R22E BASEHOR, KANSAS

ATLAS SURVEYORS, LLC.

TAKING CARE OF YOUR NEEDS

207 S. 5TH STREET | LEAVENWORTH, Kansas 66048 | 913.530.8422

Description:
THIS PLAT SHOWS LOTS 1 AND 11, BLOCK 5, HONEYCREEK FARMS, A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.
CONTAINS: 2.14 ACRES MORE OR LESS

Indicate Right of Way dimensions

PINEHURST DRIVE

Minimum front yard setback in R-1 Zoning is 35' (thirty-five feet)

Indicate Right of Way dimensions

Front yard setback minimum 35'

OWNER:
KATHRYN LEE BROWN J
PID-1820900000104000

Minimum rear yard setback in R-1 Zoning is 30' (thirty feet)



- NOTES:
- ALL DISTANCE SHOWN HEREON ARE IN FEET
 - BASIS OF BEARING: FINAL PLAT HONEY CREEK FARMS
 - FLOOD ZONE: THIS PROPERTY LIES WITHIN FLOOD ZONE X. ACCORDING TO FEMA FLOOD MAP NUMBER 20103C0326G, DATED JULY 16, 2015, DEFINED AS NO BASE ELEVATION DETERMINED.
 - FENCE LINES DO NOT NECESSARILY DENOTE PROPERTY LINES
 - EXISTING AND PROPOSED USES FOR ALL LOTS ARE RESIDENTIAL.

RESTRICTIONS:

- All proposed structures within this plat shall comply with the Leavenworth County Zoning and Subdivision Regulations or zoning regulation jurisdiction.
- Building setbacks are as shown on the map



LEGEND:

- DENOTES FOUND 1" BAR AS NOTED
- DENOTES SET 1" BAR LS 1408

FINAL PLAT

CORNISH ESTATES AT HONEY CREEK FARMS

APPROVALS
We, the Leavenworth County Planning Commission, do hereby approve the foregoing plat of CORNISH ESTATES AT HONEY CREEK FARMS this _____ day of _____, 2018.

Secretary
Sajiv Joseph

Chairman
Steven Rosenthal

COUNTY ENGINEER'S APPROVAL:
The County Engineer's plat review is only for general conformance with the subdivision regulations as adopted by Leavenworth County. The County is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and quantities.

Engineer- Mitch Pleak, P.E.

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ o'clock ____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - Stacy Driscoll

I hereby certify that this plat meets the requirements of K.S.A. 58-2005. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

Wayne Malnicof
County Surveyor

COMMISSION APPROVAL:
We, the Board of Commissioners of the City of Basehor, Kansas, do hereby approve the foregoing plat of CORNISH ESTATES AT HONEY CREEK FARMS this _____ day of _____, 2018.

Chairman

County Clerk

DEDICATION:

The undersigned proprietors of the above described tract of land state that all taxes have been paid and that they have caused the same to be subdivided in the manner as shown on the accompanying plat which hereafter shall be known as "CORNISH ESTATES AT HONEY CREEK FARMS." All streets, drives, terraces and other ways shown hereon and not heretofore dedicated to the public are hereby so dedicated. An easement is hereby granted all public utility companies, their successors or assign or rural water districts duly incorporated and authorized to do business in Leavenworth County, Kansas, to enter upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "Drainage Easement" or "U/E" or "D/E" for purposes of utility installations and maintenance thereof. The use of said easement by any such entity shall obligate such entity to return said easement to its condition prior to any installation, maintenance or repair performed on said easement.

IN TESTIMONY WHEREOF,
I, the undersigned owner of _____, have set our hands this _____ day of _____, 2018.

Jason Cornish (MANAGING MEMBER OF RELIANCE PROPERTIES, LLC)

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2018, before me, a notary public in and for said County and State came Jason Cornish, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of March 2018 and this map or plat is correct to the best of my knowledge.

OWNER:
Reliance Properties, LLC
21987 W 83rd Street
Shawnee, Kansas 66227

DATE:
January 24, 2018

ROGER B DILL
LS # 1408

FINAL PLAT CORNISH ESTATES AT HONEY CREEK FARMS

SEC. 9, T11S, R22E BASEHOR, KANSAS

ATLAS SURVEYORS, LLC.

