



AGENDA
BASEHOR PLANNING COMMISSION
December 10, 2019 @ 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 November 12, 2019 Planning Commission Meeting**
- 4. Unfinished Business- Continued from the November 12, 2019 meeting**
 - a. Public Hearing- Consider approval of the amended Preliminary Development Plan of Tomahawk Valley Phase 6** - applicant is requesting approval of an amendment to the previously approved development plan. The area to be amended is Phase 6 along 158th Street, this shall be the only area that is affected by this amendment. The amendments stem from the initial inclusion of Private Streets, per the Subdivision Regulations, Chapter IV, Article 1, Section 4-102(11); Private Streets are not allowed. This instigated a redesign of the area in question in order to adhere to city standard street widths, right of ways and utility easements.
 - b. Consider amendments to the Final Development Plan of Tomahawk Valley Phase 6** -- applicant is requesting approval of the amended final development plan of Tomahawk Valley Phase 6, this shall be the only area affected by this amendment.
 - c. Consider the Final Plat of Tomahawk Valley 6th Plat** – Consider approval of the 6th Plat of Tomahawk Valley, the plat coincides with amended area of the Development Plan.
- New Business**
 - a. None**
- 5. Open Agenda**
 - a. None**
- 6. Reports from Special Committees**
 - a. None**
- 7. Planning Directors Report**
 - a. Received plans for the first 24-unit apartment complex for Creek Ridge Phase 4, slated for a Spring 2020 start**
 - b. Completed review of the Basehor-Linwood Middle School additions, they are adding 3 new pods/wings to the existing classrooms as well as a 750-seat auditorium**
 - c. Sanitary and Storm Water is installed in Grayhawk Phase 2, streets coming Spring 2020**
 - d. Sanitary and Storm Water, as well as streets, are installed within the first phase of the Highlands at Falcon Lakes**
 - e. Sanitary and Storm Water is being installed in the Fox Ridge Phase 2 development**
 - f. YTD Permit numbers and comparison: 65 Single Family (Dec. 1, 2019) vs. 100 Single Family (Dec. 1, 2018)**
- 8. Adjournment**

MINUTES
BASEHOR PLANNING COMMISSION
NOVEMBER 12, 2019
BASEHOR CITY HALL

1. Call to Order

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

Pledge of Allegiance

2. Roll Call

Members Present: Chair Jon Gallion, Vice Chair Mike Fonkert, Commissioners Stacy Tatkenhorst, Cecil Swenson & Tom Lally

Staff Present: Mark Lee, Planning and Zoning Director and Connie Leggett, Planning Commission Secretary

Chair Gallion made a note that Dennis Haag had resigned from Planning Commission and that there are two (2) vacancies still.

3. Approval of Minutes

Chair Gallion called for a motion to approve the October 8, 2019 minutes. A motion was made by Commissioner Fonkert to approve the minutes with the corrections as presented. Commissioner Swenson seconding. Chair Gallion called for a vote, Motion passed 4-0. Commissioner Lally abstained from voting as he was not a member of the Planning Commission at the time of this meeting.

4. Unfinished Business – None

5. Public Hearing – Consider approval of the amended Preliminary Development Plan of Tomahawk

Valley Phase 6 - applicant is requesting approval of an amendment to the previously approved development plan. The area to be amended is Phase 6 along 158th Street, this shall be the only area that is affected by this amendment. The amendments stem from the Section 4-102(11); Private Streets are not allowed. This instigated a redesign of the area in question in order to adhere to city standard street widths, right of ways and utility easements.

Mark Lee explained the property location, reason for the request, staff recommendations and why they needed to make the corrections from the original approved plans and what might pertain to what is being requested for the approval of the amended Preliminary Development plan for Tomahawk Valley, Phase 6.

Chair Gallion called for a motion to open the Public Hearing. A motion made by Commissioner Swenson to open the public hearing with Commissioner Fonkert seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 5-0 at 7:06 p.m.

Chair Gallion called for a motion to close the Public Hearing. A motion made by Commissioner Tatkenhorst to close the public hearing with Commissioner Fonkert seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 5-0 at 7:07 p.m.

Chair Gallion and the Planning Commission board expressed their concerns on a few of the issues as presented in the plans brought before them. Since the applicant was not present to answer these questions it was requested that the recommendations and suggestions be presented to the applicant before further approval. These items are as follows:

1. Exit onto Garden Parkway instead of N. 158th Street

2. Detention pond/Retention pond, is it needed and where will it go?
3. Align the norther entrance with proposed drive access to City Campus
4. Can trails be made 10'wide

Chair Gallion made a motion to continue the consideration of the preliminary development plan, to give the applicant the opportunity to provide additional information necessary to evaluate the application and the recommendations and suggestions of the Planning Commission. Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 5-0.

6. Consider amendments to the Final Development Plan of Tomahawk Valley Phase 6 – Applicant is requesting approval of the amended final development plan of Tomahawk Valley Phase 6, this shall be the only area affected by this amendment.

Agenda Item #5 was continued to the next regularly scheduled meeting (December 10, 2019) with the request having to go back to the developer for further review, Agenda Item #6 was not discussed.

7. Consider the Final Plat of Tomahawk Valley 6th Plat – Consider approval of the 6th Plat of Tomahawk Valley, the plat coincides with amended area of the Development Plan.

Agenda Item #5 was continued to the next regularly scheduled meeting (December 10, 2019) with the request having to go back to the developer for further review, Agenda Item #7 was not discussed.

8. Open Agenda – None at this time

9. Reports from Special Committees – None at this time

10. Planning Directors Report

- a. KDOT opened up a Cost Share Program with an application deadline of October 11th, we submitted 3 applications for funding (158th Street completion, 150th Street completion and 155th entire project), unfortunately we were not selected to receive funding on this round. They will hold 2 rounds of funding selection each year moving forward, once in March and once in October, our applications are to remain in the cue.
- b. YTD Permit #'s 62 Single family; 2018 comparison of 93
- c. Welcoming the newest member to the board, Tom Lally

9. Adjournment -

Chair Gallion called for a motion to adjourn; Commissioner Fonkert made the motion with Commissioner Swenson seconding. Chair Gallion called for a vote; the motion passed 5-0. There being no further discussion, the meeting was adjourned at 7:59p.m.

Submitted for approval without additions or corrections this 10th day of December 2019.

Jon Gallion, Chair

Connie Leggett, Planning Commission Secretary

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 5
Public Hearing

Topic: Request approval of an amended Preliminary Development Plan for the Tomahawk Valley development.

Action Requested: Approval of the amended Preliminary Development Plan

Narrative: The plans have gone through several denials, re-submittals and approvals with the most recent approval of the overall development plan being granted in June of 2010, in August of 2009 the City Council approved the Preliminary Development Plan without conditions. The Preliminary Development Plans, Final Development Plans and a Final Plat have all been approved at one point in time or another. An area consisting of approximately eighteen acres and fifty-five lots were platted in 2010, with subsequent plats being approved and filed.

While the development plans were approved by the Commission and the Council, any amendments that lie outside of the approval authority of the Planning Director must adhere to the section below (Section 5; p):

p. Amendment of Approved Preliminary or Final Development Plan:

Applications for amendments to any approved Preliminary or Final Development Plan shall be submitted and processed in the same manner as though a Preliminary Development Plan had not been previously approved for the site. However, only those site development plan elements proposed to be modified or changed need be presented, except where such modifications or changes would have a material or substantial impact on the balance of the Preliminary Development Plan or the functioning of the site. For the purposes of this Section, material or substantial impact shall be deemed to result from modifications or changes which:

- I. Would be inconsistent with any two (2) or more of the guidelines in Section n. of this Article, or
- II. Would face the most intense development or uses proposed for the site toward different property line(s) than proposed by the approved Preliminary Development Plan, or
- III. Would relocate any development features or uses proposed within the site by greater than twenty-five (25) feet in any direction, or

IV. Would reduce the number of off-street parking spaces within one hundred (100) feet of any proposed building or structure by ten (10%) percent or more.

Determinations of material or substantial impact shall be made initially by the Planning Director, but such determination in any event shall also be submitted for review to the Planning Commission.

The applicant shall submit a letter, a drawing when necessary to accurately describe the proposed change(s), and any other supporting documentation which help define the proposed change(s), indicating the scope of the proposed change(s) at least forty five (45) days before the Planning Commission meeting at which the proposed Preliminary Development Plan amendment is requested to be considered, or no later than twenty one (21) days in advance of said Planning Commission meeting in the case of amendments involving only a Final Development plan.

In reviewing the plat and other documentation that was initially submitted for this area it was realized that the initial development plan had indicated the interior streets to be “private” and maintained by the Home Owners Association, our regulations specifically prohibit private streets. A redesign of the area was the limited option the developer was left with; this instigated the Public Hearing portion of our regulations since it was a significant deviation from the approved plan.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends approval of the amended Preliminary Development with staff recommendations.

Committee Recommendation: N/A

Attachments:

Staff Report (10pgs)

Application (2pgs)

Copy of amended PDP (11 X 17 reduced image)

Copy of amended PDP Landscape Plan (11 X 17 reduced image)

Copy of approved PDP (11 X 17 reduced image)

Projector needed for this item?

Yes

PUBLIC HEARING- CONSIDERATION OF AMENDMENETS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN FOR TOMAHAWK VALLEY PHASE 6.

MEETING DATE: **November 12, 2019**
REPORT WRITTEN: **October 28, 2019**

APPLICANT:

- Applicant: Tomahawk Valley, LLC.
PO Box 458
Basehor KS 66007
- Engineer: Cook, Flatt and Strobel (CFS) Engineers, P.A.
2121 Moodie Road
Lawrence KS 66046

REQUEST:

The applicant is requesting approval of the amendments to the previously approved Preliminary Development Plan for the Tomahawk Valley Phase 6 area.

BACKGROUND:

The development plans as a whole have gone through several denials, re-submittals and approvals with the most recent complete approval being granted in June of 2010, in August of 2009 the City Council approved the Preliminary Development Plan without conditions. The Preliminary Development Plans, Final Development Plans and multiple Final Plats have all been approved at one point in time or another. An area consisting of approximately eighteen acres and fifty-five lots was platted in 2010 with subsequent plats following in April and September of 2018.

Per the City of Basehor Zoning Regulations, if a Development Plan is to be amended after approval then it shall be submitted and processed in the same manner as though a Preliminary Development Plan had not been previously approved for the site. However, only those site development plan elements proposed to be modified or changed need be presented, except where such modifications or changes would have a material or substantial impact on the balance of the Preliminary Development Plan or the functioning of the site. For the purposes of this Section, material or substantial impact shall be deemed to result from modifications or changes which:

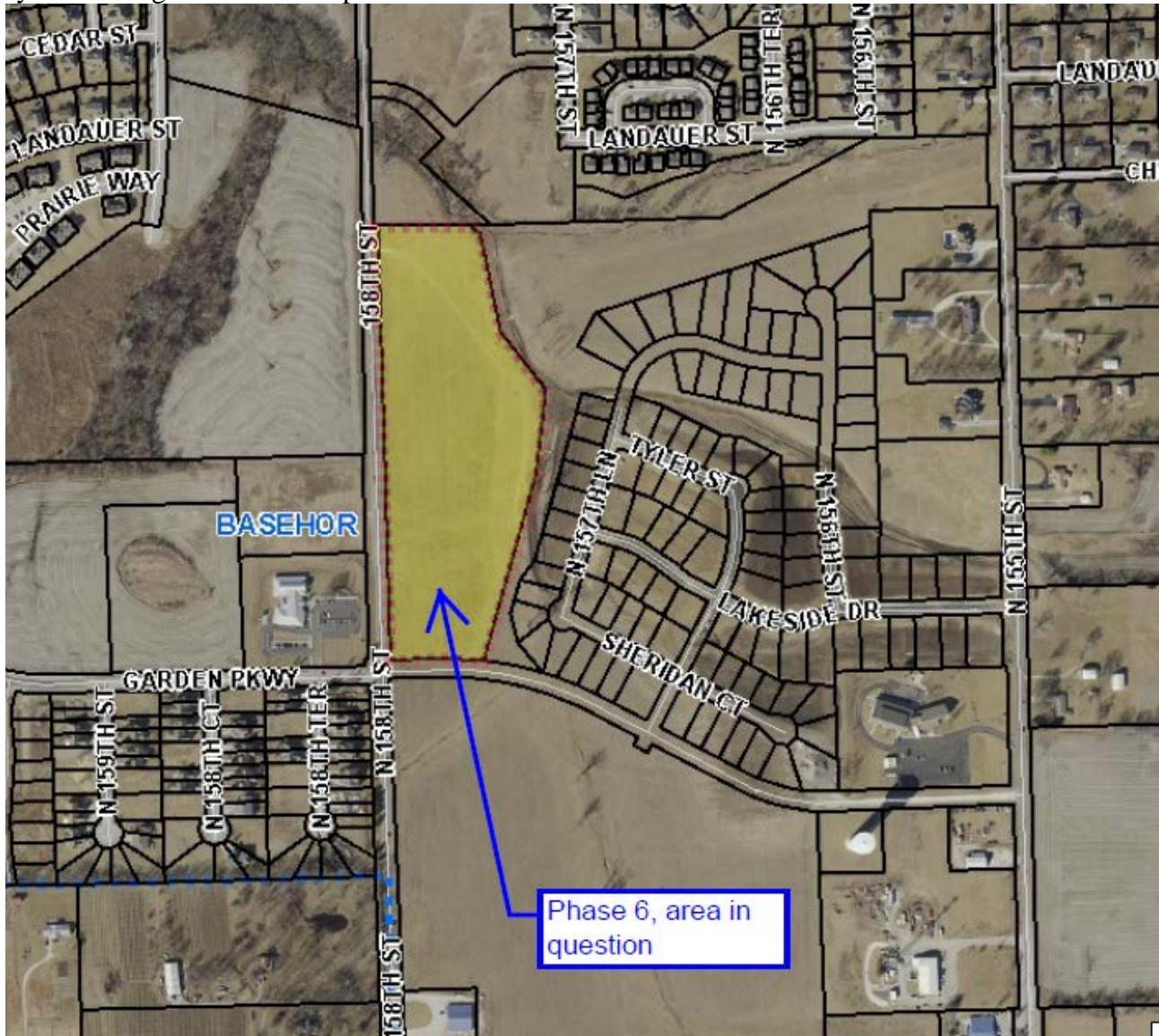
- I. Would be inconsistent with any two (2) or more of the guidelines in Section n. of this Article, or
- II. Would face the most intense development or uses proposed for the site toward different property line(s) than proposed by the approved Preliminary Development Plan, or
- III. Would relocate any development features or uses proposed within the site by greater than twenty-five (25) feet in any direction, or
- IV. Would reduce the number of off-street parking spaces within one hundred (100) feet of any proposed building or structure by ten (10%) percent or more.

Determinations of material or substantial impact shall be made initially by the Code Administrator, but such determination in any event shall also be submitted for review to the Planning Commission.

SITE CHARACTERISTICS:

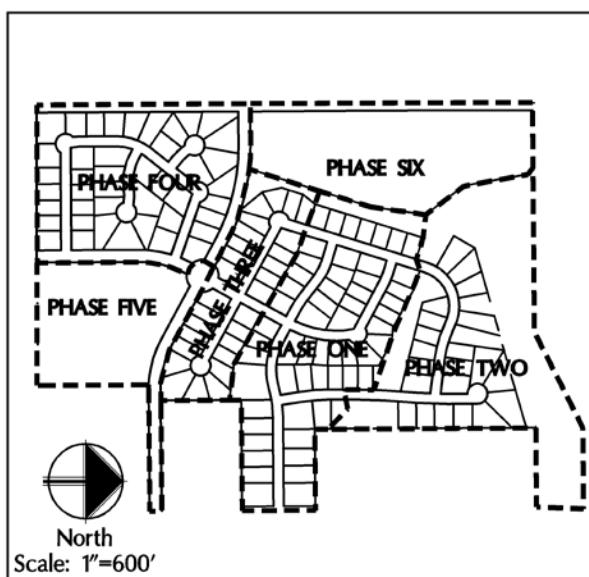
The site in question is approximately 13.08 acres located south of Creek Ridge, along the eastern side of 158th. The property is currently vacant and generally slopes toward the middle of the site from west to east and discharges along the north property line.

The proposed development includes approximately fifty (50) single-family patio homes, this amount has been reduced from the original layout of fifty-eight (58). It also includes an extensive trail system throughout the development.



The table below shows the housing density of each phase of the subdivision followed by a map of the phasing plan (note that north is to the right of the phase map). The overall development density is 2.91 units per acre.

Phase	Housing Type	Density
1, 2 and 3	Single-family	106 units/27.68 acres = 3.8 du/ac.
4	Duplex	88 units/12.59 ac. = 6.8 du/ac.
5	Multi-Family (Apts.)	68 units/9.06 ac = 7.5 du/ac.
6	Villas (patio homes)	50 units/13.08 ac = 3.8 du/ac.



The preliminary development plan indicates several different housing size classifications. The minimum classification for most of the subdivision will be class "F", which requires a minimum of 1,200 square feet for one-story and split-level homes. Other lots within the subdivision are indicated to have a higher classification due to their location in relationship to existing homes adjacent to the subdivision. The following table shows the minimum home classification for all lots other than those with class "F" homes:

Lot #'s/Block	Class	Min. Home Size*
26-39, Block 2	D	1,500 / 1,150 / 900
1-6, Block 1	E	1,300 / 1,000 / 850
1-6 & 19-24, Block 3	E	1,300 / 1,000 / 850
17-25, Block 2	E	1,300 / 1,000 / 850

*Denotes minimum ground floor areas of one-story and split-levels/1.5 story/two-story

There are two entrance/exit points into the subdivision from 155th Street and one on 158th Street, there will be a third entrance/exit point that will traverse through the commercial property to the

south located along Wolf Creek Parkway. There are also two secondary access points that serve the Phase 6.

The proposed development is within a previously approved planned residential area. As part of the planned development, several variations from the conventional zoning district regulations are required for the plan to be approved. The necessary variations are as follows:

1. Reduced lot sizes – Many of the lot sizes in phases 1 and 3 are smaller than 10,000 square feet. The average lot size in these two phases is 10,700sft. The smallest lot in the subdivision is 8,040sft.
2. Reduced lot widths – Many of the lot sizes in phase 1 and 3 are smaller than 75 feet on interior lots and less than 90 feet on corner lots.
3. Reduced front yard setbacks – The developer is requesting front yard setbacks of 30 feet, which is five feet less than what the R-1 district allows.
4. Reduced side yard setbacks - The developer is requesting side yard setbacks of seven (7) feet, which is a minimum of three feet less than what the R-1 district allows.
5. Density of phases 1, 2 and 3 – The density of the single-family portion of the development is noted as 3.8 units per acre. The maximum density of the R-1 district is 3.5 units per acre.
6. Double-frontage lots – These lots make up about 1/3 of the total lots within the subdivision and are specifically restricted by Section 4-104 (5) of the Subdivision Regulations.

A preliminary development plan and preliminary plat for Tomahawk Valley were approved in 2005. The final plat for phase 1, construction plans for the street and storm system and sanitary sewer system were approved in March, 2006. However, because the developer never proceeded with construction on any of the improvements, the approvals expired in April, 2007. The proposed development came back in front of Planning Commission and City Council in 2009 and was once again approved. These drawings, both construction and development, have been revised and resubmitted to insure adherence to current development standards and practices.

