



AGENDA
BASEHOR PLANNING COMMISSION
January 13, 2026
Regular Meeting 6:00 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. November 18, 2025 Planning Commission Meeting

Declarations of the receipt of communications by Planning Commissioners

Disclosure of ex-parte communications for each hearing item

Declarations of abstention from specific agenda items by a Planning Commissioner

4. Planning Directors Report

Old Business

- 5. An application for rezoning to R-2 Two-Family Residential for a parcel located on the north side of Evans Road., East of 166th Street. **pg. 7-15**

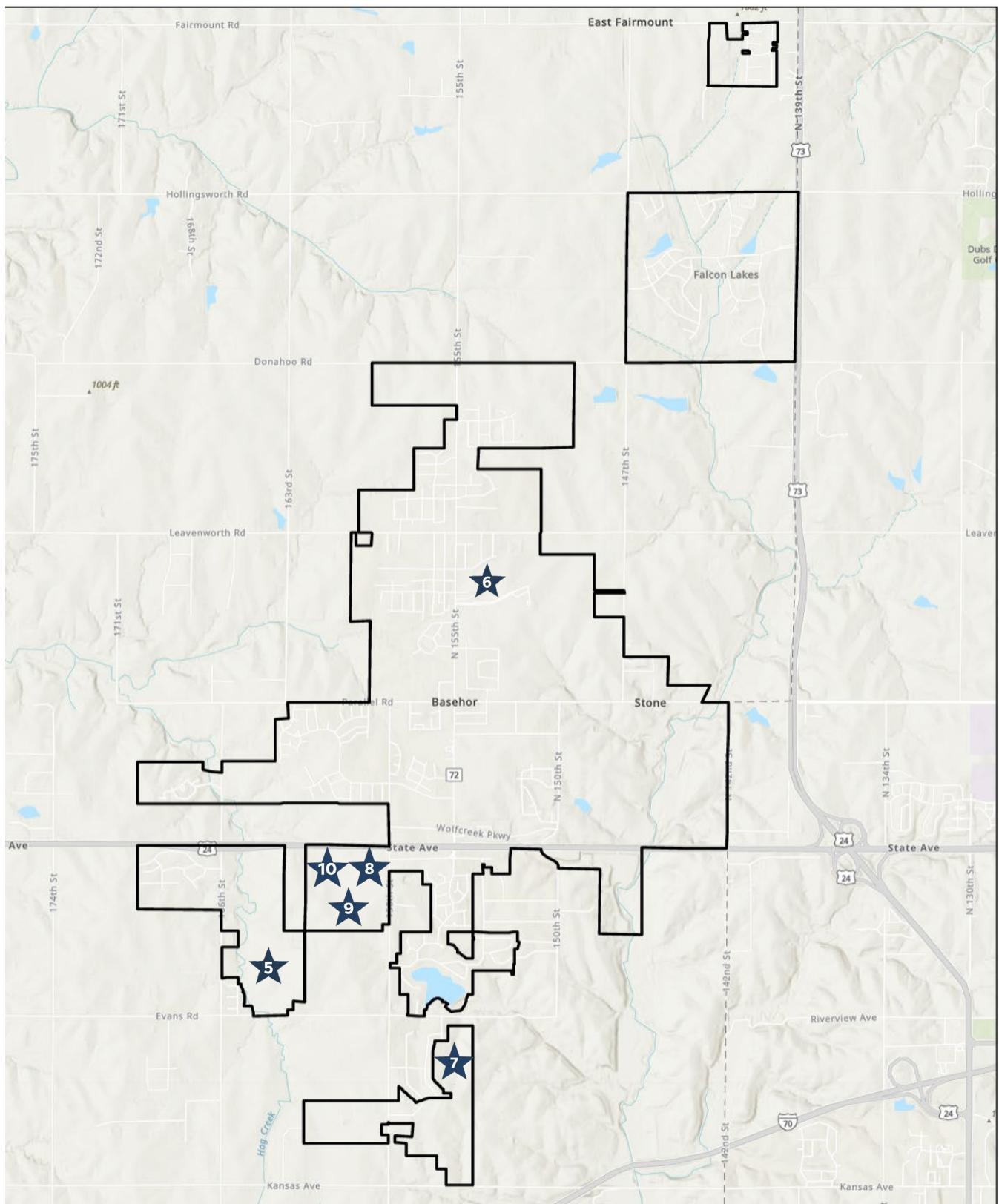
New Business

- 6. Consideration of findings related to the Residences on the Boulevard Tax Increment Financing Project Plan. **pg. 16-23**
- 7. Preliminary Plat for Dodd Farms. **pg. 24-41**
- 8. An application for rezoning to CP-2, General Business District for Epic Estates 4 LLC. ***Public Hearing Required* pg. 42-52**
- 9. An application for rezoning to R-2, Two-Family Residential District for Epic Estates 4 LLC. ***Public Hearing Required* pg. 53-61**
- 10. An application for rezoning to R-3, Multi-Family Residential District for Epic Estates 4 LLC. ***Public Hearing Required* pg. 62-70**
- 11. Reports from Special Committees
- 12. Adjournment of Regular Meeting