TAKING CARE OF YOUR NEEDS

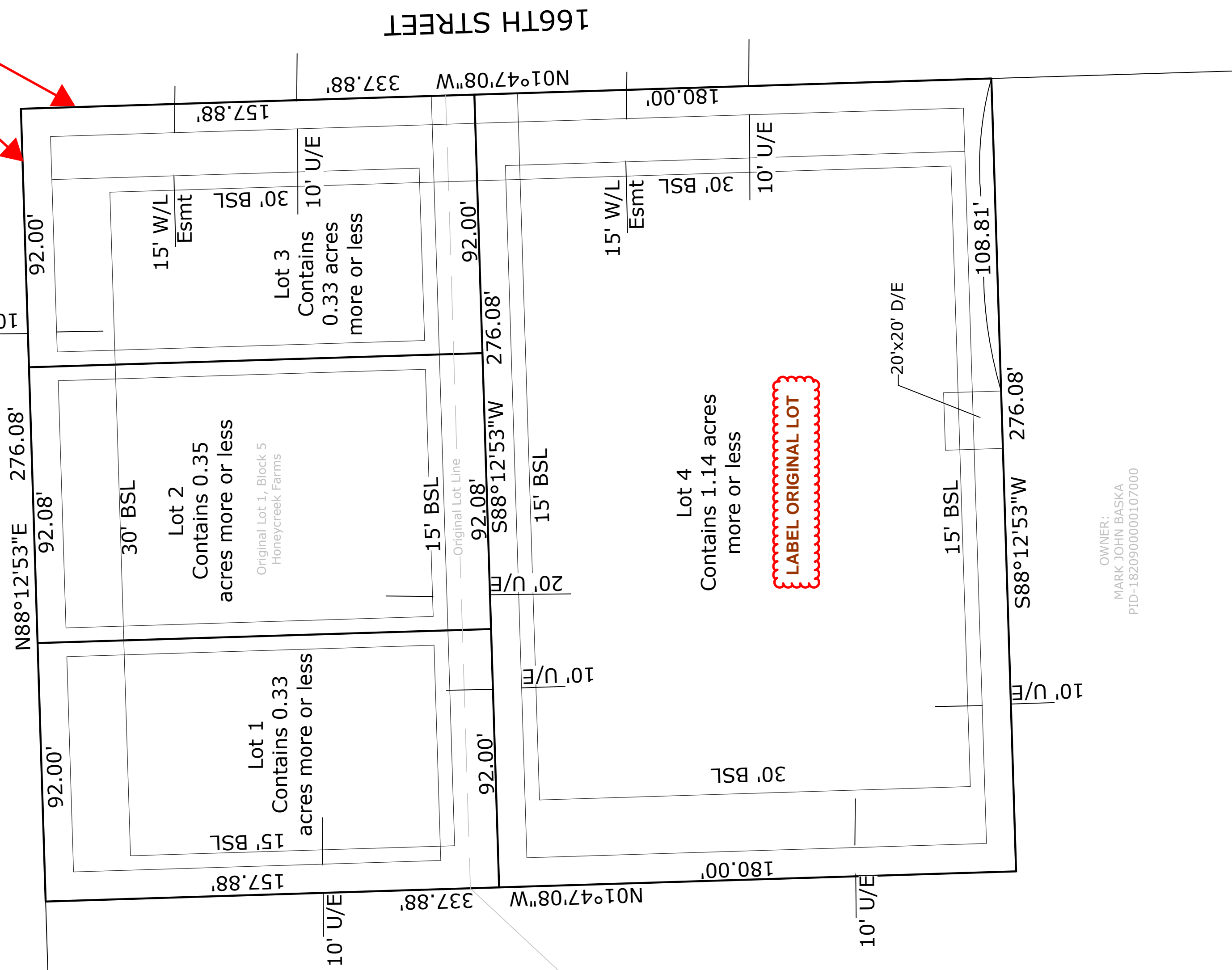
207 S. 5TH STREET | LEAVENWORTH, Kansas 66048 | 913.530.8422

Description:
This plat shows LOTS 1 AND 11, BLOCK 5, HONEYCREEK FARMS, A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.
CONTAINS: 2.14 ACRES MORE OR LESS

1. NO MONUMENTS SHOWN AT CORNERS OR LOTS
2. NO MENTION OF FOUND OR SET MONUMENTSIR ORIGIN
3. EXTERIOR CORNERS MUST BE IN CONCRETE
4. BENCHMARK INFORMATION
5. CLOSURE RATIO IN LEGAL SHOWN

PINEHURST DRIVE

SHOW R/W



- NOTES:
1. ALL DISTANCE SHOWN HEREON ARE IN FEET
 2. BASIS OF BEARING: FINAL PLAT HONEY CREEK FARMS
 3. FLOOD ZONE: THIS PROPERTY LIES WITHIN FLOOD ZONE X. ACCORDING TO FEMA FLOOD MAP NUMBER 20103C0326G, DATED JULY 16, 2015, DEFINED AS NO BASE ELEVATION DETERMINED.
 4. FENCE LINES DO NOT NECESSARILY DENOTE PROPERTY LINES
 5. EXISTING AND PROPOSED USES FOR ALL LOTS ARE RESIDENTIAL.