ZONING:

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

SURROUNDING ZONING:

• North-	PR	Planned Residential
• South-	CP-2	General Commercial
• East-	R-O	Suburban Residential
• West-	CP-1, R-2, PR	Neighborhood Business, Two-Family Residential, Planned Residential

COMPREHENSIVE PLAN/FUTURE LAND USE MAP (FLUM)

The Future Land Use Map (FLUM) identifies this property as planned residential which would include multiple densities of residential dwellings including medium and high-density residential. Therefore, the development plan complies with the FLUM.

PHYSICAL IMAGE

The statement below was taken from a staff report dated July 7, 2009.

The apartment section of the plan (Block 9) was discussed in the letter and is a concern due to its “cookie cutter” design. The style of these buildings appears to be very similar to an existing section of a subdivision in Basehor, and is generally not preferred due to the monotony of the design. It also creates a “garagescape” effect due to the protruding garages, which dominate the fronts of the structures.

The referenced letter was dated April 2008. As of today, we have adopted regulations that would prevent the “cookie-cutter” design of large residential developments. These regulations are stated in the City of Basehor Architectural Design Standards, Section 5. This development shall adhere to these requirements as Section 5 addresses Planned Residential Zoning Districts. While the development plan may show similar footprints of buildings, staff takes these footprints as a general layout for visual purposes and not an actual design of the structure.

TRAFFIC IMPACT

The proposed development includes approximately 2.1 miles of additional streets. Two entrances to the subdivision are proposed on 155th Street and; one at 158th Street; Lakeside Drive which will be part of Phase 1; and Garden Parkway, which extends through the entire development from 155th Street to 158th Street and is completed. All rights-of-way are 50 feet wide, with the exception of Garden Parkway, which is 60 feet.

Traffic in this area will increase as a direct result of this development. Several different land use codes from the Trip Generation Manual were used to determine the average daily trips (ADT) for this development, including “single-family”, “rental townhouse”, and “apartments”. The estimated trip generations for this development are as follows:

<u>Single-Family</u>	<u>Peak Hour ADT</u>
9.57 ADT per unit per day	
<u>x 156 units (reduced from 164)</u>	
1492 ADT (reduced from 1,569)	114 AM (120) 158 PM (166)
<u>Residential Condominium/Townhouse</u>	
5.86 ADT per unit per day	
<u>x 88 units</u>	
511 ADT	39 AM 46 PM

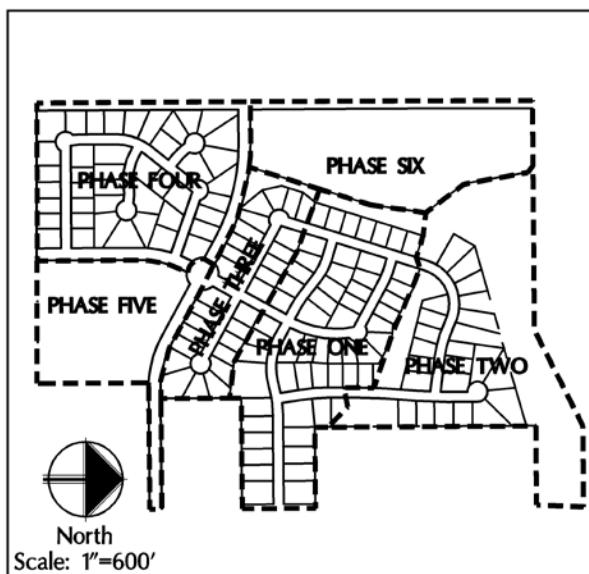
Apartments

6.65 ADT per unit per day		
x 68 units		
457 ADT	34 AM	42 PM
Total = 2,219 average daily trips (ADT)	193 AM	232 PM

The maximum capacity of a two-lane street, comparable to the segments of 155th Street and 158th Street, between Parallel Road and State Avenue, is between 8,000 and 10,000 daily trips. The current traffic counts on 155th Street are between 2,000-3,000 trips per day. Therefore, the existing surrounding street system of 155th Street and 158th Street has existing capacity to accommodate the new development.

STREET SYSTEM

It was presented in the 2010 PDP staff report that additional connections to 158th be considered to relieve future traffic volumes on 155th Street and addresses the fact that a traffic signal was planned at 158th and State Avenue as part of the 24/40 Corridor Management Plan. Since the 2010 approval significant improvements have been made to the intersections at 155th Street and State Avenue as well as 158th Street and State Avenue. This includes the referenced traffic signal. Staff feels as though these comments have been addressed. There are further recommendations though regarding potential conflicts in phasing and street construction.



- With the build out of Phase 1 and 2 it is recommended that a second ingress/egress be installed, this will be accomplished with the connection to Garden Parkway prior to or along with the development of Phase 3.
 - Using the first three phases of development (106 lots) traffic generated would be approximately 1014 daily trips to and from one entrance and exit point this would most likely lead to congestion at the intersection of Lakeview Drive and 155th Street.

- The roundabout that is proposed on Garden Parkway has since been removed and the extension of Garden Parkway is complete.
- *This has been addressed with the construction of Garden Parkway, the 2nd phase will connect directly to this portion of new roadway.*

TRANSPORTATION EXCISE TAX

A transportation excise tax will apply to the property in the amount of nine cents (.09) per square foot of the total area within the subject property. Therefore, the total excise tax that will apply to the development (based on 94.01 acres) is approximately \$368,556.80.

This excise tax shall be divided amongst the lots and units and shall be paid at the time of building permit issuance. This impact fee shall be distributed evenly among the dwellings and shall be:

$$\begin{array}{r}
 94.01 \text{ ac} = 4,095,075.6\text{sf} \\
 \hline
 \quad \quad \quad * 0.09 \\
 \hline
 \$368,556.80 / 275 \text{ total units (shown on plan)}
 \end{array}$$

\$1,340.21 per dwelling unit

STORMWATER MANAGEMENT

Stormwater Management facilities will not be changed from the initial approved Preliminary Development Plan.

Sheet 1 of the development plan shows the locations of the stormwater detention basins. A drainage plan was submitted with the previous submittal and the City Engineer determined that detention will be required for this development.

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.

FLOODPLAIN

The property contains a minimal amount of floodplain adjacent to the creek areas. The floodplain has been delineated on the preliminary development plan. Proper documentation of base flood elevations and relative street surface elevations will be required on the final plat and construction plans. The base flood elevation will also be evaluated with each building permit.

COMMON AREA/OPEN SPACE

The proposed development plan indicates that 24.83 acres of open space is provided within the subdivision. However, much of these areas cannot be included as open space, according to the current Zoning Regulations. According to the current requirements for open space in planned residential subdivisions, a minimum of 25% of the land area must be designated as usable open space, of which rights-of-way and stormwater detention areas cannot be used unless they are designed for public recreational use. Of the three tracts designated for open space on the plan, Tract B cannot be used as part of the open space calculations because it cannot be used for passive or active recreation.

The calculations for open space are as follows:

Open Space Calculations			
	Acres	Sq. Ft.	Percentage
Total Property Area	94.01	4,095,075.60	
Req. Open Space (25%)	23.50	1,023,768.90	25.00%
Qualifying Open Space			
Tract A	13.89	605,048.40	
Tract C	0.74	32,234.40	
Apartment Open Area	3.10	134,825	
Villa Open Space	4.27	186,091	
Pedestrian/Access Easements	1.74	75,998	
Total Proposed	23.74	1,034,188	25.25%

The table above indicates that the proposed subdivision contains approximately 23.74 acres of open space, where 23.5 acres are required. Therefore, the proposed plan meets the requirements for open space.

A diagram showing the proposed open space is provided as part of the agenda item with the proposed open space areas partially shaded.

LANDSCAPING

A landscaping plan has been submitted as part of the preliminary development plan. The trees and landscaping noted on the plan are as follows:

Required Open Space: 23.50 ac. (94.01 ac. * 25%)

Total Open Space Provided: 23.74ac.

Base trees provided: +/- 50

Street trees required: 446

The developer has expressed concern over the cost associated with the installation of required street trees and the potential removal of said trees during individual home construction. Staff has attempted to address these concerns in our recommendations. The developer shall be responsible for installing/planting approximately 180 trees plus associated shrubbery (where indicated). See staff recommendations for more complete listing of developer responsibility. All required street trees shall be installed outside of the public right of way.

PARK FEES

The developer will be required to pay \$200.00 per residential lot/unit for park fees, as required by the City's subdivision regulations. The total park fees associated with the development will be approximately \$55,000.00.

STAFF RECOMMENDATION:

With the past approval in 2010, staff recommends approval of the Preliminary Development Plan of Tomahawk Valley, with the following recommendations:

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 the particular lot/dwelling.
 - b. Transportation Improvement Impact Fee- A transportation excise tax of \$1,340.21 per dwelling unit shall be applied and shall be paid at time of building permit issuance. The excise tax has been calculated as set forth by Ordinance 387. This is an approximate amount; each individual plat will be calculated using the approved amount per Ordinance 387.
2. An easement has been dedicated for a public trail, if the city is unable to secure state/federal funding for the proposed public portion of the trail, the developer will be responsible for its construction as part of the development of the subdivision.
3. ~~All portions of the walking/bike trail shall be a minimum of eight feet (8') wide and constructed to Kansas City APWA standards.~~ Planning Commission recommended the following amendment be made to the staff recommendations.
 1. **All portions of the walking/bike trail shall be a minimum of ten feet (10') wide and constructed to Kansas City APWA standards.**
 - a. *The City Council overturned this recommendation during the approval stage.*
4. ~~Additional street connections to 158th Street from Phase 3 of the development should be completed to relieve future traffic volumes at 155th Street/State Avenue; this should be completed by constructing Garden Parkway west to 158th Street during the construction of Phase 3.~~
5. Due to the style of housing in Phase 5, several different building designs shall be incorporated to provide diversity in housing and avoid the “cookie cutter” design. This shall be accomplished by adhering to the City of Basehor Architectural Design Guidelines.
6. Staff recommends any and all trail segments indicated on the development plans be installed prior to or concurrently with the phase of development in which it is located.
7. ~~Provide a plan as to when other amenities such as the clubhouses and swimming pools will be constructed in relation to the phases of development.~~
8. 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:
 - a. Areas designated as ‘green space/open space’ (app. 19)
 - b. As shown along Garden Parkway, 155th Street and 158th Street (app. 169)
 - c. The developer shall also be responsible for adhering to the landscape plan in Phase 5; Block 9 and Phase 6; Block 6.
 - d. 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).
 - e. 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. (app. 258)

- f. All street trees shall be planted outside of the public right of way and in private property, except in the case of the roundabout on Garden Parkway.
- 9. All construction drawings must be approved prior to construction. These will include Street and Storm Sewer Systems as well as Sanitary Sewer System.
- 10.** 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.

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
2620 N. 155th Street, PO Box 406, Basehor, KS 66007
Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org



Project Name & Description Tomahawk Valley, Sixth Plat		Total Site Acreage 12.91	Present Zoning PR
Legal Description (May be attached as separate sheet) See FDP		Proposed Zoning PR	
Project Address / General Location 158th & Garden Parkway		Presubmittal Date	
Parcel ID Number (CAMA Number) 052-181-02-0-00-00-243.00-0		Floor Area Classification	
Property Owner Name Tomahawk Valley, LLC	Phone	Fax	
Property Owner Address PO Box 458	City Basehor	State KS	Zip 66007
Applicant's Name (if different from above) Aaron Gaspers	Phone (785) 856-9600	Fax	
Applicant's Address 2121 Moodie Road	City Lawrence	State KS	Zip 66046
Applicant's mobile phone (758) 550-6738	Property Owner and/or Applicant's E-mail address		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input checked="" type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION

Existing Use					
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Other
Proposed Use					
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Other

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area 12.91 Acres	Existing Floor Area	Existing Building Footprint	Open Space Area 3.4 Acres
No. of Buildings 51	Proposed Floor Area 1,217 SF/Ea	Proposed Building Footprint 1,847 SF/Ea	Pavement Coverage 3.2 Acres

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots 2	Maximum Lot Size 245,282 SF	Minimum Lot Size 214,718 SF	Average Lot Size 230,000 SF
------------------------------	--------------------------------	--------------------------------	--------------------------------

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X _____		9/13/19	Office Use Only
Signature		Date	<input type="checkbox"/> Filing Fee \$ _____ <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

Planning & Zoning Department

2620 N. 155th Street, PO Box 406, Basehor, KS 66007

Phone: 913-724-1370 Fax: 913-724-3388

www.basehor.org

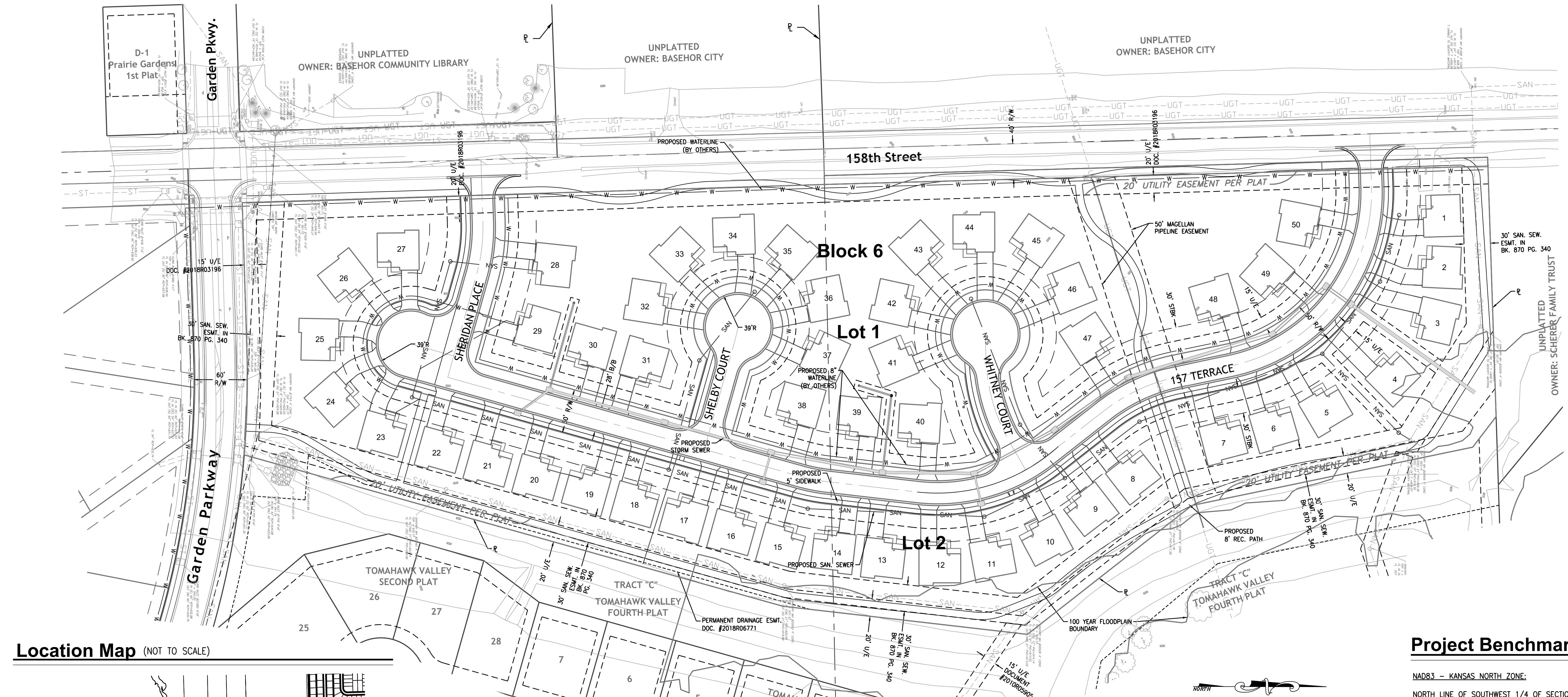


Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

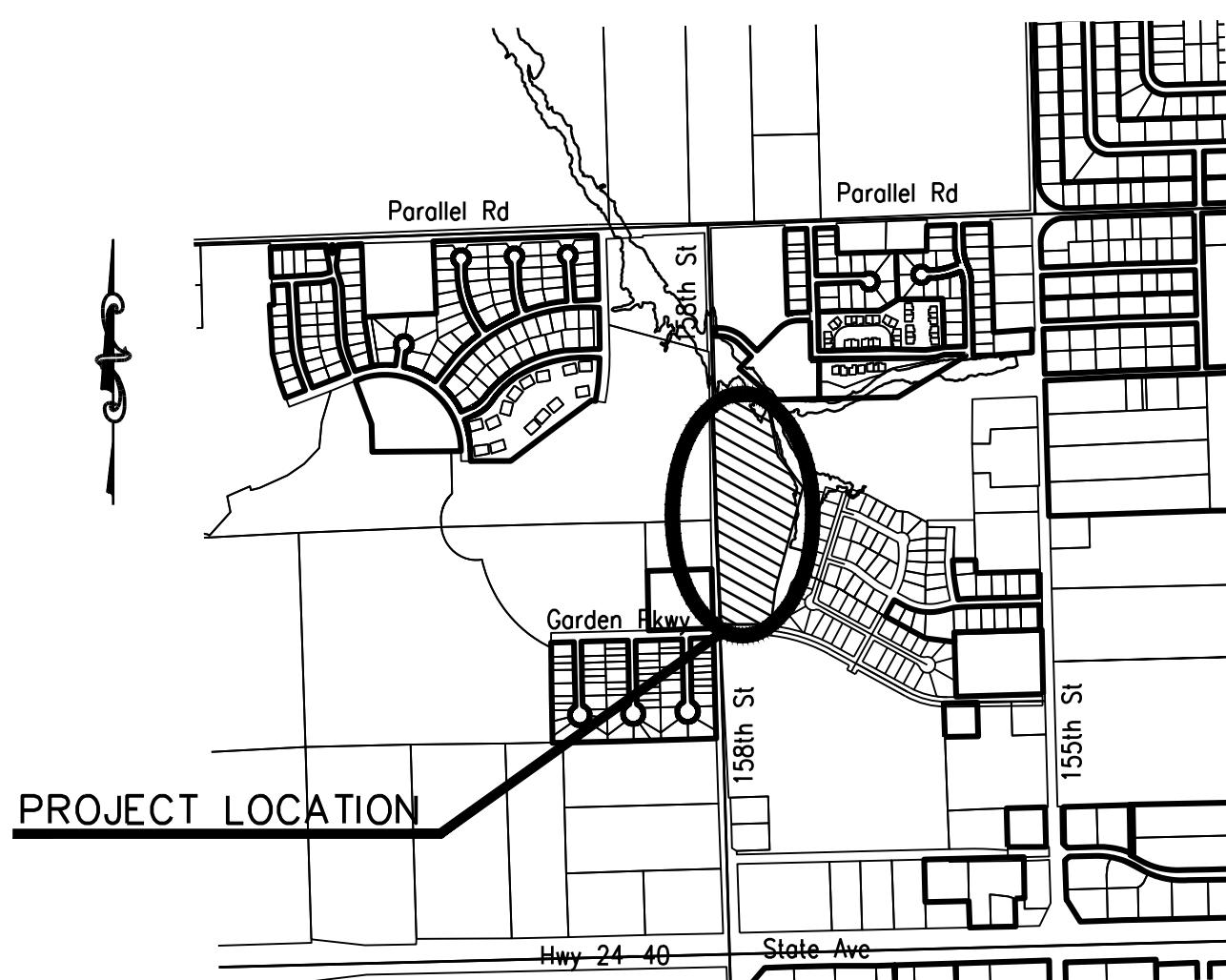
1. Reason for This Request? Revised PDP/FDP. Revised layout allows public streets to be built to public standards.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Suitable for planned residential, current zoning is PR will remain unchanged.
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? None
4. What Is 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 layout change allows streets to be built to public standards.
5. How Does Your Request Conform with the Comprehensive Plan? Remains PR zoning

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. Provides residential development in current PR zoning with public streets.
2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. Development remains residential as previously approved, but with a different layout. Overall total number of units reduce by 8.