To obtain a copy of any materials where redactions of personal information occur, please contact City Hall staff at 913-724-1370 or info@cityofbasehor.org



**AGENDA MAP
BASEHOR PLANNING COMMISSION
January 13, 2026
Regular Meeting 6:00 p.m.
Basehor City Hall**





MINUTES
BASEHOR PLANNING COMMISSION
November 18, 2025
Regular Meeting 6:00 p.m.
Basehor City Hall

1. Call to Order 6:00 p.m.

2. Pledge of Allegiance and Roll Call

Commission Chair, Jon Gillion, Commissioners Mike Roe, Stacy Tatkenhorst, Janice Spillman and Jim Owen. Commissioners Tom Lally and Blake Waters are absent.

City Administrator Leslee Rivarola, Planning and Zoning Director Jim Sherman, City Planner Alex Van Dyke, Planning Secretary Diana Jacobson, Accounting Tech Shauna Hernandez

3. Recognition of Commissioner Michael Roe

4. Approval of Minutes of the Preceding Meeting

a. October 14, 2025, Planning Commission Meeting

Motion by Jim Owen for approval of October 14, 2025, Planning Commission minutes with Commissioner Tatkenhorst seconding. Motion carried 5-0.

Declarations of the receipt of communications by Planning Commissioners

Disclosure of ex parte communications for each hearing item

Declarations of abstention from specific agenda items by a Planning Commissioner

5. Planning Directors Report

Jim Sherman gave an update on permit activity and construction projects throughout the city.

Old Business

None

New Business

1. Preliminary Plat for Homestead Estates

Alex Van Dyke presented staff report for the preliminary plat for Homestead Estates and is recommending approval.

Commissioner Roe motioned to approved PPP-002-25 Homestead Estates with Commissioner Owen seconding. Motion carried 5-0.

2. Rezoning request for Ad Astra Basehor Property LLC Tract 1 from R-0 to R-2

Public Hearing is required

Alex Van Dyke presented the staff report for rezoning of a single parcel of land generally located on the south side of US 24/40 (State Avenue), and east of 166th Street. The applicant is requesting rezoning from R-0 to R-2. Alex stated in the report that this request should be evaluated based on the Golden Factors. Staff are recommending approval of the rezoning request.

The applicant Chris Caulson with Ad Astra Basehor Property spoke on behalf of his application for rezoning.

Commissioner Tatkenhorst motioned to open the public hearing with Commissioner Owen seconding. Motion carried 5-0.

Nicole Tollett, 16076 Evans Rd., Basehor-Spoke against the rezoning as it would bring additional traffic.

Eric Naught, 17185 158th St., Basehor-Eric spoke on the added traffic this would create. He does not think this is safe or right for the area.

Monica Brooks, 18100 165th St., Basehor-Monica spoke of the current traffic in that area and is worried about the amount of additional people would make this area too congested and need a better plan before rezoning to R-2. She asked commission to vote no.

Curtis Witt, 18421 166th St., Basehor-Curtis said this is too much with too little space. He said they need to meet with KDOT for access with 2 entrances onto State Ave and reduce speed. He said it's not good for the community and is not the right fit.

Commissioner Tatkenhorst motioned to close the public hearing with Commissioner Roe seconding. Motion carried 5-0.

Commissioner Owen asked staff who had jurisdiction over the adjacent airfield. Alex Van Dyke responded that it will be looked at when it is at the development stage. Commissioner Owen asked if the City is working with developers to improve the conditions on State Ave as development occurs. Alex said safety is an important concern with the city and one which is taken seriously. Now a development is not being approved but traffic engineers and KDOT look at the levels of service as development occurs. Alex said that traffic was not mentioned in the staff report as that is not listed in the Golden Factors for rezoning. Alex said that the city looks at traffic with every development and takes it seriously.

Commissioner Roe motioned to approve the rezoning to R-2 for Ad Astra Basehor Property LLC Tract 1 PRZ-008-25 and adopt by reference the Golden criteria contained in the staff report with Commissioner Spillman seconding. Motion carried 3-2. Commissioners Tatkenhorst and Owen voted no.

3. Rezoning request for Ad Astra Basehor Property LLC Tract 2 from R-0 to R-2

Public Hearing is required

Alex Van Dyke presented the staff report for rezoning of a single parcel of land of 128 acres generally located at 166th Street and Evans Road. Staff are recommending approval to rezone from R-0 to R-2, which allows both single and two-family dwellings, based on criteria of the Golden Factors. Alex stated to Commissioners that this request should be evaluated based on the Golden Factors.