OWNER:
MARK JOHN BASKA
PID-1820900000107000



VICINITY MAP
NOT TO SCALE

LEGEND:

- DENOTES FOUND 1\"/>

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 7

Topic: Final Plat for Tomahawk Valley Phase 2- Request for approval of the final plat for the Tomahawk Valley Phase 2.

Action Requested: Applicant is requesting approval of a final plat as presented.

Narrative: This final plat of Phase 2 consists of 28 lots. The development is located within the previously approved Final Development Plan of Tomahawk Valley. Phase 2 is bordered by Phase 1 to the north and the proposed Garden Parkway extension to the south.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation: Staff recommends approval of the final plat for Tomahawk Valley Phase 2 with the recommendations stated in staff's report.

Committee Recommendation: N/A

Attachments:
Staff Report (4pgs)
Copy of plat (1pg)

Projector needed for this item?
Yes

FINAL PLAT OF TOMAHAWK VALLEY PHASE 2-- REQUEST FOR APPROVAL OF THE FINAL PLAT – A Final Plat of Lots 1-28, of the 2nd plat of Tomahawk Valley.

MEETING DATE: March 13, 2018
REPORT WRITTEN: March 1, 2018

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Tomahawk Valley Phase 2, with the stipulations stated in the staff report.

APPLICANT:

- Miles Excavating Inc.
PO Box 458
Basehor KS 66007

ENGINEERS/SURVEYOR:

- Schlagel & Associates, P.A.
14920 West 107th Street
Lenexa, KS 66215

REQUEST:

- The applicant is requesting approval of a final plat for the second phase of Tomahawk Valley within the previously approved Final Development Plan located between 155th Street and 158th Street, south of Landauer Street and north of Wolf Creek Parkway.

ZONING:

- The property is currently zoned “PR” Planned Residential District.

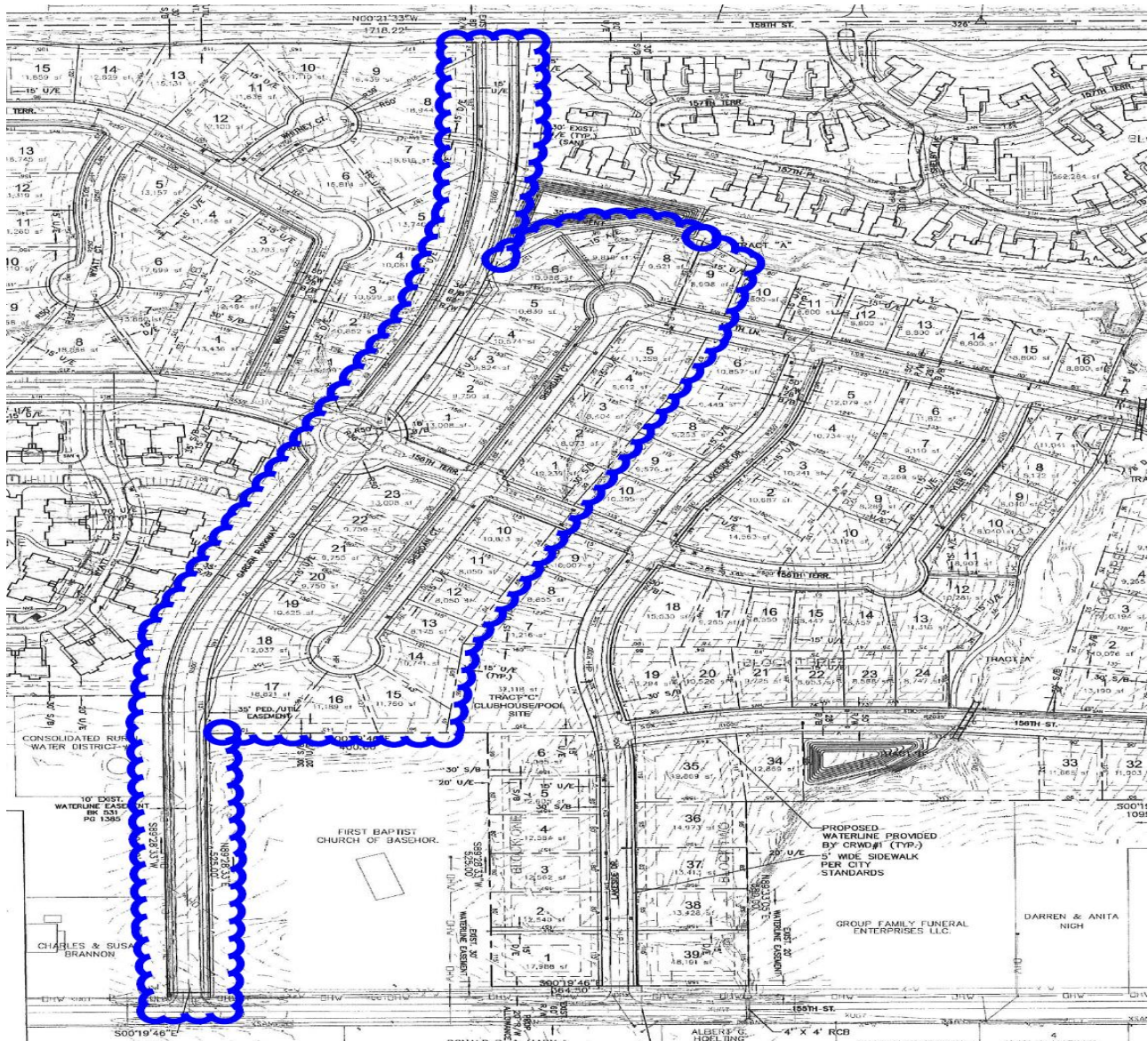
SURROUNDING ZONING:

- | | | |
|----------|--------|--|
| • North: | “P-R” | Planned Residential (existing 1 st plat of Tomahawk Valley) |
| • South: | “CP-2” | Vacant Land |
| • East: | “R-O” | Large-lot Residential |
| • West: | “PR” | Planned Residential (Tomahawk Valley future phase) |

BACKGROUND:

Tomahawk Valley has gone through many stages over the past few years but most recently the Planning Commission and City Council approved both a Preliminary Development Plan and a Final Development Plan, which gave Miles Excavating the authority to move forward on the previously platted Phase 1. Since the passage of the Final Development Plan in March 2017 construction has been completed on the 1st Phase and lots are ready to be sold to the public. The city has also committed to funding a road extension project to construct Garden Parkway from 155th Street west to 158th Street, this newly proposed phase will directly abut and access this new roadway.

A Final Plat for each of the remaining phases of the development (Phases 3, 4, 5 and 6) must be approved by the City and filed with the Leavenworth County Register of Deeds before construction on any of those phases can proceed.



The typical final plat procedures are being utilized for this application. The purpose of a final plat is to provide a means of approving a subdivision of land to insure compliance with the Zoning and Subdivision Regulations as well as the Manual for Public and Private Improvements of the City of Basehor. It establishes the overall layout and design of the proposed subdivision. Any deviation of the final plat from the intent of the approved Final Development Plan as determined by the Planning Commission shall cause the re-initiation of the Development Plan process as described in Article 7; Section 5; Planned Residential District of the Zoning Regulations of the City of Basehor.

Traffic Impact

Two entrance/exit points to this phase of the subdivision are proposed one being through Phase 1 from 156th Street eventually exiting to 155th Street and the other being at Garden Parkway which will feed to both 155th Street and 158th Street. It is anticipated there will be an additional **268 more Average Daily Trips** from this new phase, with **28 PM Peak Trips**.

Stormwater Management

Drainage from this development will enter the Hog Creek drainage system. **The drainage report indicates that post-development stormwater discharge from the site will be below allowable release rates per the City of Basehor specifications. Phase 2 will not require onsite detention and onsite detention will be constructed for future phases.**

The applicant has a current Notice of Intent (NOI) for stormwater runoff from construction activities from the Kansas Department of Health and Environment (KDHE).

Utilities

New utilities are proposed with the subject plat. As part of the final plat, sanitary sewer easements as well as other utility easements are being put in place. All review comments from the utility companies have been addressed.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements and any appropriate comments from the applicant shall be addressed prior to plat release for recording.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of the Tomahawk Valley, Second Plat application as being in substantial compliance with the approved Final Development Plan with the following stipulations:

1. The applicant shall be responsible for
 - a. Park Impact Fee- per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on individual dwelling units at the time of building permit issuance. This fee shall be \$200.00 for each individual unit (\$400) per duplex lot.
 - b. Transportation Improvement Impact Fee- shall be paid at time of building permit issuance. The excise tax is as follows:

$$11.3279ac. = 493,443.324sft.$$

$$493,443.324*.09= \$44,409.90$$

$$44,409.90/28 lots= \underline{\$1,586.07 \text{ per lot}}$$

The excise tax has been calculated as set forth by Ordinance 387.