Location Map (NOT TO SCALE)



Project Summary

GROSS AREA: 562,250 SF / 12.91 AC.
RIGHT-OF-WAY AREA: 102,250 SF / 2.35 AC.
LOT 1 AREA: 214,718 SF / 4.93 AC.
LOT 2 AREA: 245,282 SF / 5.63 AC.

NET AREA: 460,000 SF / 10.56 AC.

PR - PLANNED RESIDENTIAL DISTRICT: 562,250 SF / 12.91 AC.

TOTAL LOTS: 2

REQUIRED OPEN SPACE: 3.23 AC. (12.91 AC. (ZONED PR) X 25%)

OPEN SPACE PROVIDED: 3.40 AC.

Density Table

VILLAS 50 UNITS/12.91 AC. = 3.87 DU/AC.

Planned Residential District Project Summary

BLOCK	LAND USE	# OF LOTS/BLOCK	SETBACKS			MIN. LOT SIZE (SF)	AVG. LOT SIZE (SF)	MAX. LOT SIZE (SF)
			*FRONT/CORN.	**SIDE	REAR			
BLOCK 6	PATIO HOMES	50 UNITS	30'	7'	30'	214,718	230,000	245,282

- WAIVER REQUEST FOR REDUCTION OF FRONT YARD SETBACK FROM 35' TO 30'
- WAIVER REQUEST FOR REDUCTION OF SIDE YARD SETBACK FROM 12' TO 7'

Legal Description

A tract of land in the Northwest and Southwest Quarters of Section 2, Township 11 South, Range 22 East in the City of Basehor, Leavenworth, Kansas more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of said Section 2; thence North 88°45'43" East, along the North line of said Southwest Quarter, a distance of 30.00 feet, to a point on the existing East right of way line of NORTH 158TH STREET, as now established, said point also being the POINT OF BEGINNING; thence North 01°34'57" West, departing said North section line and along said East right of way line a distance of 746.85 feet; thence North 88°07'26" East, departing said East right of way line, a distance of 292.04 feet; thence South 52°37'09" East, a distance of 43.41 feet; thence South 11°43'42" East, a distance of 322.61 feet; thence South 38°04'48" East, a distance of 235.33 feet; thence South 06°34'07" West, a distance of 219.48 feet, to a point on said North section line of the Southwest Quarter; thence continuing South 06°34'07" West, departing said North section line, a distance of 57.71 feet; thence South 15°42'04" West, a distance of 629.51 feet, to a point on the North right of way line of GARDEN PARKWAY, as now established; thence a curve to the left along said North right of way line having an initial tangent bearing of North 85°17'34" West, a radius of 1030.00 feet, a central angle of 06°30'00" and an arc length of 116.85 feet; thence South 88°12'26" West, continuing along said North right of way line, a distance of 167.23 feet, to a point at the intersection with said East right of way line of NORTH 158TH STREET; thence North 01°47'34" West, departing said North right of way line and along said East right of way line, a distance of 655.54 feet; thence South 88°45'43" West, continuing along said East right of way line, a distance of 10.00 feet, to the POINT OF BEGINNING, containing 13.08 acres or 569,719.0 square feet, more or less.

Project Benchmarks

NAD83 - KANSAS NORTH ZONE:

NORTH LINE OF SOUTHWEST 1/4 OF SECTION 2-11-22
BEARING = N 88°45'43" E

BENCHMARK BASED ON NAVD88:

CHISELED BOX ON SOUTHEAST CORNER OF CURB INLET AT SOUTHEAST CORNER OF 158TH STREET AND GARDEN PARKWAY.
ELEVATION = 948.11

CHISELED PLUS ON NORTH RIM OF SANITARY SEWER MANHOLE, 50' WEST OF CENTERLINE OF 158TH STREET, 1420' NORTH OF CENTERLINE INTERSECTION OF 158TH STREET AND GARDEN PARKWAY.
ELEVATION = 928.33

General Notes

OWNER/DEVELOPER: MILES EXCAVATING, INC.
15603 STATE AVE.
BASEHOR, KANSAS 66007

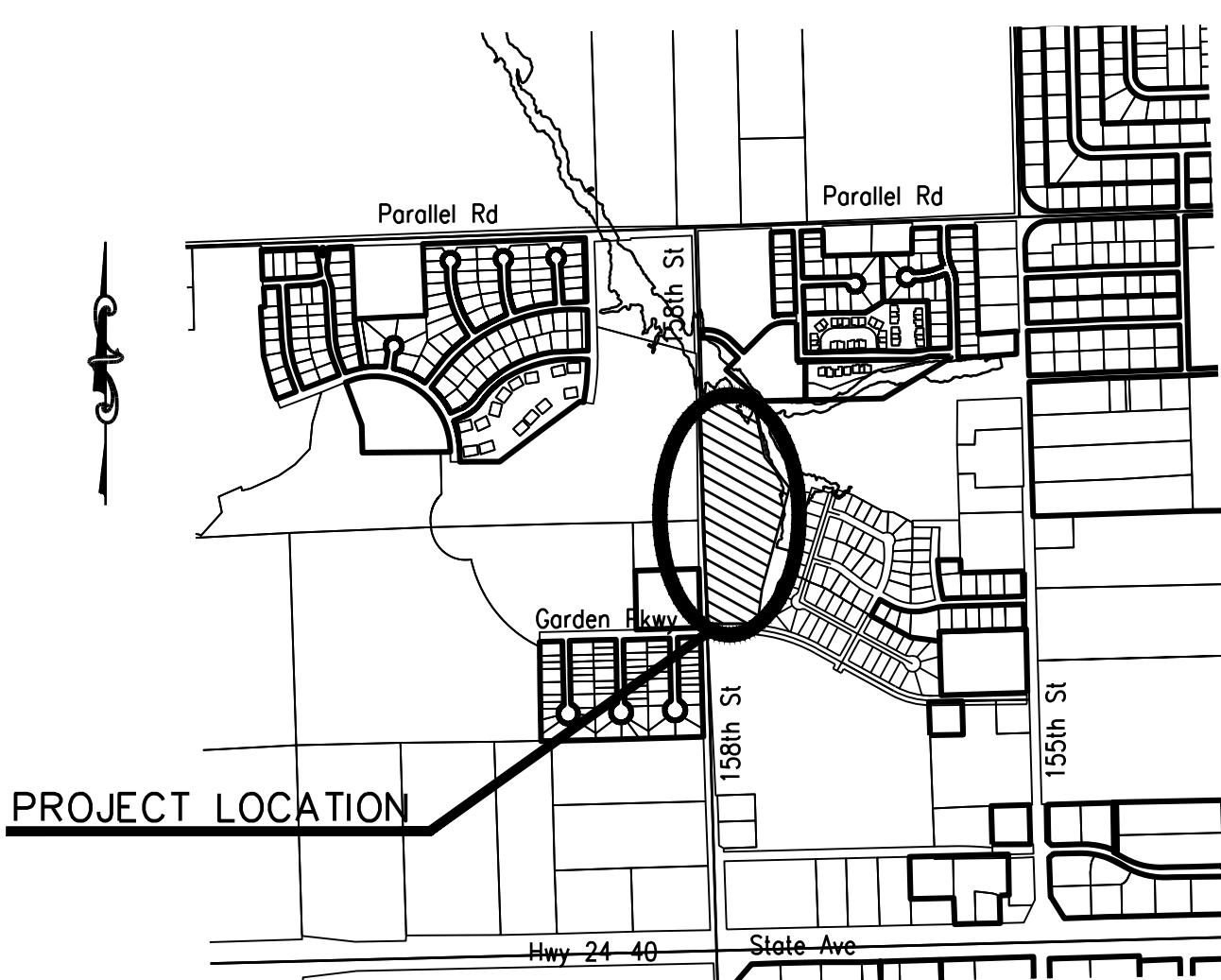
ENGINEER: CFS ENGINEERS
ATTN: AARON GASPERS, P.E.
2121 MOODIE ROAD
LAWRENCE, KANSAS 66046
P: 785.856.9600
E: AGASPERS@CFSE.COM

1. TOPOGRAPHICAL & BOUNDARY INFORMATION OBTAINED BY TREKK DESIGN GROUP, LLC MAY, 2019.
2. EXISTING LAND USE: UNDEVELOPED/AGRICULTURAL
3. PROP. LAND USE: PLANNED RESIDENTIAL
4. EXISTING ZONING: PR
5. PROPOSED ZONING: PR
6. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY -- NOT FOR CONSTRUCTION
7. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
8. A PORTION OF THIS SITE TOUCHES THE FLOODPLAIN PER FEMA MAPS #20103C0327G & #20103C0239G, MAPS REVISED, JULY 16, 2015.
9. PROPOSED UTILITY AND STREET IMPROVEMENTS SHALL MEET OR EXCEED CITY OF BASEHOR STANDARDS.
10. ALL PROPOSED UTILITIES INCLUDING SANITARY SEWER AND STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE CITY OF BASEHOR.
11. WATER SHALL BE OWNED AND MAINTAINED BY CONSOLIDATED RURAL WATER DISTRICT #1.
12. ALL PUBLIC UTILITIES TO BE PROVIDED VIA PRIVATE FINANCING AND/OR BENEFIT DISTRICT, PENDING CITY OF BASEHOR APPROVAL.
13. THERE SHALL BE NO DIRECT ACCESS FROM RESIDENTIAL LOTS DIRECTLY TO 158TH STREET AND GARDEN PARKWAY.
14. PROPOSED BASE TREE NUMBERS ARE PRELIMINARY. THE FINAL COUNT SHALL TAKE PLACE AFTER CONSTRUCTION WHEN THE AMOUNT OF EXISTING TREES CAN BE COUNTED, IF ANY, AS STATED IN ZONING ARTICLE 21.4. AT THAT TIME, THE DEVELOPER SHALL ADJUST THE PRELIMINARY BASE TREE COUNT TO FULFILL THE LANDSCAPE REQUIREMENT STATED IN ZONING ARTICLE 21.

Designed by:	RLW	Date:	09-16-19
Drawn by:	RLW	Skid by:	A/G
Revised by:			
Submitted by:	RLW	Plot scale:	1"=60'
File name: 195109-TDP.dwg		Plot date: 09/13/19	



Location Map (NOT TO SCALE)



Plant Schedule

SYMBOL	QTY.	SPECIES	SIZE	COND.
●	24	LIRIODENDRON TULIPIFERA TULIP TREE	2" CAL.	B&B
○	25	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2" CAL.	B&B
○	28	PLATANUS X ACERIFOLIA LONDON PLANETREE	2" CAL.	B&B
★	23	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	2" CAL.	B&B
○	14	ABIES CONCOLOR WHITE FIR	6' HT.	B&B
○	26	PINUS FLEXILIS LIMBER PINE	6' HT.	B&B
○	15	MALUS X CRABAPPLE	6' HT.	B&B
○	10	CERCIS CANADENSIS REDBUD	6' HT.	B&B

Landscaping Summary

BASE TREES REQUIRED: 55 TREES
16 TREES PER AC. O.S. (16X3.4 AC. = 55 TREES)
BASE TREES PROVIDED: 55 TREES

STREET TREES REQUIRED (PER ORDINANCE 21.6): 109 TREES
1 TREE PER 50 LF OF R/W (5,432 LF/50=109 TREES)
STREET TREES PROVIDED: 110 TREES

Legend



Designed by: R.W.	Date: 09-16-19
Drafter by: A/G	Checked by: A/G
Reviewed by: A/G	
Plot scale: 1"=60'	
Submitted by: A/G	
File name: 195109-TDF-P.dwg	
Plot date: 09/13/19	

Tomahawk Valley, Sixth Plat Basehor, Kansas	Landscape Plan
--	----------------

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 6

Topic: Request approval of an amended Final Development Plan for the Tomahawk Valley development.

Action Requested: Approval of the amended Final Development Plan

Narrative: In August, 2009, the City Council approved the preliminary development plan for Tomahawk Valley Subdivision without the conditions. Staff has since reviewed documents regarding this project and has provided current input and stipulations regarding approval. Per the Zoning Regulations, the Planning Commission shall review the Final Development Plan for compliance with the approved Preliminary Development Plan. If the Final Development Plan is found to be in substantial compliance with the approved Preliminary Development Plan, the Planning Commission shall recommend that the Governing Body approve the Final Development Plan.

Phase 1-3 of the development are currently platted but with the amendment to the development plan it was required to proceed back through the approval process as stated in the agenda cover for the PDP

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends approval of the amended Final Development with staff recommendations.

Committee Recommendation: N/A

Attachments:

Staff Report (6pgs)

Application (2pgs)

Copy of amended FDP (11 X 17 reduced image)

Copy of amended FDP Landscape Plan (11 X 17 reduced image)

Copy of approved FDP (11 X 17 reduced image)

Projector needed for this item?

Yes

CONSIDERATION OF THE AMENDED FINAL DEVELOPMENT PLAN FOR TOMAHAWK VALLEY PHASE 6.

MEETING DATE: **November 12, 2019**
REPORT WRITTEN: **October 29, 2019**

APPLICANT:

- Applicant: Tomahawk Valley, LLC.
PO Box 458
Basehor KS 66007
- Engineer: Cook, Flatt and Strobel (CFS) Engineers, P.A.
2121 Moodie Road
Lawrence KS 66046

REQUEST:

The applicant is requesting approval of the amended Final Development Plan for the Tomahawk Valley Development, the amendments pertain to Phase 6 and affect no other portion of the approved FDP.

BACKGROUND:

The information provided below is from a staff report dated June 8th, 2010. As stated in the Preliminary Development Plan staff report this project was previously approved in 2010 and given a time extension which had since expired but no longer pertains as the project has since begun.

In reviewing and preparing the Final Plat for Phase 6 to be heard earlier this year, it was discovered by staff that the approved development plan indicated the streets were designed and intended to be "Private" (owned and maintained the Home Owners Association). Per the regulations adopted by the City of Basehor, Private Streets are not allowed. The developer is wishing to proceed with Phase 6 of the development and must adhere to the requirements as if it were a completely new development plan having never been submitted.

August 3, 2009, the City Council approved the preliminary development plan for Tomahawk Valley Subdivision Phase I without the conditions. Per the Zoning Regulations, the Planning Commission shall review the Final Development Plan for compliance with the approved Preliminary Development Plan. If the Final Development Plan is found to be in substantial compliance with the approved Preliminary Development Plan, the Planning Commission shall recommend that the Governing Body approve the Final Development Plan.

Per the Zoning Regulations:

Minor Amendments To Final Development Plans:

Minor amendments such as changes in the location, siting, or character of buildings and structures may be authorized by the Codes Administrator, if required by engineering or other circumstances not foreseen when the Final Development Plan was approved. Such minor amendments shall be consistent with the provisions of Section n. and no amendment authorized by the Codes Administrator under this Section may increase the size of any building or structure by more than five (5%) percent, nor change the location of any building or

structure by more than ten (10) feet in any direction, and the amended development shall still comply with the minimum or maximum requirements set forth in these regulations.

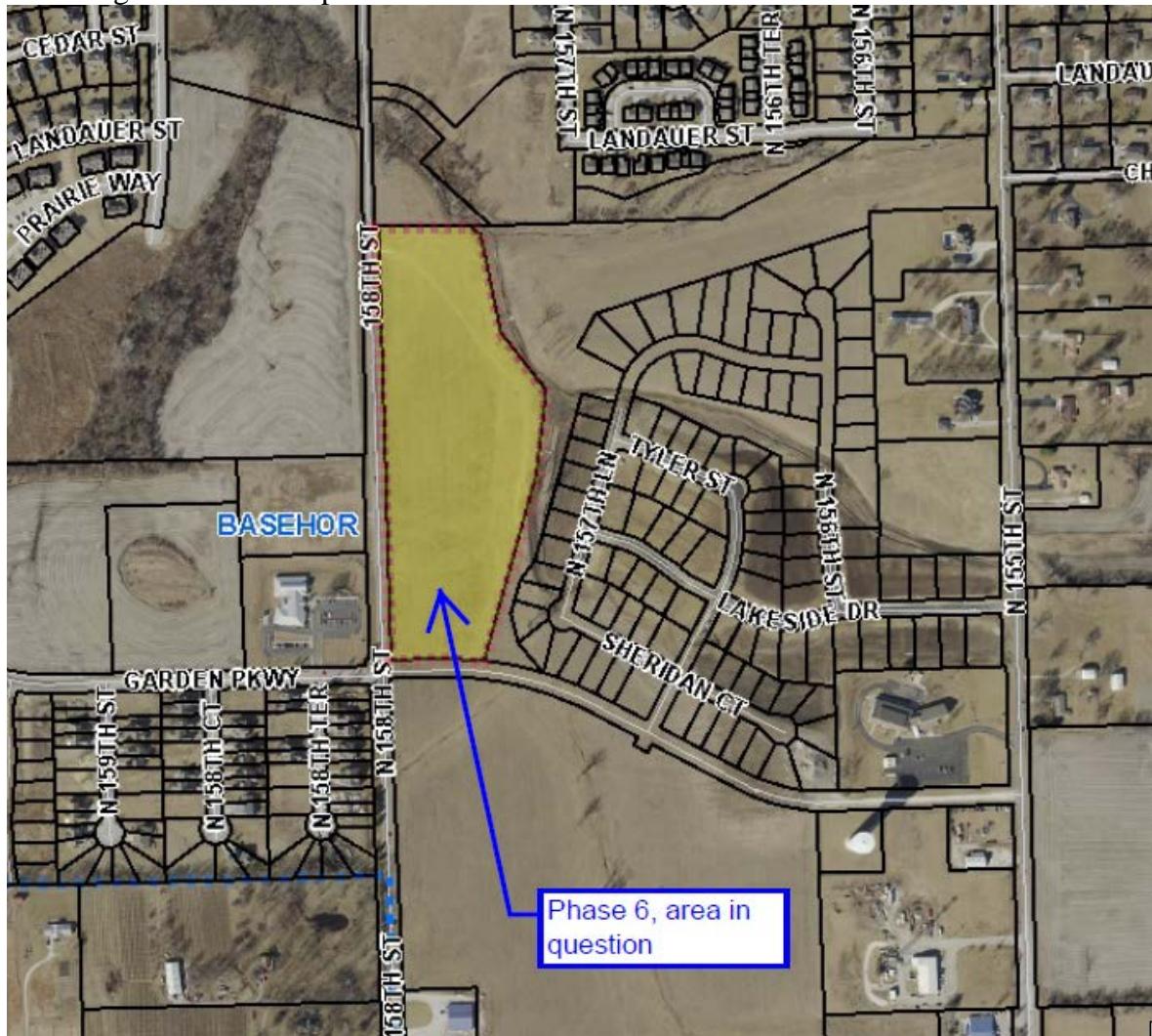
All other changes in the Final Development Plan, including changes in the site plan and in the development schedule, must be made under the procedures applicable to the initial approval of a Final Development Plan or as provided in Section p. of this Article.

With the stipulations stated above it was staff's opinion that the development plan must adhere to the requirements of resubmittal as stated in staff's report on the Preliminary Development Plan.