2. Street Trees and landscaping shall be planted/installed by the developer as defined by the submitted and approved landscape plan in all areas shown below and shall be planted/installed during the individual phases in which they are indicated:
 - a. Areas designated as 'green space/open space' (approximate number of trees 19)
 - b. All other required street trees shall be installed prior to Occupancy Certificates being issued for individual dwelling units and duplexes, and shall be the responsibility of the individual builder(s).
 - c. All street trees shall be planted on average of every fifty (50') feet. No individual lot shall contain less than two (2) required street trees. (approximate number 258)

3. All review comments made by the County Surveyor, City Staff and the City Engineer shall be addressed prior to releasing the plat for signatures and filing.
4. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinances and Subdivision Regulations.
5. All construction drawings pertinent to the approved final plat (sewer, stormwater) and construction of public improvements shall be submitted and approved prior to building permits being issued.
6. A subdivision Improvement Agreement shall be prepared and approved by City Council coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
7. The final plat shall be recorded with the Register of Deeds of Leavenworth County, one registered copy shall be returned to city staff for record keeping purposes, prior to a building permit being issued.

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 8

Topic: Final Plat for the Mayfield subdivision- Request for approval of the final plat for Lots 1-3

Action Requested: Applicant is requesting approval of a final plat as presented.

Narrative: The first phase final plat of the Mayfield subdivision consists of 3 lots. The development is located within the previously approved Preliminary Plat located on the southwest corner of Leavenworth Road and N. 156th Street.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation: Staff recommends approval of the final plat for Mayfield subdivision with the recommendations stated in staff's report.

Committee Recommendation: N/A

Attachments:

Staff Report (3pgs)

Copy of plat (1pg)

Projector needed for this item?

Yes

FINAL PLAT OF LOTS 1-3 OF THE MAYFIELD SUBDIVISION– REQUEST FOR APPROVAL OF THE FINAL PLAT – A Final Plat of Lots 1-3, the 1st Phase of the Mayfield Subdivision.

MEETING DATE: March 13, 2018
REPORT WRITTEN: March 1, 2018

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Mayfield Subdivision, with the stipulations stated in the staff report.

APPLICANT:

- Ernzen Homes, LLC.
5329 Park Street
Shawnee KS 66216

SURVEYOR

- Herring Surveying Company
315 N. 5th Street
Leavenworth KS 66048

ENGINEER

- Robert Wessel
6309 Kennett Place
Mission KS 66202

REQUEST:

- The applicant is requesting approval of a final plat of three lots within the previously approved preliminary plat located on the southwest corner of Leavenworth Road and 156th Street.

ZONING:

- The property was recently zoned “R-2” Two Family Residential District.

SURROUNDING ZONING:

- North “R-1” Single Family Residential District (Basehor Elementary School)
- South “R-1 & R-O” Single Family Residential, Suburban Residential respectfully
- East “R-O” Suburban Residential District.
- West “R-2” Two Family Residential District.

BACKGROUND:

The lot was rezoned to the R-2 Two Family designation in August 2016. The current area included in the final plat is vacant. The proposed final plat area is located on the southwest corner of Leavenworth Road and 156th Street and on the northeast corner of the tract. The surrounding area consists of a mixture of housing styles both two family and single family residences with the area to the north being the property in which the Basehor Elementary School is located on. The proposed plat includes three (3) residential lots with an average lot size of 11,365+/- sqft. Lot 1 (SF Zoning):

Traffic Impact

2

Stormwater Management

Stormwater Management facilities will be added during the second phase of platting and construction. A detention basin will be added in the southwest corner of the property as well as a storm water infrastructure where necessary. The platting of the three lots will leave an undisturbed area of land approximately 1.75 acres.

Utilities

New utilities are proposed with the subject plat. As part of the final plat, sanitary sewer easements as well as other utility easements are being put in place. All review comments from the utility companies have been addressed.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements and any appropriate comments from the applicant shall be addressed prior to plat release for recording.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat for Lots 1-3 of the Mayfield Subdivision application as being in substantial compliance with the approved Preliminary Plat, with the following stipulations:

1. The applicant shall be responsible for
 - a. Park Impact Fee- per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on individual dwelling units at the time of building permit issuance. This fee shall be \$200.00 for each individual unit (\$400) per duplex lot.
 - b. Transportation Improvement Impact Fee- shall be paid at time of building permit issuance. The excise tax is as follows, \$1,004.95 per building or \$502.48 per unit. The excise tax has been calculated as set forth by Ordinance 387.
2. All comments regarding the stormwater detention facility made by the City Engineer shall be addressed prior to the plat being released for recording.
3. A subdivision Improvement Agreement shall be prepared and approved by City Council coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
4. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinances and Subdivision Regulations.
5. All construction drawings pertinent to the approved final plat (sewer, stormwater) and construction of public improvements shall be submitted and approved prior to building permits being issued.
6. The final plat shall be recorded with the Register of Deeds of Leavenworth County, one registered copy shall be returned to city staff for record keeping purposes, prior to a building permit being issued.

MAYFIELD SUBDIVISION
PHASE 1

A Subdivision in the Northeast Quarter of the Northeast Quarter of Section 34,
Township 10 South, Range 22 East of the 6th P.M., City of Basehor,
Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Enzen Homes, LLC
5329 Park Street,
Leavenworth, MO 64082
PID # 158-34-0-10-03-001

SURVEYOR'S DESCRIPTION:
A tract of land lying and situated in the Northeast Quarter of the Northeast Quarter of Section 34, Township 10 South,
Range 22 East of the 6th P.M., City of Basehor, Leavenworth County, Kansas, containing 0.86 acres, more or less,
containing all the Northeast Quarter of said Northeast Quarter; thence South 88 degrees 02'50" West for a distance
of 901.13 feet along the North line of said Northeast Quarter; thence South 01 degrees 24'04" East for a distance of
22.50 feet to the TRUE POINT OF BEGINNING; thence North 88 degrees 02'50" East for a distance of 201.33 feet;
thence South 01 degrees 24'51" East for a distance of 208.72 feet along the West right of way line of 156th Street;
thence South 01 degrees 24'51" East for a distance of 126.33 feet; thence North 88 degrees 02'50" West for a
distance South 88 degrees 02'50" West for a distance of 151.01 feet to the point of beginning.
Together with and subject to covenants, easement and restriction of record.

CERTIFICATION AND DEDICATION
The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be
subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: "MAYFIELD SUBDIVISION PHASE 1".

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat,
and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility
now and hereafter used by the public over, under and along the strips marked "Utility Easement" (UE) or "Drainage Easement" (DE).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be
built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,
We, the undersigned owners of MAYFIELD SUBDIVISION PHASE 1, have set our hands this
_____ day of _____, 2018.

Enzen Homes, LLC
Greg Enzen

NOTARY CERTIFICATE:
Be it remembered that on this _____ day of _____, 2018, before me, a notary public in and for said County and State
came Greg Enzen, President of Enzen Homes LLC, to me personally known to be the same persons who executed the foregoing
instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and
affixed my notary seal the day and year above written.

NOTARY PUBLIC

My Commission Expires: _____ (seal)

PLANNING COMMISSION APPROVAL:
Approved by the Planning Commission of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2018.

Chairman _____ Secretary
Jon Gallion Connie Leggett

CITY COUNCIL APPROVAL:
Approved by the Governing Body of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2018.

Mayor _____ City Clerk
David K. Brewer Katherine Rein

CITY ENGINEER'S APPROVAL:
The City Engineer's plat review is only for general conformance with the subdivision regulations as adopted by the
City of Basehor. The City is not responsible for the accuracy and adequacy of the design, dimensions, elevations, and
quantities.

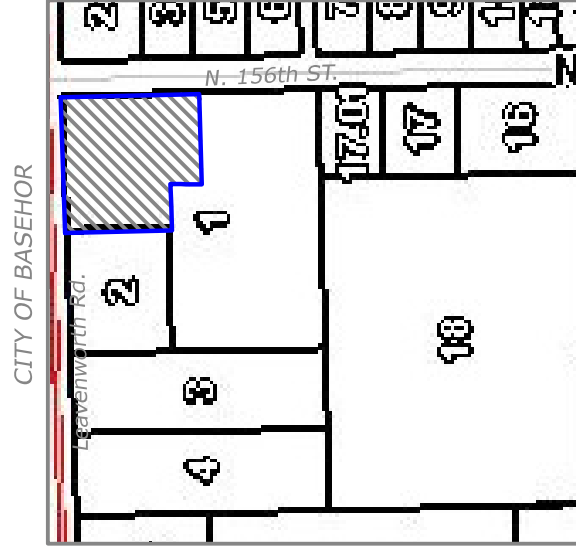
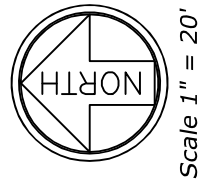
CITY ENGINEER _____

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____,
2018 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County,
Kansas,

Register of Deeds - Stacy Driscoll

COUNTY SURVEYOR
This plat meets the requirements of KSA 88-59-2001 through 88-59-2005. The
face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys.
No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR - Wayne Malinford, RLS



I hereby certify that this survey was made by me, or under my
direct supervision, on the ground during the Month of August 2017
and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
PS # 1296

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 9

Topic: **Final Plat for the Chestnut Estates-** Request for approval of the final plat for the Chestnut Estates.

Action Requested: Applicant is requesting approval of a final plat as presented.

Narrative: This final plat consists of 9 lots and a tract of open green space approximately 74,000sft. The development is located south of Parallel Road and north of Chestnut Street between 153rd Terrace and 152nd Street. The site consists of approximately 6.2 acres. The preliminary plat was approved by Planning Commission after the required Public Hearing at the February 13th meeting

Presented by: Shannon Marciano- City Attorney

Staff Recommendation: Staff recommends approval of the final plat for the Chestnut Estates with the recommendations stated in staff's report.