SITE CHARACTERISTICS:

The site is approximately 13.08 acres located south of Creek Ridge, along the eastern side of 158th. The property is currently vacant and generally slopes toward the middle of the site from west to east and discharges along the north property line.

The proposed development includes approximately fifty (50) single-family patio homes, this amount has been reduced from the original layout of fifty-eight (58). It also includes an extensive trail system throughout the development.



There are two entrance/exit points into the subdivision from 155th Street and one on 158th Street, there will be a third entrance/exit point that will traverse through the commercial property to the south located along Wolf Creek Parkway. There are also two secondary access points that serve the Phase 6. Lakeside Drive is proposed to be constructed as part of Phase 1 and will intersect with 155th Street just north of the First Baptist Church. Garden Parkway does intersect with 155th Street just south of the First Baptist Church and traverse the property to 158th Street.

CHARACTER OF NEIGHBORHOOD:

The proposed use of the property is typical of others in the area. The development of Creek Ridge to the north has single-family, multi-family and commercial properties. The lots to the east are large lot residential. The property to the south is proposed to be commercial and to the west is the Prairie Gardens development which is also a Planned Residential District comprised of various uses.

ZONING:

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

SURROUNDING ZONING:

• North-	PR	Planned Residential
• South-	CP-2	General Commercial
• East-	R-O	Suburban Residential
• West-	CP-1, R-2, PR	Neighborhood Business, Two-Family Residential, Planned Residential

COMPREHENSIVE PLAN/FUTURE LAND USE MAP (FLUM)

The Future Land Use Map (FLUM) identifies this property as planned residential which would include multiple densities of residential dwellings including medium and high-density residential. Therefore, the development plan complies with the FLUM.

TRAFFIC IMPACT

The proposed development includes approximately 2.1 miles of additional streets, in total. Two entrances to the subdivision are proposed on 155th Street and; one at 158th Street; Lakeside Drive which is part of Phase 1; and Garden Parkway, which extends through the entire development from 155th Street to 158th Street. All internal rights-of-way are 50 feet wide, with the exception of Garden Parkway, which is 60 feet.

It was presented in the 2010 PDP staff report that additional connections to 158th be considered to relieve future traffic volumes on 155th Street and addresses the fact that a traffic signal was planned at 158th and State Avenue as part of the 24/40 Corridor Management Plan. Since the 2010 approval significant improvements have been made to the intersections at 155th Street and State Avenue as well as 158th Street and State Avenue. This includes the referenced traffic signal. Staff feels as though these comments have been addressed. There are further recommendations though regarding potential conflicts in phasing and street construction, these have since been addressed with the connection and extension of Garden Parkway.

ENVIRONMENTAL IMPACT:

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 1 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).

The development is adjacent to floodplain. The 100-year floodplain has been delineated on the final development plan.

The required open space for the development is 23.5 acres. The open space provided by staff calculations is 23.74 acres.

SANITARY SEWER:

The estimated gallons per day (gpd) from the development are 89,200 gpd. The current capacity for the water treatment plant is 1.2 million gpd. The current usage is 520,000 gpd. The reserve capacity is 680,000 gpd. **The City of Basehor will have the capacity to accommodate the increased demand. The applicant has a current permit to discharge sewage from sewer extensions serving the development into the City of Basehor's waste water treatment plant.**

WATER:

This development will be served by Consolidated Rural Water District #1.

FIRE PROTECTION:

Fire hydrants will be located every 500 feet along the streets throughout all of the subdivision with the exception of Phase 5, where they will be located no more than 300 apart. The apartment buildings will likely require internal fire sprinkler systems according to the International Building Code (IBC 2003).

TRANSPORTATION EXCISE TAX

A transportation excise tax will apply to the property in the amount of nine cents (.09) per square foot of the total area within the subject property. Therefore, the total excise tax that will apply to the development (based on 94.01 acres) is approximately \$368,556.80.

This excise tax shall be divided amongst the lots and units and shall be paid at the time of building permit issuance. This impact fee shall be distributed evenly among the dwellings and shall be:

$$\begin{array}{rcl} 94.01 \text{ ac} & = & 4,095,075.6 \text{sft} \\ & & \hline & & * 0.09 \\ & & \hline & & \$368,556.80 / 275 \text{ total units (shown on plan)} \\ & & \hline & & \$1,340.21 \text{ per dwelling unit} \end{array}$$

This is an approximate amount; each individual plat will be calculated using the approved amount per Ordinance 387.

PARK FEES

The developer will be required to pay \$200.00 per residential lot/unit for park fees, as required by the City's subdivision regulations. The total park fees associated with the development will be approximately \$55,000.00.

STAFF RECOMMENDATION:

Staff concludes that the submitted Final Development Plan is in substantial compliance with the Preliminary Development Plan. Therefore, staff recommends approval of the Final Development Plan of Tomahawk Valley, 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 the particular lot/dwelling.
 - b. Transportation Improvement Impact Fee- A transportation excise tax of \$1,340.21 per dwelling unit shall be applied and shall be paid at time of building permit issuance. The excise tax has been calculated as set forth by Ordinance 387. This is an approximate amount; each individual plat will be calculated using the approved amount per Ordinance 387.
2. An easement was dedicated to the City for a public trail. If the city is unable to secure state/federal funding for the proposed public portion of the trail, the developer will be responsible for its construction as part of the development of the subdivision.
3. ~~All portions of the walking/bike trail shall be a minimum of eight feet (8') wide and constructed to Kansas City APWA standards.~~ Planning Commission recommended the following amendment be made to the staff recommendations.
 1. **All portions of the walking/bike trail shall be a minimum of ten feet (10') wide and constructed to Kansas City APWA standards.**
 - a. *The City Council overturned this recommendation during the approval stage.*
4. ~~Additional street connections to 158th Street from Phase 3 of the development should be completed to relieve future traffic volumes at 155th Street/State Avenue; this should be completed by constructing Garden Parkway west to 158th Street during the construction of Phase 3.~~
5. Due to the style of housing in Phase 5, several different building designs shall be incorporated to provide diversity in housing and avoid the “cookie cutter” design. This shall be accomplished by adhering to the City of Basehor Architectural Design Guidelines.
6. Staff recommends any and all trail segments indicated on the development plans be installed prior to or concurrently with the phase of development in which it is located.
7. 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. As shown along Garden Parkway, 155th Street and 158th Street (approximate number of trees 169)

- c. The developer shall also be responsible for adhering to the landscape plan in Phase 5; Block 9 and Phase 6; Block 6.
- d. 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).
- e. 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)
- f. All street trees shall be planted outside of the public right of way and in private property, except in the case of the roundabout on Garden Parkway.

8. All construction drawings must be approved, prior to construction. These will include Street and Storm Sewer Systems as well as Sanitary Sewer System.

9. 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.

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org



Project Name & Description Tomahawk Valley, Sixth Plat		Total Site Acreage 12.91	Present Zoning PR
Legal Description (May be attached as separate sheet) See FDP		Proposed Zoning PR	
Project Address / General Location 158th & Garden Parkway		Presubmittal Date	
Parcel ID Number (CAMA Number) 052-181-02-0-00-00-243.00-0		Floor Area Classification	
Property Owner Name Tomahawk Valley, LLC	Phone	Fax	
Property Owner Address PO Box 458	City Basehor	State KS	Zip 66007
Applicant's Name (if different from above) Aaron Gaspers	Phone (785) 856-9600	Fax	
Applicant's Address 2121 Moodie Road	City Lawrence	State KS	Zip 66046
Applicant's mobile phone (758) 550-6738	Property Owner and/or Applicant's E-mail address		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input checked="" type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION

Existing Use					
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Other
Proposed Use					
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Other

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area 12.91 Acres	Existing Floor Area	Existing Building Footprint	Open Space Area 3.4 Acres
No. of Buildings 51	Proposed Floor Area 1,217 SF/Ea	Proposed Building Footprint 1,847 SF/Ea	Pavement Coverage 3.2 Acres

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots 2	Maximum Lot Size 245,282 SF	Minimum Lot Size 214,718 SF	Average Lot Size 230,000 SF
------------------------------	--------------------------------	--------------------------------	--------------------------------

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X _____		9/13/19	Office Use Only
Signature		Date	<input type="checkbox"/> Filing Fee \$ _____ <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____
			<input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

Planning & Zoning Department

2620 N. 155th Street, PO Box 406, Basehor, KS 66007

Phone: 913-724-1370 Fax: 913-724-3388

www.basehor.org



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Revised PDP/FDP. Revised layout allows public streets to be built to public standards.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Suitable for planned residential, current zoning is PR will remain unchanged.
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? None
4. What Is 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 layout change allows streets to be built to public standards.
5. How Does Your Request Conform with the Comprehensive Plan? Remains PR zoning

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. Provides residential development in current PR zoning with public streets.
2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. Development remains residential as previously approved, but with a different layout. Overall total number of units reduce by 8.

BASEHOR COMMUNITY
LIBRARY

BASIS OF BEARING
WEST SECTION LINE OF
SECTION 2-11-22

CITY OF
BASEHOR

FOUND 1-1/2" BAR
SW COR. NW 1/4
SEC. 2-11-22

8' WIDE TRAIL
CITY OF
BASEHOR
5' WIDE SIDEWALK PER
CITY STANDARDS

158TH ST.

—326—

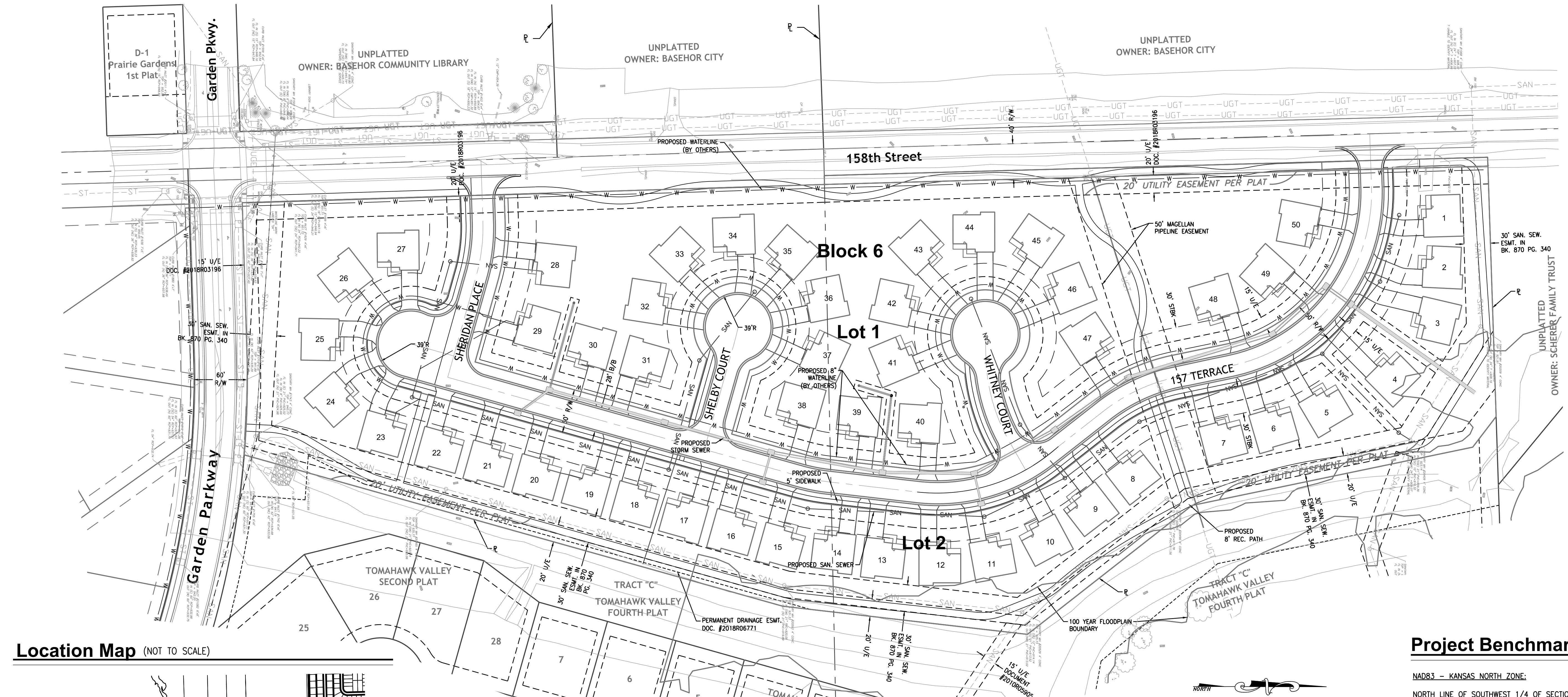
W-28-08-28-N

74644

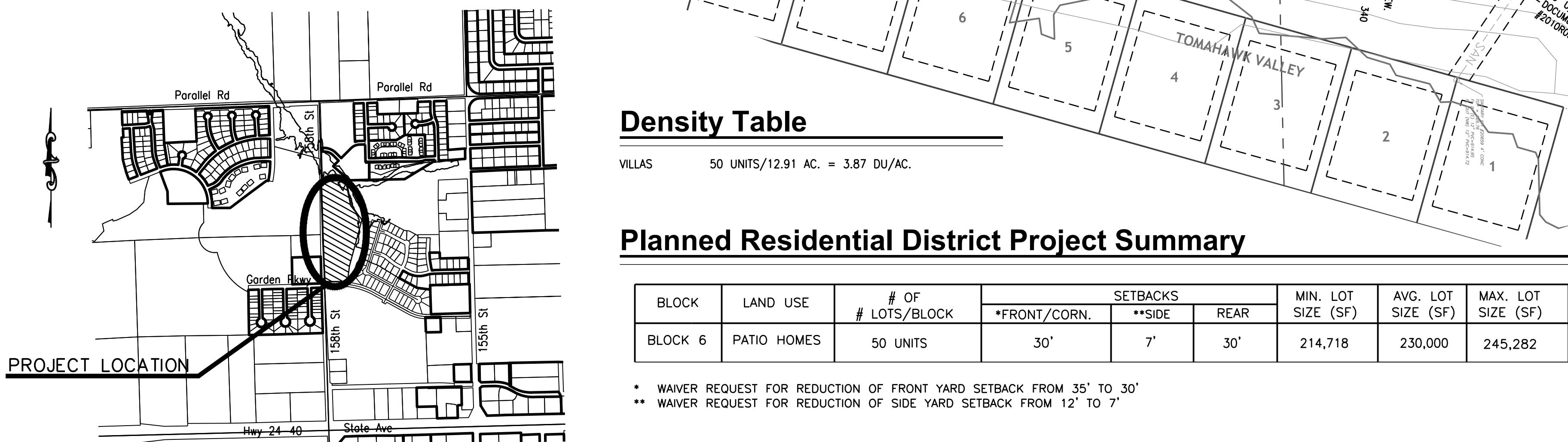
104

TRA
COMM
1.69





Location Map (NOT TO SCALE)



Project Summary

GROSS AREA: 562,250 SF / 12.91 AC.
RIGHT-OF-WAY AREA: 102,250 SF / 2.35 AC.
LOT 1 AREA: 214,718 SF / 4.93 AC.
LOT 2 AREA: 245,282 SF / 5.63 AC.

NET AREA: 460,000 SF / 10.56 AC.

PR - PLANNED RESIDENTIAL DISTRICT: 562,250 SF / 12.91 AC.

TOTAL LOTS: 2

REQUIRED OPEN SPACE: 3.23 AC. (12.91 AC. (ZONED PR) X 25%)

OPEN SPACE PROVIDED: 3.40 AC.

Legal Description

A tract of land in the Northwest and Southwest Quarters of Section 2, Township 11 South, Range 22 East in the City of Basehor, Leavenworth, Kansas more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of said Section 2; thence North 88°45'43" East, along the North line of said Southwest Quarter, a distance of 30.00 feet, to a point on the existing East right of way line of NORTH 158TH STREET, as now established, said point also being the POINT OF BEGINNING; thence North 01°34'57" West, departing said North section line and along said East right of way line a distance of 746.85 feet; thence North 88°07'26" East, departing said East right of way line, a distance of 292.04 feet; thence South 52°37'09" East, a distance of 43.41 feet; thence South 11°43'42" East, a distance of 322.61 feet; thence South 38°04'48" East, a distance of 235.33 feet; thence South 06°34'07" West, a distance of 219.48 feet, to a point on said North section line of the Southwest Quarter; thence continuing South 06°34'07" West, departing said North section line, a distance of 57.71 feet; thence South 15°42'04" West, a distance of 629.51 feet, to a point on the North right of way line of GARDEN PARKWAY, as now established; thence a curve to the left along said North right of way line having an initial tangent bearing of North 85°17'34" West, a radius of 1030.00 feet, a central angle of 06°30'00" and an arc length of 116.85 feet; thence South 88°12'26" West, continuing along said North right of way line, a distance of 167.23 feet, to a point at the intersection with said East right of way line of NORTH 158TH STREET; thence North 01°47'34" West, departing said North right of way line and along said East right of way line, a distance of 655.54 feet; thence South 88°45'43" West, continuing along said East right of way line, a distance of 10.00 feet, to the POINT OF BEGINNING, containing 13.08 acres or 569,719.0 square feet, more or less.