Committee Recommendation: N/A

Attachments:
Staff Report (6pgs)
Copy of plat (1pg)

Projector needed for this item?
Yes

FINAL PLAT OF CHESTNUT ESTATES– REQUEST FOR APPROVAL OF THE FINAL PLAT – A Final Plat of Lots 1-9 of the Chestnut Estates.

MEETING DATE: March 13, 2018
REPORT WRITTEN: March 2, 2018

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Chestnut Estates, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is McAfee Henderson Solutions.
 - On behalf of MC Squared, LLC
22400 171st Street
Basehor KS 66007

SURVEYOR/ENGINEER:

- McAfee, Henderson Solutions, Inc.

REQUEST:

- The applicant is requesting approval of a final plat for the Chestnut Estates, consisting of nine (9) single family residential lots.

ZONING:

- The property is currently zoned “R-1” Residential District.

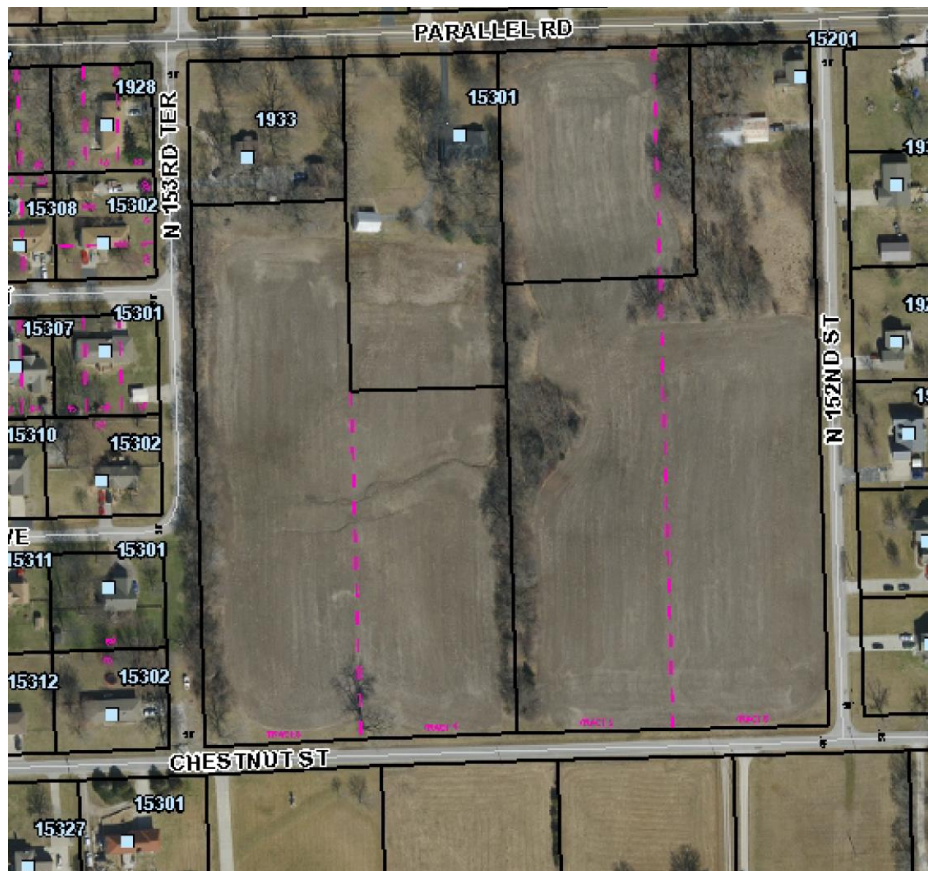
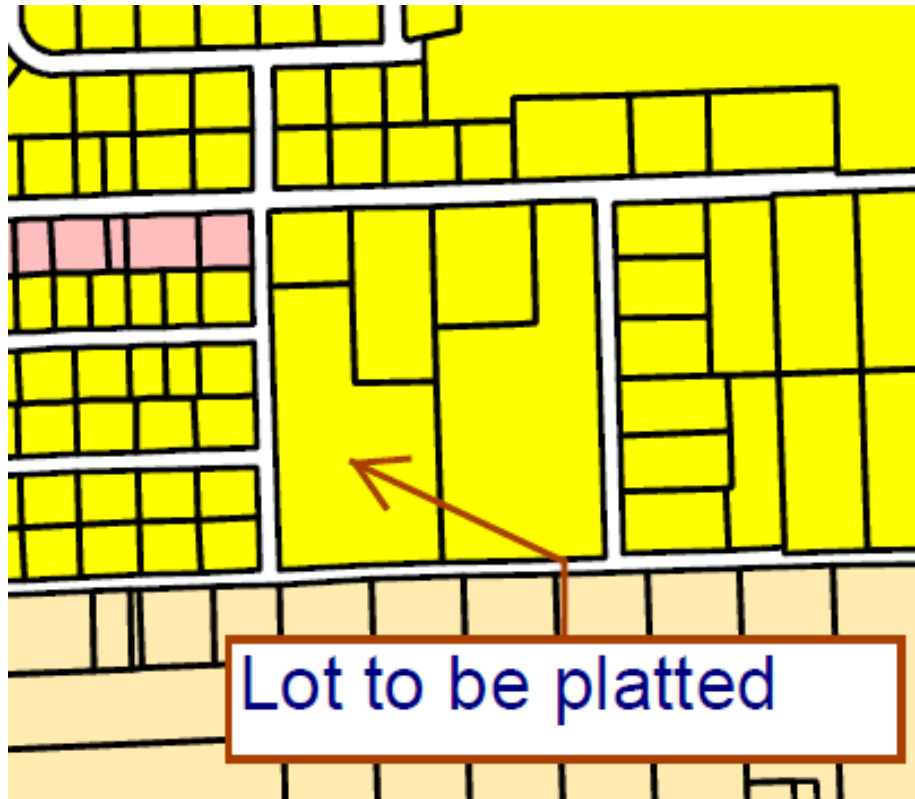
SURROUNDING ZONING:

- North “R-1” Single Family Residential District.
- South “R-O” Suburban Residential District.
- East “R-1” Single Family Residential District.
- West “R-1” Single Family Residential District.

BACKGROUND:

The surrounding area consists mainly of single-family residences and some agricultural use. The proposed plat includes nine (9) residential lots with an average lot size of 22,070.91 S.F. It also includes Tract A, which is 78,822 S.F. and will contain a dry basin storm water detention pond. The proposed development will not change any lots outside of the proposed Preliminary Plat area.

The purpose of the R-1 Single Family Residential District is to provide for low-density single-family residential development, including those uses which reinforce residential neighborhoods. Any major deviations between the approved Preliminary Plat and Final Plat as determined by the Planning Commission shall cause the re-initiation of the preliminary plat process as described in Article 7; Sub-section 5(n). A final plat which is in substantial compliance with the approved preliminary plat must be filed and approved within 1 year of approval of the preliminary plat.



The typical preliminary and final plat procedures are being utilized for this application. The purpose of a final plat is to provide a means of approving a subdivision of land to insure compliance with the subdivision regulations of the City of Basehor. It establishes the overall layout and design of the proposed subdivision.

Traffic Impact

Due to the relatively low number of new single-family homes, and the nature of the current zoning, there will be minimal traffic impact on the area.

Stormwater Management

Stormwater Management facilities will be added with the approval of the subject plat. Tract A shall contain a dry basin storm water detention pond and shall be constructed concurrently with the development.

Utilities

New utilities are proposed with the subject plat. As part of the final plat, sanitary sewer easements as well as other utility easements are being put in place. All review comments from the utility companies have been addressed.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements and any appropriate comments from the applicant are provided in the included checklist and shall be addressed prior to plat release for recording. All review comments from the Preliminary Plat have been addressed and approved; at the time of report preparation, staff was waiting on review comments from the City Engineer regarding the Final Plat. The Leavenworth County Surveyor has given approval (see attached) as well as the Utility Companies in regards to adequate easements.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of Chestnut Estates application as being in substantial compliance with the Preliminary Plat of Chestnut Estates, with the following stipulations:

1. The applicant shall be responsible for
 - a. Park Impact Fee- per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on individual dwelling units at the time of building permit issuance. This fee shall be \$200.00 for each individual lot.
 - b. Transportation Improvement Impact Fee- shall be paid at time of building permit issuance. The excise tax is as follows, \$2,733.83 per lot. The excise tax has been calculated as set forth by Ordinance 387.
2. All City Engineer comments shall be addressed and resolved to the City Engineer's satisfaction prior to the release of the final plat for recording. City Engineer's approval shall be in writing, and shall be submitted to the City prior to the release of the final plat.

3. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinances and Subdivision Regulations.
4. All construction drawings pertinent to the approved final plat (sewer, stormwater) and construction of public improvements shall be submitted and approved prior to building permits being issued.
5. A Subdivision Improvement Agreement shall be prepared and approved by City Council coinciding with the approval of the construction drawings and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
6. The final plat shall be recorded with the Register of Deeds of Leavenworth County, one registered copy shall be returned to city staff for record keeping purposes, prior to a building permit being issued.