Project Benchmarks

NAD83 - KANSAS NORTH ZONE:

NORTH LINE OF SOUTHWEST 1/4 OF SECTION 2-11-22
BEARING = N 88°45'43" E

BENCHMARK BASED ON NAVD88:

CHISELED BOX ON SOUTHEAST CORNER OF CURB INLET AT
SOUTHEAST CORNER OF 158TH STREET AND GARDEN PARKWAY.
ELEVATION = 948.11

CHISELED PLUS ON NORTH RIM OF SANITARY SEWER MANHOLE, 50'
WEST OF CENTERLINE OF 158TH STREET, 1420' NORTH OF CENTERLINE
INTERSECTION OF 158TH STREET AND GARDEN PARKWAY.
ELEVATION = 928.33

General Notes

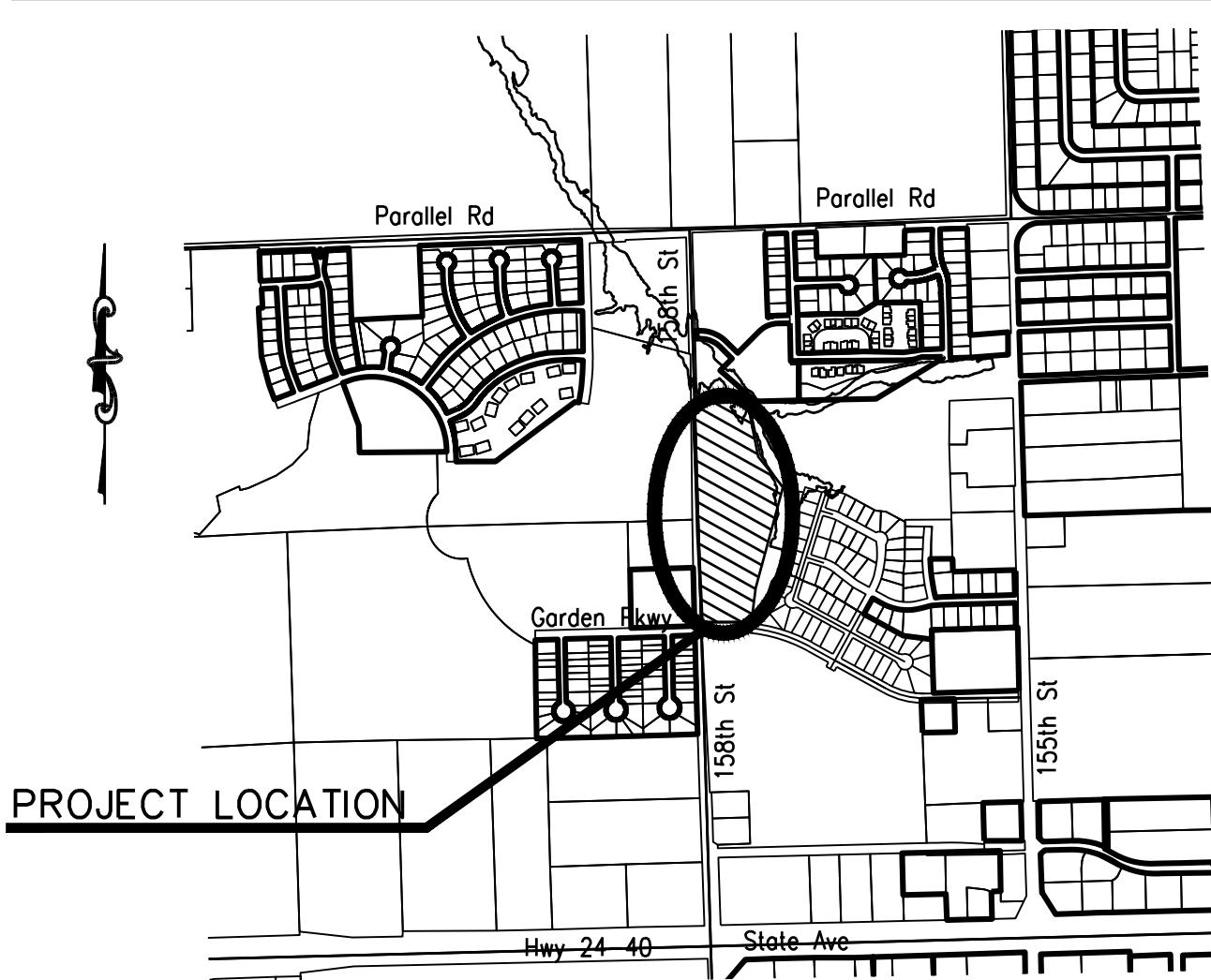
OWNER/DEVELOPER: MILES EXCAVATING, INC.
15603 STATE AVE.
BASEHOR, KANSAS 66007

ENGINEER: CFS ENGINEERS
ATTN: AARON GASPERS, P.E.
2121 MOODIE ROAD
LAWRENCE, KANSAS 66046
P: 785.856.9600
E: AGASPERS@CFSE.COM

1. TOPOGRAPHICAL & BOUNDARY INFORMATION OBTAINED BY TREKK DESIGN GROUP, LLC MAY, 2019.
2. EXISTING LAND USE: UNDEVELOPED/AGRICULTURAL
3. PROP. LAND USE: PLANNED RESIDENTIAL
4. EXISTING ZONING: PR
5. PROPOSED ZONING: PR
6. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY -- NOT FOR CONSTRUCTION
7. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
8. A PORTION OF THIS SITE TOUCHES THE FLOODPLAIN PER FEMA MAPS #20103C0327G & #20103C0239G, MAPS REVISED, JULY 16, 2015.
9. PROPOSED UTILITY AND STREET IMPROVEMENTS SHALL MEET OR EXCEED CITY OF BASEHOR STANDARDS.
10. ALL PROPOSED UTILITIES INCLUDING SANITARY SEWER AND STORM SEWER SHALL BE OWNED AND MAINTAINED BY THE CITY OF BASEHOR.
11. WATER SHALL BE OWNED AND MAINTAINED BY CONSOLIDATED RURAL WATER DISTRICT #1.
12. ALL PUBLIC UTILITIES TO BE PROVIDED VIA PRIVATE FINANCING AND/OR BENEFIT DISTRICT, PENDING CITY OF BASEHOR APPROVAL.
13. THERE SHALL BE NO DIRECT ACCESS FROM RESIDENTIAL LOTS DIRECTLY TO 158TH STREET AND GARDEN PARKWAY.
14. PROPOSED BASE TREE NUMBERS ARE PRELIMINARY. THE FINAL COUNT SHALL TAKE PLACE AFTER CONSTRUCTION WHEN THE AMOUNT OF EXISTING TREES CAN BE COUNTED, IF ANY, AS STATED IN ZONING ARTICAL 21.4. AT THAT TIME, THE DEVELOPER SHALL ADJUST THE PRELIMINARY BASE TREE COUNT TO FULFILL THE LANDSCAPE REQUIREMENT STATED IN ZONING ARTICLE 21.



Location Map (NOT TO SCALE)



Plant Schedule

SYMBOL	QTY.	SPECIES	SIZE	COND.
●	24	LIRIODENDRON TULIPIFERA TULIP TREE	2" CAL.	B&B
○	25	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2" CAL.	B&B
○	28	PLATANUS X ACERIFOLIA LONDON PLANETREE	2" CAL.	B&B
★	23	TILIA CORDATA 'GREENSPiRE' GREENSPiRE LINDEN	2" CAL.	B&B
○	14	ABIES CONCOLOR WHITE FIR	6' HT.	B&B
○	26	PINUS FLEXILIS LIMBER PINE	6' HT.	B&B
○	15	MALUS X CRABAPPLE	6' HT.	B&B
○	10	CERCIS CANADENSIS REDBUD	6' HT.	B&B

Landscaping Summary

BASE TREES REQUIRED: 55 TREES
16 TREES PER AC. O.S. (16X3.4 AC. = 55 TREES)
BASE TREES PROVIDED: 55 TREES

STREET TREES REQUIRED (PER ORDINANCE 21.6): 109 TREES
1 TREE PER 50 LF OF R/W (5,432 LF/50=109 TREES)
STREET TREES PROVIDED: 110 TREES

Legend



Designed by:	09-16-19
Drawn by:	JK
Checked by:	AJG
Submitted by:	AJG
Plot scale:	1"=60'
File name:	195109-TDF-P.dwg
Plot date:	09/13/19

Tomahawk Valley, Sixth Plat Basehor, Kansas	Landscape Plan
--	----------------

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 7

Topic: Consider a Final Plat of Tomahawk Valley, 6th Plat. Consider the request for approval of the presented Final Plat.

Action Requested: Applicant is requesting approval of a Final Plat for the 6th Plat (Phase 4) as presented.

Narrative: This final plat of phase 4 consists of 2 lots and 50 maintenance provided units. The development is located within the previously approved amended Final Development Plan of Tomahawk Valley. The Final Development Plan for Tomahawk Valley was reapproved in February of 2017. The first phase is developed and lots are being sold, plats 2 and 3 have been filed and construction documents have been approved but construction has not begun. This phase of development will open up a different housing product line in the area; as it is classified as maintenance provided.

Presented by: Mark Lee; Planning and Zoning Director

Staff Recommendation:

Staff recommends approval of the Final Plat, with the stipulations stated within Staff's report.

Committee Recommendation: N/A

Attachments:

Staff Report (4pgs)
Copy of Final Plat (1pg)
Application (3pgs)

Projector needed for this item?

Yes

FINAL PLAT OF TOMAHAWK VALLEY 6th PLAT-- REQUEST FOR APPROVAL OF THE FINAL PLAT – A FINAL PLAT OF LOTS 1 AND 2 OF TOMAHAWK VALLEY PHASE 6.

MEETING DATE: November 12, 2019
REPORT WRITTEN: November 4, 2019

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Tomahawk Valley 6th Plat, with the stipulations stated in the staff report.

APPLICANT:

- Tomahawk Valley, LLC.
PO Box 458
Basehor KS 66007

ENGINEERS/SURVEYOR:

- Cook, Flatt and Strobel (CFS) Engineers, P.A.
2121 Moodie Road
Lawrence KS 66046

REQUEST:

- The applicant is requesting approval of a final plat for the , fourth plat (6th Phase) of Tomahawk Valley within the previously approved amended 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.

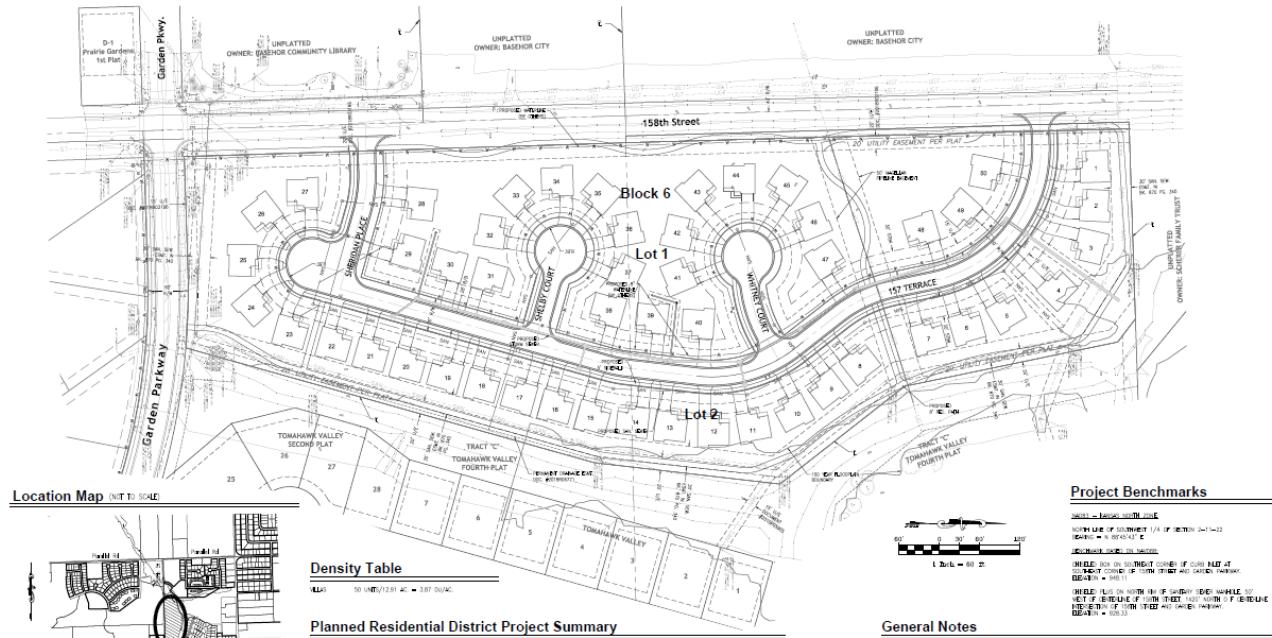
SURROUNDING ZONING:

• North:	“P-R”	Planned Residential (existing 1 st plat of Tomahawk Valley)
• South:	“CP-2”	Vacant Land
• East:	“R-O”	Suburban 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 being sold to the public. The city had also committed to funding a road extension project to construct Garden Parkway from 155th Street west to 158th Street, this has been completed.

A Final Plat for each of the remaining phases of the development (Phases 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.





AGENDA
BASEHOR PLANNING COMMISSION
November 12, 2019 @ 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 October 8, 2019 Planning Commission Meeting**
- 4. Unfinished Business**
 - a. None**

New Business

- 5. Public Hearing- Consider approval of the amended Preliminary Development Plan of Tomahawk Valley Phase 6** - applicant is requesting approval of an amendment to the previously approved development plan. The area to be amended is Phase 6 along 158th Street, this shall be the only area that is affected by this amendment. The amendments stem from the initial inclusion of Private Streets, per the Subdivision Regulations, Chapter IV, Article 1, Section 4-102(11); Private Streets are not allowed. This instigated a redesign of the area in question in order to adhere to city standard street widths, right of ways and utility easements.
- 6. Consider amendments to the Final Development Plan of Tomahawk Valley Phase 6 --** applicant is requesting approval of the amended final development plan of Tomahawk Valley Phase 6, this shall be the only area affected by this amendment.
- 7. Consider the Final Plat of Tomahawk Valley 6th Plat** – Consider approval of the 6th Plat of Tomahawk Valley, the plat coincides with amended area of the Development Plan.
- 8. Open Agenda**
 - a. None**
- 9. Reports from Special Committees**
 - a. None**
- 10. Planning Directors Report**
 - a. KDOT opened up a Cost Share Program with an application deadline of October 11th, we submitted 3 applications for funding (158th Street completion, 150th Street completion and 155th entire project), unfortunately we were not selected to receive funding on this round. They will hold 2 rounds of funding selection each year moving forward, once in March and once in October, our applications are to remain in the cue.**
 - b. YTD Permit #'s 62 Single family; 2018 comparison**
 - c. December meeting (10th) no items for regular agenda, work session or not?**
- 11. Adjournment**

**MINUTES
BASEHOR PLANNING COMMISSION
OCTOBER 8, 2019
BASEHOR CITY HALL**

1. Call to Order

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

Pledge of Allegiance

2. Roll Call

Members Present: Chair Jon Gallion, Vice Chair Mike Fonkert, Commissioners Dennis Haag, Stacy Tatkenhorst and Cecil Swenson

Staff Present: Mark Lee, Planning and Zoning Director and Connie Leggett, Planning Commission Secretary

3. Approval of Minutes

Chair Gallion called for a motion to approve the July 9, 2019 minutes. A motion was made by Commissioner Haag to approve the minutes with the corrections as presented. Commissioner Tatkenhorst seconding. Chair Gallion called for a vote, Motion passed 5-0.

4. Unfinished Business – None

5. Public Hearing – Consider a Conditional Use Permit for 15202 Parallel Road - the applicant is requesting approval of a Conditional Use Permit; this CUP will allow for the residence to be utilized as a small event space.

Mark Lee explained the property location, reason for the request, staff recommendations and how they might pertain to what is being requested for the approval of the CUP at 15202 Parallel Road.

Chair Gallion called for a motion to open the Public Hearing. A motion made by Commissioner Swenson to open the public hearing with Commissioner Fonkert seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 5-0 at 7:03p.m.

Debbie Earnheart, 15202 Parallel Road – Explained her history with crafting in the Basehor area and where and when she has held classes. She explained what her plans are for the barn and the downstairs of her home and the craft classes she would like to have.

Mark Lee spoke about the letters of support which were included in the packet.

Commissioner Haag asked if letter of intent were sent out to the neighbors and how many days and nights a month would activities would be held.

Ms. Earnheart explained that letters of intent were sent out to all the neighbors surrounding her and that she was planning on day classes for the retired from 10 am to 12 pm and then hold Friday night classes from 6:30 to 8:30 pm.

Chair Gallion asked about parking and future meetings.

Ms. Earnheart responded that she would like to have every Saturday busy with classes but currently cannot due to her busy schedule. If there were going to be events that she always sends out notifications to her neighbors prior to an event with the event details.

Commissioners Gallion, Haag and Fonkert all expressed concerns about parking and the restroom situation with so many people since this residence is not connected to the sewer system and has a septic system.

Ms. Earnheart responded to those concerns stating that there are spaces for at least 12 cars and most of her class attendees carpool. And as far as the septic system they could get a port-a-pot for any events. Any classes that were going to be held downstairs would be able to use that bathroom

Commissioner Tatkenhorst asked if her plans included renting out the barn for future uses such as baby showers or like events.

Debbie Earnheart responded that she would like to have that as a goal in the future but it is currently not going to pursue that.

Chair Gallion called for a motion to close the Public Hearing. A motion made by Commissioner Tatkenhorst to close the public hearing with Commissioner Fonkert seconding. Voting members approving in favor of the motion, the majority vote rules and the motion passed 5-0 at 7:34 p.m.

Commissioners Gallion, Haag both had concerns about the septic system and the amount of usage it would get and asked Debbie Earnheart what her plans were if that were to happen.

Ms. Earnheart replied that she has set aside a certain amount for such a situation in case that should ever arise.

Chair Gallion called for a motion on the request. Commissioner Haag made a motion to approve the Conditional Use Permit for Debbie Earnheart, DBA-KC Heartland Events, LLC requests allowing for the home operation of a Home Occupation from a single-family residence including the recommendation of staff that all portions of the facility be used in accordance with the conditional use permit, must meet minimum life safety standards listed in the international building code. Commissioner Fonkert seconded. Chair Gallion called for a vote and the motion passed 5-0.

6. Consider a Final Plat of the Boulders at Falcon Lakes 2nd Plat – the applicant is requesting approval of the Final Plat of 45 lots within the Falcon Lakes subdivision.

Mark Lee explained the location, reason for the request, staff recommendations and how they might pertain to what is being requested for the approval of the Final Plat at the Boulders at Falcon Lake 2nd Plat.

Commissioner Gallion had a question about the parking along Lake Shore Drive and Aspen Drive asking if it was 50' roadway.

Mark Lee stated that the request was presented where there is a 50' overall right of way, with 28' back to back curbs. That if needed it would be limited to one side of the street parking. If it turns out to be a busy road the determination of a "No Parking" street would be placed by public outcry and by Public Works by seeing areas of main concern.

Commissioner Haag had a question pertaining why the setbacks were listed at various sizes on different lots.

Mark Lee responded by stating that the deviations, rule exceptions were put in place in 2001 and were just carried on with the parcel ground. It was also determined by the lots and marketing strategies.

Chair Gallion called for a motion on the request. Commissioner Fonkert made a motion to approve the final plat for the Boulders at Falcon Lake 2nd plat with the stipulations 1-7 as presented by staff; Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 5-0.

7. Open Agenda – None at this time

8. Reports from Special Committees – None at this time

9. Planning Directors Report

- a. KDOT Cost Share Program is up and running again-funding has been fed back into the program, we are submitting applications for 3 projects:
 1. 155th Street-Leavenworth Rd to Wolf Creek Junction
 2. 158th Street-Wolf Creek Junction to Parallel Rd
 3. 150th Street-Craig to State Avenue

The applications for these projects are due by Friday, October 11, 2019

- b. Leavenworth County Comp plan is in the wrap up stages. The intent is to have a draft document ready by January with adoption expected to take place in March of 2020.
- c. Council adopted the Land Use Study that was prepared by Confluence, they adopted the plan with Concept B being the preferred design.

The Urban Growth Development Plan was voted down at the last council meeting. If this was to come up again in the future we should get the public more involved to find out what they would like.

We have three (3) applications that are being reviewed for the tow (2) open Planning Commission seats that are open currently.

9. Adjournment -

Chair Gallion called for a motion to adjourn; Commissioner Haag made the motion with Commissioner Tatkenhorst seconding. Chair Gallion called for a vote; the motion passed 5-0. There being no further discussion, the meeting was adjourned at 8:05 p.m.

Submitted for approval without additions or corrections this 12th day of November 2019.

Jon Gallion, Chair

Connie Leggett, Planning Commission Secretary

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 5
Public Hearing

Topic: Request approval of an amended Preliminary Development Plan for the Tomahawk Valley development.

Action Requested: Approval of the amended Preliminary Development Plan

Narrative: The plans have gone through several denials, re-submittals and approvals with the most recent approval of the overall development plan being granted in June of 2010, in August of 2009 the City Council approved the Preliminary Development Plan without conditions. The Preliminary Development Plans, Final Development Plans and a Final Plat have all been approved at one point in time or another. An area consisting of approximately eighteen acres and fifty-five lots were platted in 2010, with subsequent plats being approved and filed.

While the development plans were approved by the Commission and the Council, any amendments that lie outside of the approval authority of the Planning Director must adhere to the section below (Section 5; p):

p. Amendment of Approved Preliminary or Final Development Plan:

Applications for amendments to any approved Preliminary or Final Development Plan shall be submitted and processed in the same manner as though a Preliminary Development Plan had not been previously approved for the site. However, only those site development plan elements proposed to be modified or changed need be presented, except where such modifications or changes would have a material or substantial impact on the balance of the Preliminary Development Plan or the functioning of the site. For the purposes of this Section, material or substantial impact shall be deemed to result from modifications or changes which:

- I. Would be inconsistent with any two (2) or more of the guidelines in Section n. of this Article, or
- II. Would face the most intense development or uses proposed for the site toward different property line(s) than proposed by the approved Preliminary Development Plan, or
- III. Would relocate any development features or uses proposed within the site by greater than twenty-five (25) feet in any direction, or

IV. Would reduce the number of off-street parking spaces within one hundred (100) feet of any proposed building or structure by ten (10%) percent or more.

Determinations of material or substantial impact shall be made initially by the Planning Director, but such determination in any event shall also be submitted for review to the Planning Commission.

The applicant shall submit a letter, a drawing when necessary to accurately describe the proposed change(s), and any other supporting documentation which help define the proposed change(s), indicating the scope of the proposed change(s) at least forty five (45) days before the Planning Commission meeting at which the proposed Preliminary Development Plan amendment is requested to be considered, or no later than twenty one (21) days in advance of said Planning Commission meeting in the case of amendments involving only a Final Development plan.

In reviewing the plat and other documentation that was initially submitted for this area it was realized that the initial development plan had indicated the interior streets to be “private” and maintained by the Home Owners Association, our regulations specifically prohibit private streets. A redesign of the area was the limited option the developer was left with; this instigated the Public Hearing portion of our regulations since it was a significant deviation from the approved plan.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends approval of the amended Preliminary Development with staff recommendations.

Committee Recommendation: N/A

Attachments:

Staff Report (10pgs)

Application (2pgs)

Copy of amended PDP (11 X 17 reduced image)

Copy of amended PDP Landscape Plan (11 X 17 reduced image)

Copy of approved PDP (11 X 17 reduced image)

Projector needed for this item?

Yes

PUBLIC HEARING- CONSIDERATION OF AMENDMENETS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN FOR TOMAHAWK VALLEY PHASE 6.

MEETING DATE: **November 12, 2019**
REPORT WRITTEN: **October 28, 2019**

APPLICANT:

- Applicant: Tomahawk Valley, LLC.
PO Box 458
Basehor KS 66007
- Engineer: Cook, Flatt and Strobel (CFS) Engineers, P.A.
2121 Moodie Road
Lawrence KS 66046

REQUEST:

The applicant is requesting approval of the amendments to the previously approved Preliminary Development Plan for the Tomahawk Valley Phase 6 area.

BACKGROUND:

The development plans as a whole have gone through several denials, re-submittals and approvals with the most recent complete approval being granted in June of 2010, in August of 2009 the City Council approved the Preliminary Development Plan without conditions. The Preliminary Development Plans, Final Development Plans and multiple Final Plats have all been approved at one point in time or another. An area consisting of approximately eighteen acres and fifty-five lots was platted in 2010 with subsequent plats following in April and September of 2018.

Per the City of Basehor Zoning Regulations, if a Development Plan is to be amended after approval then it shall be submitted and processed in the same manner as though a Preliminary Development Plan had not been previously approved for the site. However, only those site development plan elements proposed to be modified or changed need be presented, except where such modifications or changes would have a material or substantial impact on the balance of the Preliminary Development Plan or the functioning of the site. For the purposes of this Section, material or substantial impact shall be deemed to result from modifications or changes which:

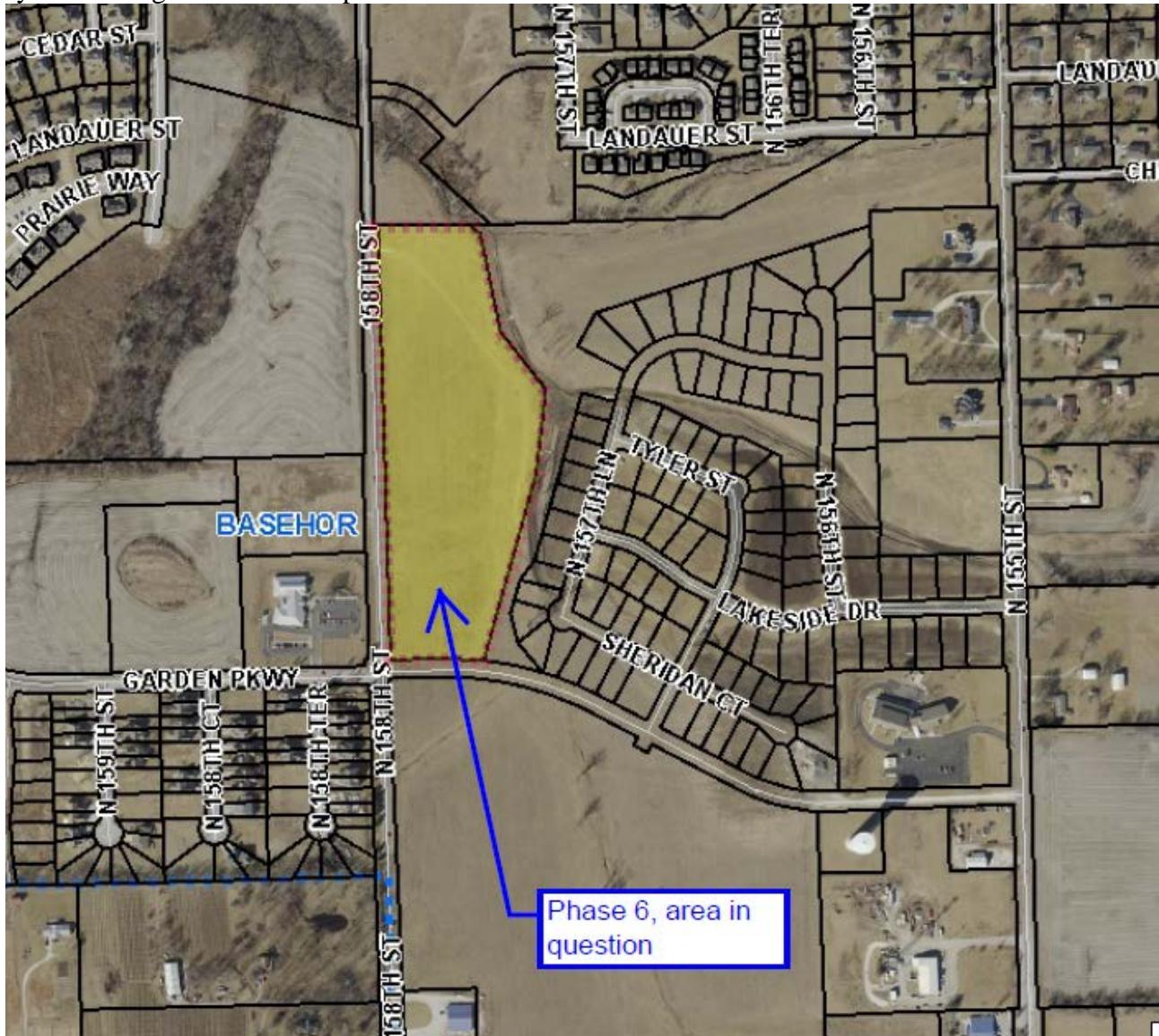
- I. Would be inconsistent with any two (2) or more of the guidelines in Section n. of this Article, or
- II. Would face the most intense development or uses proposed for the site toward different property line(s) than proposed by the approved Preliminary Development Plan, or
- III. Would relocate any development features or uses proposed within the site by greater than twenty-five (25) feet in any direction, or
- IV. Would reduce the number of off-street parking spaces within one hundred (100) feet of any proposed building or structure by ten (10%) percent or more.

Determinations of material or substantial impact shall be made initially by the Code Administrator, but such determination in any event shall also be submitted for review to the Planning Commission.

SITE CHARACTERISTICS:

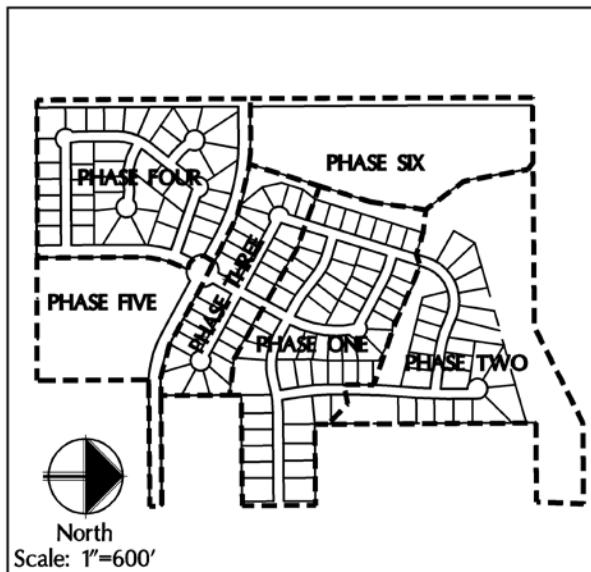
The site in question is approximately 13.08 acres located south of Creek Ridge, along the eastern side of 158th. The property is currently vacant and generally slopes toward the middle of the site from west to east and discharges along the north property line.

The proposed development includes approximately fifty (50) single-family patio homes, this amount has been reduced from the original layout of fifty-eight (58). It also includes an extensive trail system throughout the development.



The table below shows the housing density of each phase of the subdivision followed by a map of the phasing plan (note that north is to the right of the phase map). The overall development density is 2.91 units per acre.

Phase	Housing Type	Density
1, 2 and 3	Single-family	106 units/27.68 acres = 3.8 du/ac.
4	Duplex	88 units/12.59 ac. = 6.8 du/ac.
5	Multi-Family (Apts.)	68 units/9.06 ac = 7.5 du/ac.
6	Villas (patio homes)	50 units/13.08 ac = 3.8 du/ac.



The preliminary development plan indicates several different housing size classifications. The minimum classification for most of the subdivision will be class "F", which requires a minimum of 1,200 square feet for one-story and split-level homes. Other lots within the subdivision are indicated to have a higher classification due to their location in relationship to existing homes adjacent to the subdivision. The following table shows the minimum home classification for all lots other than those with class "F" homes:

Lot #'s/Block	Class	Min. Home Size*
26-39, Block 2	D	1,500 / 1,150 / 900
1-6, Block 1	E	1,300 / 1,000 / 850
1-6 & 19-24, Block 3	E	1,300 / 1,000 / 850
17-25, Block 2	E	1,300 / 1,000 / 850

*Denotes minimum ground floor areas of one-story and split-levels/1.5 story/two-story

There are two entrance/exit points into the subdivision from 155th Street and one on 158th Street, there will be a third entrance/exit point that will traverse through the commercial property to the

south located along Wolf Creek Parkway. There are also two secondary access points that serve the Phase 6.

The proposed development is within a previously approved planned residential area. As part of the planned development, several variations from the conventional zoning district regulations are required for the plan to be approved. The necessary variations are as follows:

1. Reduced lot sizes – Many of the lot sizes in phases 1 and 3 are smaller than 10,000 square feet. The average lot size in these two phases is 10,700sft. The smallest lot in the subdivision is 8,040sft.
2. Reduced lot widths – Many of the lot sizes in phase 1 and 3 are smaller than 75 feet on interior lots and less than 90 feet on corner lots.
3. Reduced front yard setbacks – The developer is requesting front yard setbacks of 30 feet, which is five feet less than what the R-1 district allows.
4. Reduced side yard setbacks - The developer is requesting side yard setbacks of seven (7) feet, which is a minimum of three feet less than what the R-1 district allows.
5. Density of phases 1, 2 and 3 – The density of the single-family portion of the development is noted as 3.8 units per acre. The maximum density of the R-1 district is 3.5 units per acre.
6. Double-frontage lots – These lots make up about 1/3 of the total lots within the subdivision and are specifically restricted by Section 4-104 (5) of the Subdivision Regulations.

A preliminary development plan and preliminary plat for Tomahawk Valley were approved in 2005. The final plat for phase 1, construction plans for the street and storm system and sanitary sewer system were approved in March, 2006. However, because the developer never proceeded with construction on any of the improvements, the approvals expired in April, 2007. The proposed development came back in front of Planning Commission and City Council in 2009 and was once again approved. These drawings, both construction and development, have been revised and resubmitted to insure adherence to current development standards and practices.

ZONING:

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

SURROUNDING ZONING:

• North-	PR	Planned Residential
• South-	CP-2	General Commercial
• East-	R-O	Suburban Residential
• West-	CP-1, R-2, PR	Neighborhood Business, Two-Family Residential, Planned Residential

COMPREHENSIVE PLAN/FUTURE LAND USE MAP (FLUM)

The Future Land Use Map (FLUM) identifies this property as planned residential which would include multiple densities of residential dwellings including medium and high-density residential. Therefore, the development plan complies with the FLUM.

PHYSICAL IMAGE

The statement below was taken from a staff report dated July 7, 2009.

The apartment section of the plan (Block 9) was discussed in the letter and is a concern due to its “cookie cutter” design. The style of these buildings appears to be very similar to an existing section of a subdivision in Basehor, and is generally not preferred due to the monotony of the design. It also creates a “garagescape” effect due to the protruding garages, which dominate the fronts of the structures.

The referenced letter was dated April 2008. As of today, we have adopted regulations that would prevent the “cookie-cutter” design of large residential developments. These regulations are stated in the City of Basehor Architectural Design Standards, Section 5. This development shall adhere to these requirements as Section 5 addresses Planned Residential Zoning Districts. While the development plan may show similar footprints of buildings, staff takes these footprints as a general layout for visual purposes and not an actual design of the structure.

TRAFFIC IMPACT

The proposed development includes approximately 2.1 miles of additional streets. Two entrances to the subdivision are proposed on 155th Street and; one at 158th Street; Lakeside Drive which will be part of Phase 1; and Garden Parkway, which extends through the entire development from 155th Street to 158th Street and is completed. All rights-of-way are 50 feet wide, with the exception of Garden Parkway, which is 60 feet.

Traffic in this area will increase as a direct result of this development. Several different land use codes from the Trip Generation Manual were used to determine the average daily trips (ADT) for this development, including “single-family”, “rental townhouse”, and “apartments”. The estimated trip generations for this development are as follows:

<u>Single-Family</u>	<u>Peak Hour ADT</u>
9.57 ADT per unit per day	
<u>x 156 units (reduced from 164)</u>	
1492 ADT (reduced from 1,569)	114 AM (120) 158 PM (166)
<u>Residential Condominium/Townhouse</u>	
5.86 ADT per unit per day	
<u>x 88 units</u>	
511 ADT	39 AM 46 PM

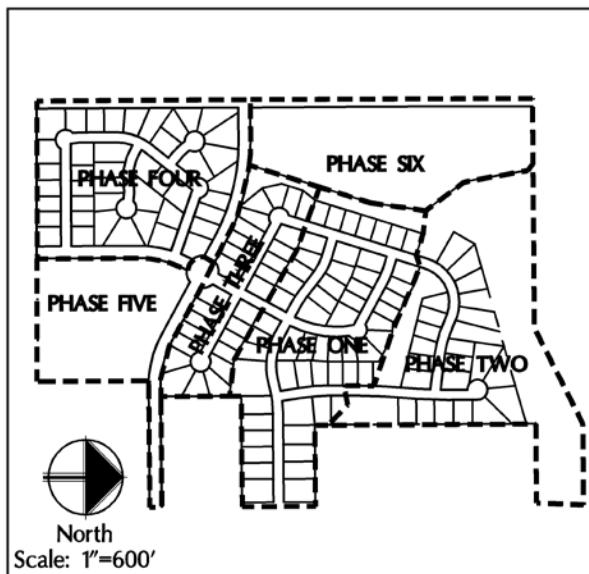
Apartments

6.65 ADT per unit per day		
x 68 units		
457 ADT	34 AM	42 PM
Total = 2,219 average daily trips (ADT)	193 AM	232 PM

The maximum capacity of a two-lane street, comparable to the segments of 155th Street and 158th Street, between Parallel Road and State Avenue, is between 8,000 and 10,000 daily trips. The current traffic counts on 155th Street are between 2,000-3,000 trips per day. Therefore, the existing surrounding street system of 155th Street and 158th Street has existing capacity to accommodate the new development.

STREET SYSTEM

It was presented in the 2010 PDP staff report that additional connections to 158th be considered to relieve future traffic volumes on 155th Street and addresses the fact that a traffic signal was planned at 158th and State Avenue as part of the 24/40 Corridor Management Plan. Since the 2010 approval significant improvements have been made to the intersections at 155th Street and State Avenue as well as 158th Street and State Avenue. This includes the referenced traffic signal. Staff feels as though these comments have been addressed. There are further recommendations though regarding potential conflicts in phasing and street construction.



- With the build out of Phase 1 and 2 it is recommended that a second ingress/egress be installed, this will be accomplished with the connection to Garden Parkway prior to or along with the development of Phase 3.
 - Using the first three phases of development (106 lots) traffic generated would be approximately 1014 daily trips to and from one entrance and exit point this would most likely lead to congestion at the intersection of Lakeview Drive and 155th Street.

- The roundabout that is proposed on Garden Parkway has since been removed and the extension of Garden Parkway is complete.
- *This has been addressed with the construction of Garden Parkway, the 2nd phase will connect directly to this portion of new roadway.*

TRANSPORTATION EXCISE TAX

A transportation excise tax will apply to the property in the amount of nine cents (.09) per square foot of the total area within the subject property. Therefore, the total excise tax that will apply to the development (based on 94.01 acres) is approximately \$368,556.80.

This excise tax shall be divided amongst the lots and units and shall be paid at the time of building permit issuance. This impact fee shall be distributed evenly among the dwellings and shall be:

$$\begin{array}{r}
 94.01 \text{ ac} = 4,095,075.6\text{sf} \\
 \hline
 \quad \quad \quad * 0.09 \\
 \hline
 \$368,556.80 / 275 \text{ total units (shown on plan)}
 \end{array}$$

\$1,340.21 per dwelling unit

STORMWATER MANAGEMENT

Stormwater Management facilities will not be changed from the initial approved Preliminary Development Plan.

Sheet 1 of the development plan shows the locations of the stormwater detention basins. A drainage plan was submitted with the previous submittal and the City Engineer determined that detention will be required for this development.

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.

FLOODPLAIN

The property contains a minimal amount of floodplain adjacent to the creek areas. The floodplain has been delineated on the preliminary development plan. Proper documentation of base flood elevations and relative street surface elevations will be required on the final plat and construction plans. The base flood elevation will also be evaluated with each building permit.

COMMON AREA/OPEN SPACE

The proposed development plan indicates that 24.83 acres of open space is provided within the subdivision. However, much of these areas cannot be included as open space, according to the current Zoning Regulations. According to the current requirements for open space in planned residential subdivisions, a minimum of 25% of the land area must be designated as usable open space, of which rights-of-way and stormwater detention areas cannot be used unless they are designed for public recreational use. Of the three tracts designated for open space on the plan, Tract B cannot be used as part of the open space calculations because it cannot be used for passive or active recreation.

The calculations for open space are as follows:

Open Space Calculations			
	Acres	Sq. Ft.	Percentage
Total Property Area	94.01	4,095,075.60	
Req. Open Space (25%)	23.50	1,023,768.90	25.00%
Qualifying Open Space			
Tract A	13.89	605,048.40	
Tract C	0.74	32,234.40	
Apartment Open Area	3.10	134,825	
Villa Open Space	4.27	186,091	
Pedestrian/Access Easements	1.74	75,998	
Total Proposed	23.74	1,034,188	25.25%

The table above indicates that the proposed subdivision contains approximately 23.74 acres of open space, where 23.5 acres are required. Therefore, the proposed plan meets the requirements for open space.

A diagram showing the proposed open space is provided as part of the agenda item with the proposed open space areas partially shaded.

LANDSCAPING

A landscaping plan has been submitted as part of the preliminary development plan. The trees and landscaping noted on the plan are as follows:

Required Open Space: 23.50 ac. (94.01 ac. * 25%)
Total Open Space Provided: 23.74ac.

Base trees provided: +/- 50
Street trees required: 446

The developer has expressed concern over the cost associated with the installation of required street trees and the potential removal of said trees during individual home construction. Staff has attempted to address these concerns in our recommendations. The developer shall be responsible for installing/planting approximately 180 trees plus associated shrubbery (where indicated). See staff recommendations for more complete listing of developer responsibility. All required street trees shall be installed outside of the public right of way.

PARK FEES

The developer will be required to pay \$200.00 per residential lot/unit for park fees, as required by the City's subdivision regulations. The total park fees associated with the development will be approximately \$55,000.00.

STAFF RECOMMENDATION:

With the past approval in 2010, staff recommends approval of the Preliminary Development Plan of Tomahawk Valley, with the following recommendations:

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 the particular lot/dwelling.
 - b. Transportation Improvement Impact Fee- A transportation excise tax of \$1,340.21 per dwelling unit shall be applied and shall be paid at time of building permit issuance. The excise tax has been calculated as set forth by Ordinance 387. This is an approximate amount; each individual plat will be calculated using the approved amount per Ordinance 387.
2. An easement has been dedicated for a public trail, if the city is unable to secure state/federal funding for the proposed public portion of the trail, the developer will be responsible for its construction as part of the development of the subdivision.
3. ~~All portions of the walking/bike trail shall be a minimum of eight feet (8') wide and constructed to Kansas City APWA standards.~~ Planning Commission recommended the following amendment be made to the staff recommendations.
 1. **All portions of the walking/bike trail shall be a minimum of ten feet (10') wide and constructed to Kansas City APWA standards.**
 - a. *The City Council overturned this recommendation during the approval stage.*
4. ~~Additional street connections to 158th Street from Phase 3 of the development should be completed to relieve future traffic volumes at 155th Street/State Avenue; this should be completed by constructing Garden Parkway west to 158th Street during the construction of Phase 3.~~
5. Due to the style of housing in Phase 5, several different building designs shall be incorporated to provide diversity in housing and avoid the “cookie cutter” design. This shall be accomplished by adhering to the City of Basehor Architectural Design Guidelines.
6. Staff recommends any and all trail segments indicated on the development plans be installed prior to or concurrently with the phase of development in which it is located.
7. ~~Provide a plan as to when other amenities such as the clubhouses and swimming pools will be constructed in relation to the phases of development.~~
8. 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:
 - a. Areas designated as ‘green space/open space’ (app. 19)
 - b. As shown along Garden Parkway, 155th Street and 158th Street (app. 169)
 - c. The developer shall also be responsible for adhering to the landscape plan in Phase 5; Block 9 and Phase 6; Block 6.
 - d. 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).
 - e. 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. (app. 258)

- f. All street trees shall be planted outside of the public right of way and in private property, except in the case of the roundabout on Garden Parkway.
- 9. All construction drawings must be approved prior to construction. These will include Street and Storm Sewer Systems as well as Sanitary Sewer System.
- 10.** 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.

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org



Project Name & Description Tomahawk Valley, Sixth Plat		Total Site Acreage 12.91	Present Zoning PR
Legal Description (May be attached as separate sheet) See FDP		Proposed Zoning PR	
Project Address / General Location 158th & Garden Parkway		Presubmittal Date	
Parcel ID Number (CAMA Number) 052-181-02-0-00-00-243.00-0		Floor Area Classification	
Property Owner Name Tomahawk Valley, LLC	Phone	Fax	
Property Owner Address PO Box 458	City Basehor	State KS	Zip 66007
Applicant's Name (if different from above) Aaron Gaspers	Phone (785) 856-9600	Fax	
Applicant's Address 2121 Moodie Road	City Lawrence	State KS	Zip 66046
Applicant's mobile phone (758) 550-6738	Property Owner and/or Applicant's E-mail address		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input checked="" type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION

Existing Use					
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input checked="" type="checkbox"/> Vacant
Proposed Use					
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Other

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area 12.91 Acres	Existing Floor Area	Existing Building Footprint	Open Space Area 3.4 Acres
No. of Buildings 51	Proposed Floor Area 1,217 SF/Ea	Proposed Building Footprint 1,847 SF/Ea	Pavement Coverage 3.2 Acres

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots 2	Maximum Lot Size 245,282 SF	Minimum Lot Size 214,718 SF	Average Lot Size 230,000 SF
------------------------------	--------------------------------	--------------------------------	--------------------------------

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X _____		9/13/19	Office Use Only
Signature		Date	<input type="checkbox"/> Filing Fee \$ _____ <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

Planning & Zoning Department

2620 N. 155th Street, PO Box 406, Basehor, KS 66007

Phone: 913-724-1370 Fax: 913-724-3388

www.basehor.org



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Revised PDP/FDP. Revised layout allows public streets to be built to public standards.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Suitable for planned residential, current zoning is PR will remain unchanged.
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? None
4. What Is 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 layout change allows streets to be built to public standards.
5. How Does Your Request Conform with the Comprehensive Plan? Remains PR zoning

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. Provides residential development in current PR zoning with public streets.
2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. Development remains residential as previously approved, but with a different layout. Overall total number of units reduce by 8.

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 6

Topic: Request approval of an amended Final Development Plan for the Tomahawk Valley development.

Action Requested: Approval of the amended Final Development Plan

Narrative: In August, 2009, the City Council approved the preliminary development plan for Tomahawk Valley Subdivision without the conditions. Staff has since reviewed documents regarding this project and has provided current input and stipulations regarding approval. Per the Zoning Regulations, the Planning Commission shall review the Final Development Plan for compliance with the approved Preliminary Development Plan. If the Final Development Plan is found to be in substantial compliance with the approved Preliminary Development Plan, the Planning Commission shall recommend that the Governing Body approve the Final Development Plan.

Phase 1-3 of the development are currently platted but with the amendment to the development plan it was required to proceed back through the approval process as stated in the agenda cover for the PDP

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:

Staff recommends approval of the amended Final Development with staff recommendations.

Committee Recommendation: N/A

Attachments:

Staff Report (6pgs)

Application (2pgs)

Copy of amended FDP (11 X 17 reduced image)

Copy of amended FDP Landscape Plan (11 X 17 reduced image)

Copy of approved FDP (11 X 17 reduced image)

Projector needed for this item?

Yes

CONSIDERATION OF THE AMENDED FINAL DEVELOPMENT PLAN FOR TOMAHAWK VALLEY PHASE 6.

MEETING DATE: **November 12, 2019**
REPORT WRITTEN: **October 29, 2019**

APPLICANT:

- Applicant: Tomahawk Valley, LLC.
PO Box 458
Basehor KS 66007
- Engineer: Cook, Flatt and Strobel (CFS) Engineers, P.A.
2121 Moodie Road
Lawrence KS 66046

REQUEST:

The applicant is requesting approval of the amended Final Development Plan for the Tomahawk Valley Development, the amendments pertain to Phase 6 and affect no other portion of the approved FDP.

BACKGROUND:

The information provided below is from a staff report dated June 8th, 2010. As stated in the Preliminary Development Plan staff report this project was previously approved in 2010 and given a time extension which had since expired but no longer pertains as the project has since begun.

In reviewing and preparing the Final Plat for Phase 6 to be heard earlier this year, it was discovered by staff that the approved development plan indicated the streets were designed and intended to be "Private" (owned and maintained the Home Owners Association). Per the regulations adopted by the City of Basehor, Private Streets are not allowed. The developer is wishing to proceed with Phase 6 of the development and must adhere to the requirements as if it were a completely new development plan having never been submitted.

August 3, 2009, the City Council approved the preliminary development plan for Tomahawk Valley Subdivision Phase I without the conditions. Per the Zoning Regulations, the Planning Commission shall review the Final Development Plan for compliance with the approved Preliminary Development Plan. If the Final Development Plan is found to be in substantial compliance with the approved Preliminary Development Plan, the Planning Commission shall recommend that the Governing Body approve the Final Development Plan.

Per the Zoning Regulations:

Minor Amendments To Final Development Plans:

Minor amendments such as changes in the location, siting, or character of buildings and structures may be authorized by the Codes Administrator, if required by engineering or other circumstances not foreseen when the Final Development Plan was approved. Such minor amendments shall be consistent with the provisions of Section n. and no amendment authorized by the Codes Administrator under this Section may increase the size of any building or structure by more than five (5%) percent, nor change the location of any building or

structure by more than ten (10) feet in any direction, and the amended development shall still comply with the minimum or maximum requirements set forth in these regulations.

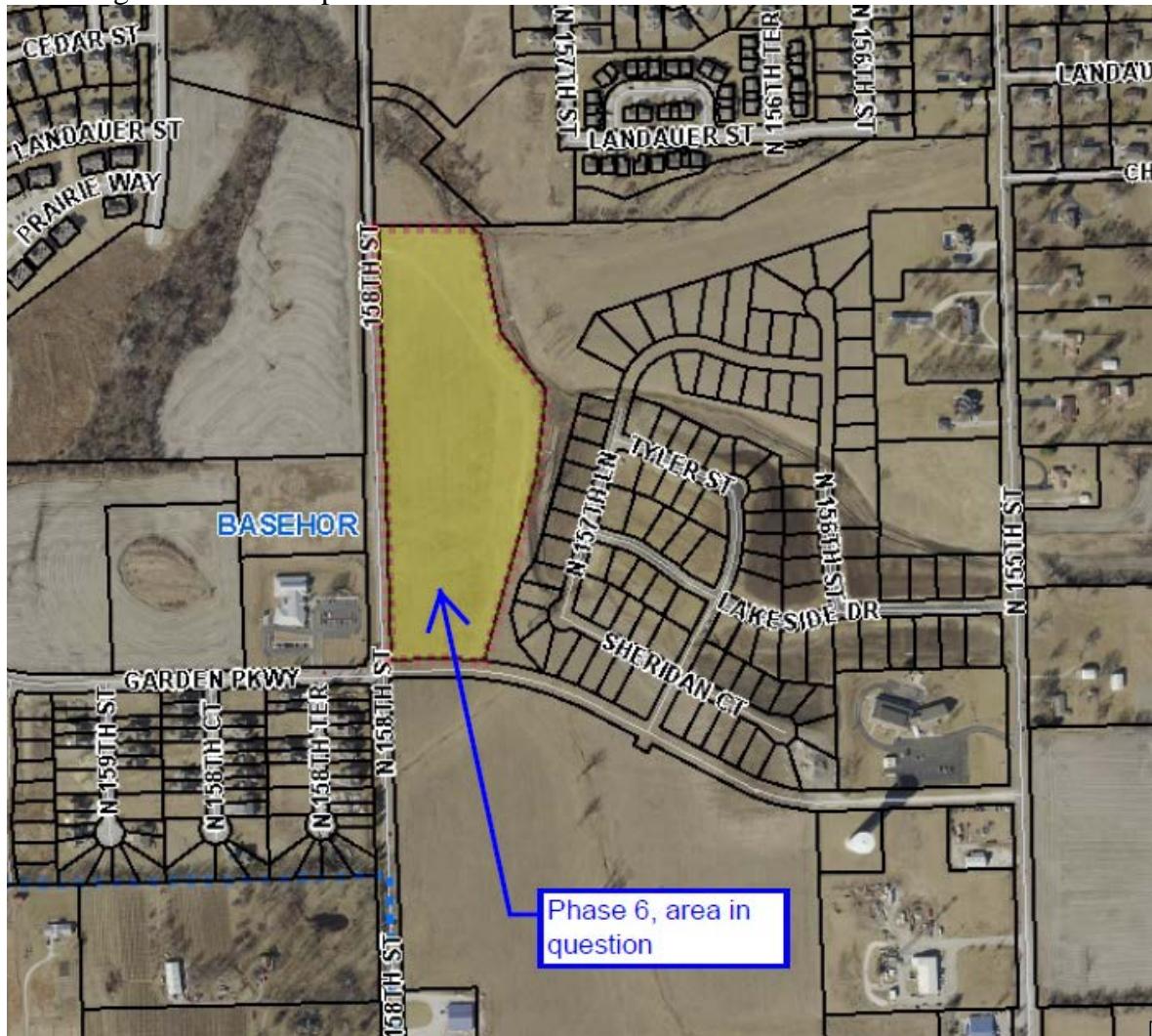
All other changes in the Final Development Plan, including changes in the site plan and in the development schedule, must be made under the procedures applicable to the initial approval of a Final Development Plan or as provided in Section p. of this Article.

With the stipulations stated above it was staff's opinion that the development plan must adhere to the requirements of resubmittal as stated in staff's report on the Preliminary Development Plan.

SITE CHARACTERISTICS:

The site is approximately 13.08 acres located south of Creek Ridge, along the eastern side of 158th. The property is currently vacant and generally slopes toward the middle of the site from west to east and discharges along the north property line.

The proposed development includes approximately fifty (50) single-family patio homes, this amount has been reduced from the original layout of fifty-eight (58). It also includes an extensive trail system throughout the development.



There are two entrance/exit points into the subdivision from 155th Street and one on 158th Street, there will be a third entrance/exit point that will traverse through the commercial property to the south located along Wolf Creek Parkway. There are also two secondary access points that serve the Phase 6. Lakeside Drive is proposed to be constructed as part of Phase 1 and will intersect with 155th Street just north of the First Baptist Church. Garden Parkway does intersect with 155th Street just south of the First Baptist Church and traverse the property to 158th Street.

CHARACTER OF NEIGHBORHOOD:

The proposed use of the property is typical of others in the area. The development of Creek Ridge to the north has single-family, multi-family and commercial properties. The lots to the east are large lot residential. The property to the south is proposed to be commercial and to the west is the Prairie Gardens development which is also a Planned Residential District comprised of various uses.

ZONING:

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

SURROUNDING ZONING:

• North-	PR	Planned Residential
• South-	CP-2	General Commercial
• East-	R-O	Suburban Residential
• West-	CP-1, R-2, PR	Neighborhood Business, Two-Family Residential, Planned Residential

COMPREHENSIVE PLAN/FUTURE LAND USE MAP (FLUM)

The Future Land Use Map (FLUM) identifies this property as planned residential which would include multiple densities of residential dwellings including medium and high-density residential. Therefore, the development plan complies with the FLUM.

TRAFFIC IMPACT

The proposed development includes approximately 2.1 miles of additional streets, in total. Two entrances to the subdivision are proposed on 155th Street and; one at 158th Street; Lakeside Drive which is part of Phase 1; and Garden Parkway, which extends through the entire development from 155th Street to 158th Street. All internal rights-of-way are 50 feet wide, with the exception of Garden Parkway, which is 60 feet.

It was presented in the 2010 PDP staff report that additional connections to 158th be considered to relieve future traffic volumes on 155th Street and addresses the fact that a traffic signal was planned at 158th and State Avenue as part of the 24/40 Corridor Management Plan. Since the 2010 approval significant improvements have been made to the intersections at 155th Street and State Avenue as well as 158th Street and State Avenue. This includes the referenced traffic signal. Staff feels as though these comments have been addressed. There are further recommendations though regarding potential conflicts in phasing and street construction, these have since been addressed with the connection and extension of Garden Parkway.

ENVIRONMENTAL IMPACT:

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 1 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).

The development is adjacent to floodplain. The 100-year floodplain has been delineated on the final development plan.

The required open space for the development is 23.5 acres. The open space provided by staff calculations is 23.74 acres.

SANITARY SEWER:

The estimated gallons per day (gpd) from the development are 89,200 gpd. The current capacity for the water treatment plant is 1.2 million gpd. The current usage is 520,000 gpd. The reserve capacity is 680,000 gpd. **The City of Basehor will have the capacity to accommodate the increased demand. The applicant has a current permit to discharge sewage from sewer extensions serving the development into the City of Basehor's waste water treatment plant.**

WATER:

This development will be served by Consolidated Rural Water District #1.

FIRE PROTECTION:

Fire hydrants will be located every 500 feet along the streets throughout all of the subdivision with the exception of Phase 5, where they will be located no more than 300 apart. The apartment buildings will likely require internal fire sprinkler systems according to the International Building Code (IBC 2003).

TRANSPORTATION EXCISE TAX

A transportation excise tax will apply to the property in the amount of nine cents (.09) per square foot of the total area within the subject property. Therefore, the total excise tax that will apply to the development (based on 94.01 acres) is approximately \$368,556.80.

This excise tax shall be divided amongst the lots and units and shall be paid at the time of building permit issuance. This impact fee shall be distributed evenly among the dwellings and shall be:

$$\begin{array}{rcl} 94.01 \text{ ac} & = & 4,095,075.6 \text{sft} \\ & & \hline & & * 0.09 \\ & & \hline & & \$368,556.80 / 275 \text{ total units (shown on plan)} \\ & & \hline & & \$1,340.21 \text{ per dwelling unit} \end{array}$$

This is an approximate amount; each individual plat will be calculated using the approved amount per Ordinance 387.

PARK FEES

The developer will be required to pay \$200.00 per residential lot/unit for park fees, as required by the City's subdivision regulations. The total park fees associated with the development will be approximately \$55,000.00.

STAFF RECOMMENDATION:

Staff concludes that the submitted Final Development Plan is in substantial compliance with the Preliminary Development Plan. Therefore, staff recommends approval of the Final Development Plan of Tomahawk Valley, 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 the particular lot/dwelling.
 - b. Transportation Improvement Impact Fee- A transportation excise tax of \$1,340.21 per dwelling unit shall be applied and shall be paid at time of building permit issuance. The excise tax has been calculated as set forth by Ordinance 387. This is an approximate amount; each individual plat will be calculated using the approved amount per Ordinance 387.
2. An easement was dedicated to the City for a public trail. If the city is unable to secure state/federal funding for the proposed public portion of the trail, the developer will be responsible for its construction as part of the development of the subdivision.
3. ~~All portions of the walking/bike trail shall be a minimum of eight feet (8') wide and constructed to Kansas City APWA standards.~~ Planning Commission recommended the following amendment be made to the staff recommendations.
 1. **All portions of the walking/bike trail shall be a minimum of ten feet (10') wide and constructed to Kansas City APWA standards.**
 - a. *The City Council overturned this recommendation during the approval stage.*
4. ~~Additional street connections to 158th Street from Phase 3 of the development should be completed to relieve future traffic volumes at 155th Street/State Avenue; this should be completed by constructing Garden Parkway west to 158th Street during the construction of Phase 3.~~
5. Due to the style of housing in Phase 5, several different building designs shall be incorporated to provide diversity in housing and avoid the “cookie cutter” design. This shall be accomplished by adhering to the City of Basehor Architectural Design Guidelines.
6. Staff recommends any and all trail segments indicated on the development plans be installed prior to or concurrently with the phase of development in which it is located.
7. 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. As shown along Garden Parkway, 155th Street and 158th Street (approximate number of trees 169)

- c. The developer shall also be responsible for adhering to the landscape plan in Phase 5; Block 9 and Phase 6; Block 6.
- d. 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).
- e. 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)
- f. All street trees shall be planted outside of the public right of way and in private property, except in the case of the roundabout on Garden Parkway.

8. All construction drawings must be approved, prior to construction. These will include Street and Storm Sewer Systems as well as Sanitary Sewer System.

9. 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.

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
 2620 N. 155th Street, PO Box 406, Basehor, KS 66007
 Phone: 913-724-1370 Fax: 913-724-3388
www.basehor.org



Project Name & Description Tomahawk Valley, Sixth Plat		Total Site Acreage 12.91	Present Zoning PR
Legal Description (May be attached as separate sheet) See FDP		Proposed Zoning PR	
Project Address / General Location 158th & Garden Parkway		Presubmittal Date	
Parcel ID Number (CAMA Number) 052-181-02-0-00-00-243.00-0		Floor Area Classification	
Property Owner Name Tomahawk Valley, LLC	Phone	Fax	
Property Owner Address PO Box 458	City Basehor	State KS	Zip 66007
Applicant's Name (if different from above) Aaron Gaspers	Phone (785) 856-9600	Fax	
Applicant's Address 2121 Moodie Road	City Lawrence	State KS	Zip 66046
Applicant's mobile phone (758) 550-6738	Property Owner and/or Applicant's E-mail address		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input checked="" type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION

Existing Use					
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Other
Proposed Use					
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Other

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area 12.91 Acres	Existing Floor Area	Existing Building Footprint	Open Space Area 3.4 Acres
No. of Buildings 51	Proposed Floor Area 1,217 SF/Ea	Proposed Building Footprint 1,847 SF/Ea	Pavement Coverage 3.2 Acres

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots 2	Maximum Lot Size 245,282 SF	Minimum Lot Size 214,718 SF	Average Lot Size 230,000 SF
------------------------------	--------------------------------	--------------------------------	--------------------------------

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

X _____		9/13/19	Office Use Only
Signature		Date	<input type="checkbox"/> Filing Fee \$ _____ <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____
			<input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

Planning & Zoning Department

2620 N. 155th Street, PO Box 406, Basehor, KS 66007

Phone: 913-724-1370 Fax: 913-724-3388

www.basehor.org



Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Revised PDP/FDP. Revised layout allows public streets to be built to public standards.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Suitable for planned residential, current zoning is PR will remain unchanged.
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? None
4. What Is 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 layout change allows streets to be built to public standards.
5. How Does Your Request Conform with the Comprehensive Plan? Remains PR zoning

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest. Provides residential development in current PR zoning with public streets.
2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002. Development remains residential as previously approved, but with a different layout. Overall total number of units reduce by 8.

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. 7

Topic: Consider a Final Plat of Tomahawk Valley, 6th Plat. Consider the request for approval of the presented Final Plat.

Action Requested: Applicant is requesting approval of a Final Plat for the 6th Plat (Phase 4) as presented.

Narrative: This final plat of phase 4 consists of 2 lots and 50 maintenance provided units. The development is located within the previously approved amended Final Development Plan of Tomahawk Valley. The Final Development Plan for Tomahawk Valley was reapproved in February of 2017. The first phase is developed and lots are being sold, plats 2 and 3 have been filed and construction documents have been approved but construction has not begun. This phase of development will open up a different housing product line in the area; as it is classified as maintenance provided.

Presented by: Mark Lee; Planning and Zoning Director

Staff Recommendation:

Staff recommends approval of the Final Plat, with the stipulations stated within Staff's report.

Committee Recommendation: N/A

Attachments:

Staff Report (4pgs)
Copy of Final Plat (1pg)
Application (3pgs)

Projector needed for this item?

Yes

FINAL PLAT OF TOMAHAWK VALLEY 6th PLAT-- REQUEST FOR APPROVAL OF THE FINAL PLAT – A FINAL PLAT OF LOTS 1 AND 2 OF TOMAHAWK VALLEY PHASE 6.

MEETING DATE: November 12, 2019
REPORT WRITTEN: November 4, 2019

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Final Plat for the Tomahawk Valley 6th Plat, with the stipulations stated in the staff report.

APPLICANT:

- Tomahawk Valley, LLC.
PO Box 458
Basehor KS 66007

ENGINEERS/SURVEYOR:

- Cook, Flatt and Strobel (CFS) Engineers, P.A.
2121 Moodie Road
Lawrence KS 66046

REQUEST:

- The applicant is requesting approval of a final plat for the , fourth plat (6th Phase) of Tomahawk Valley within the previously approved amended 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.

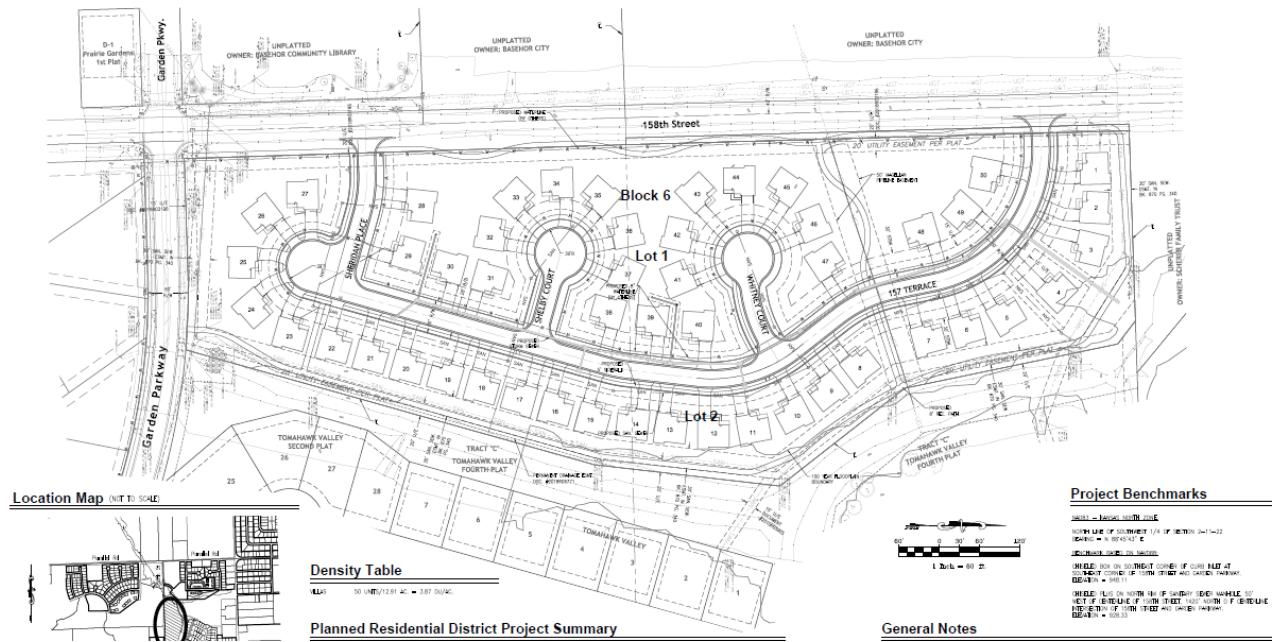
SURROUNDING ZONING:

• North:	“P-R”	Planned Residential (existing 1 st plat of Tomahawk Valley)
• South:	“CP-2”	Vacant Land
• East:	“R-O”	Suburban 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 being sold to the public. The city had also committed to funding a road extension project to construct Garden Parkway from 155th Street west to 158th Street, this has been completed.

A Final Plat for each of the remaining phases of the development (Phases 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; these entrance and exit points will be approximately 1,000 feet apart and exit onto 158th Street. It is anticipated there will be an additional **479 more Average Daily Trips** from this new phase, with **50 +/- PM Peak Trips**.

Stormwater Management

Drainage from this development will enter the Hog Creek drainage system. Stormwater management system shall be installed with this phase of construction per the updated Storm water Drainage Study Report.

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 to the applicant shall be addressed prior to plat release for recording.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of the Tomahawk Valley, 6th 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:

13.08ac. = 569,764.8sft.

569,764.8*.09= \$51,278.84

$\$51,278.84/50 \text{ dwellings} = \$1,025.58 \text{ per dwelling}$

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; these entrance and exit points will be approximately 1,000 feet apart and exit onto 158th Street. It is anticipated there will be an additional **479 more Average Daily Trips** from this new phase, with **50 +/- PM Peak Trips**.

Stormwater Management

Drainage from this development will enter the Hog Creek drainage system. Stormwater management system shall be installed with this phase of construction per the updated Storm water Drainage Study Report.

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 to the applicant shall be addressed prior to plat release for recording.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Plat of the Tomahawk Valley, 6th 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:

13.08ac. = 569,764.8sft.

569,764.8*.09= \$51,278.84

$\$51,278.84/50 \text{ dwellings} = \$1,025.58 \text{ per dwelling}$

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:

Base trees required: 55 TREES

16 Trees per AC. (16 X 3.4 AC. = 55 TREES)

BASE TREES PROVIDED: 55 TREES

Street trees required: 109 TREES

1 Tree per 50 LF OF R/W (5,432 LF/50=109 TREES)

STREET TREES PROVIDED: 110 TREES

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.

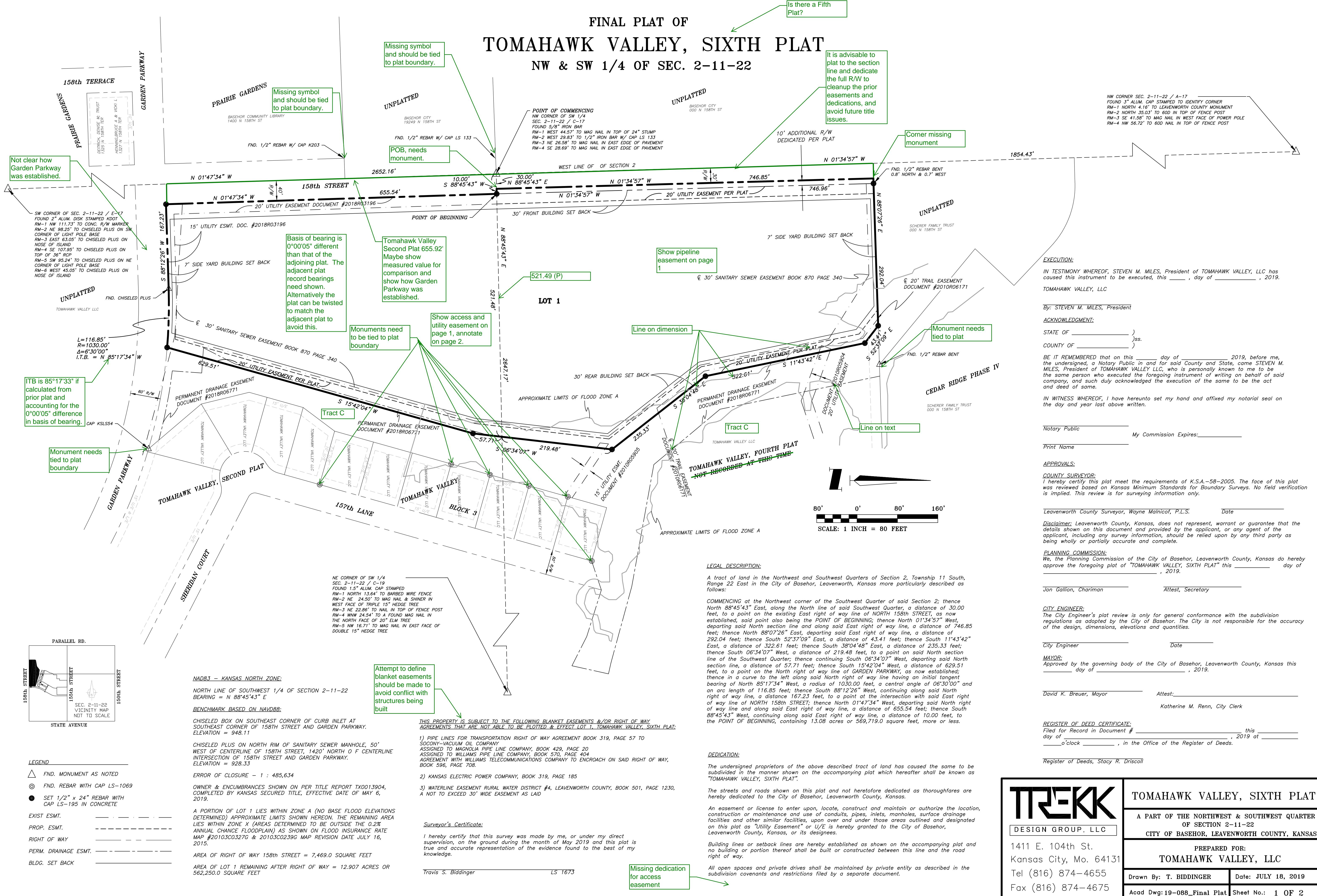
Stipulation added by Planning Commission

1. Developer shall construct a connecting trail as shown on the Final Development Plan to from 156th Street in the Tomahawk Valley development to 156th Street in the Creek Ridge development.

Stipulation from the approval of the amended Final Development Plan

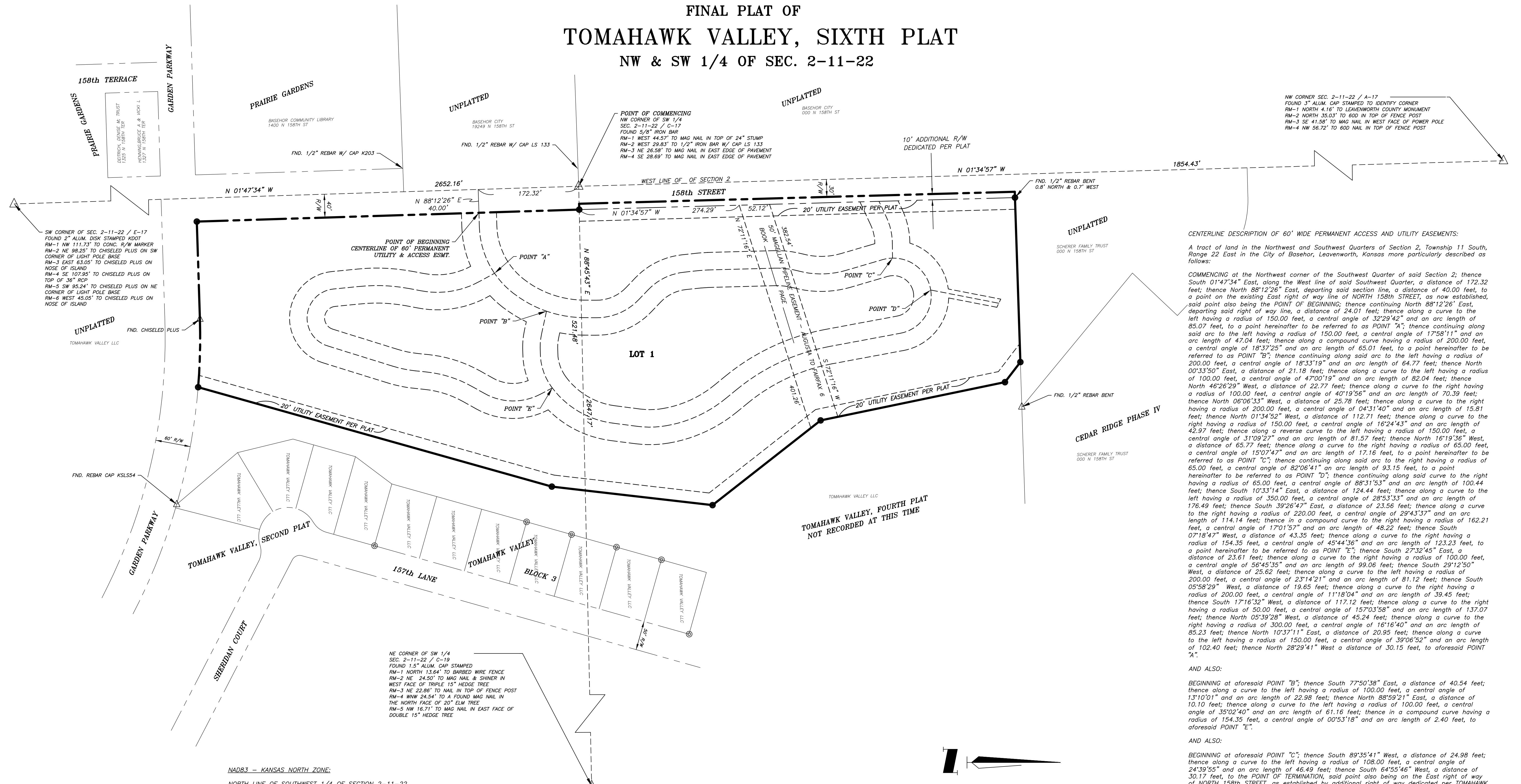
1. Staff recommends any and all trail segments indicated on the development plans be installed prior to or concurrently with the phase of development in which it is located.

**FINAL PLAT OF
TOMAHAWK VALLEY, SIXTH PLAT
NW & SW 1/4 OF SEC. 2-11-22**



FINAL PLAT OF
TOMAHAWK VALLEY, SIXTH PLAT
NW & SW 1/4 OF SEC. 2-11-22

NW & SW 1/4 OF SEC. 2-11-22



LEGEND

- △ FND. MONUMENT AS NOTED
- ◎ FND. REBAR WITH CAP LS-1069
- SET 1/2" x 24" REBAR WITH CAP LS-1069 IN CONCRETE

PROP. ESMT. — — — — —

NAD83 - KANSAS NORTH ZONE:

NORTH LINE OF SOUTHWEST 1/4 OF SECTION 2-11-22
BEARING = N 88°45'43" E

BENCHMARK BASED ON NAVD88:

CHISELED BOX ON SOUTHEAST CORNER OF CURB INLET AT
SOUTHEAST CORNER OF 158TH STREET AND GARDEN PARKW
ELEVATION = 948.11

CHISELED PLUS ON NORTH RIM OF SANITARY SEWER MANHOLE, 50' WEST OF CENTERLINE OF 158TH STREET, 1420' NORTH OF CENTERLINE INTERSECTION OF 158TH STREET AND GARDEN PARKWAY.
ELEVATION = 928.33

ERROR OF CLOSURE - 1 : 485,63

OWNER & ENCUMBRANCES SHOWN ON PER TITLE REPORT TX0013904,
COMPLETED BY KANSAS SECURED TITLE, EFFECTIVE DATE OF MAY 6,
2019.

A PORTION OF LOT 1 LIES WITHIN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) APPROXIMATE LIMITS SHOWN HEREON. THE REMAINING AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP #20103C0327G & 20103C0239G MAP REVISION DATE JULY 16, 2015.

AREA OF RIGHT OF WAY 158th STREET = 7,469.0 SQUARE FEET
AREA OF LOT 1 REMAINING AFTER RIGHT OF WAY = 12.907 ACRES OR

562,250.0 SQUARE FEET

Surveyor's Certif.

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the month of May 2019 and this plat is true and accurate representation of the evidence found to the best of my knowledge.

For more information, visit www.ams.org.

Travis S. Biddinger ES 1075

PARALLEL RD.

158th STREET

STATE AVENUE

155th STREET

150th STREET

N

SEC. 2-11-22
VICINITY MAP
NOT TO SCALE

TREKK

DESIGN GROUP, LLC

TOMAHAWK VALLEY SIXTH PLAT

A PART OF THE NORTHWEST & SOUTHWEST QUARTER
OF SECTION 2-11-22
CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

PREPARED FOR:
TOMAHAWK VALLEY, LLC

wn By: T. BIDDINGER Date: July 18, 2019

d Dwg:19-088_Final Plat Pg. 2 Sheet No.: 2 OF 2