Commissioner Roe motioned to open the public hearing with Commissioner Owen seconding. Motion carried 5-0.

Eric Naught, 17185 158th St., Basehor-Eric asked how traffic will not affect neighboring properties and is not a part of the Golden Factor consideration. Eric said the request is not compatible with surrounding area development.

Susan Read-Miller, 16580 Quail Walk, Basehor-She said she lives in Ginger Creek and that subdivision is zoned R-1 and why is this developer choosing to rezone to R-2 if they say they want to be similar to Ginger Creek. She is asking the Commission to think about this and ask developer to submit to what is commissariat to the area.

Beth Hofer, 16568 Quail Walk, Basehor-She is concerned about the progression with the growth of the community and the plans and what KDOT's plan with State Avenue is. She said 166th and Evans Road will not be able to handle the additional traffic and use opportunity to develop the community with the care and the safety of the children.

Travis Daly, 16271 Evans Road, Basehor-Travis said he graduated in 2006 and went to college and travelled and then came back to Basehor. Travis said this rezoning does not align with the comprehensive plan. When he thinks of Basehor, he thinks of 1 acre lots and going from R-0 to R-2 he does not see how it works for the community and does not like it and said commissioners should not like it either.

Al Knapp, 18291 158th Street, Basehor-Thanked Commissioners for their service and the job they are doing. He said there are 2 major problems for the community, roads and schools. Is concerned about his hay meadow becoming used for dirt bikes. Would like to see the city get ahead of problems with traffic and it takes him 10 minutes to get out of his driveway during school hours.

Commissioner Tatkenhorst motioned to close the public hearing with Commissioner Roe seconding. Motion carried 5-0.

Commissioner Tatkenhorst motioned to deny PRZ-009-25, the request to rezone from R-0 to R-2 with Commissioner Owen seconding. Motion carried 5-0.

4. Reports from Special Committees

None

5. Adjournment of Regular Meeting

Commissioner Tatkenhorst motioned to adjourn the regular Planning Commission meeting and begin the work session with Commissioner Spillman seconding. Motion carried 5-0. Regular Planning Commission meeting adjourned and work session began at 6:52pm.

Work Session

1. 2026 Text Amendment Schedule

Staff discussed with Commissioners some proposed text amendments they will be working on in 2026 and to gather their input.

2. Adjournment of Work Session

Work session adjourned at 7:26pm

Submitted without corrections or changes on this 13th day of January 2026.

Jon Gallion, Chair

Diana Jacobson, Secretary



City of Basehor

Agenda Item Cover Sheet

Planning Directors Report

Single Family Residential YTD

	<u>2025</u>	<u>2024</u>	<u>2023</u>
January	1	1	0
February	9	8	5
March	5	3	7
April	11	8	7
May	9	6	0
June	11	5	7
July	8	2	14
August	6	6	6
September	6	4	7
October	13	16	7
November	8	9	7
December	13	7	7
Total	99	75	74

Multi-family Residential YTD

	<u>2025</u>	<u>2024</u>	<u>2023</u>
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	1
June	0	0	1
July	0	0	0
August	0	1	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
Total	0	17	4

Commercial YTD

	<u>2025</u>	<u>2024</u>	<u>2023</u>
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	1
June	0	0	1
July	0	0	0
August	0	0	0
September	0	0	0
October	0	1	0
November	0	0	0
December	0	0	0
Total	0	1	2



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 5

Meeting Date:

January 13th, 2026

Staff Contact:

Alex Van Dyke, City Planner

Topic:

A remand from the City Council to further consider the recommendation of denial of an application for rezoning to R-2 Two-Family Residential for a parcel located on the north side of Evans Road, East of 166th Street and consider a new recommendation with the reasons therefor.

Narrative:

The applicant has submitted a request to rezone approximately 128 acres of vacant land generally located north of Evans Road and east of 166th Street, adjacent to the Ginger Creek subdivision. The property is currently zoned R-0, Suburban Residential District, and is requesting a rezoning to R-2, Two-Family Residential District, which allows single-family and two-family dwellings, with a minimum lot size of 5,000 square feet and a maximum density of eight units per acre.

The surrounding area consists primarily of agricultural and large-lot residential uses, with the Ginger Creek subdivision to the west characterized by single-family homes on 0.3- to 0.5-acre lots. The proposed R-2 zoning would serve as a logical extension of nearby residential development while maintaining compatibility through site design, buffering, and open space that will be addressed during later development phases. Although the Comprehensive Plan designates this area as Open Space and Agricultural, the location's proximity to existing and planned neighborhoods and infrastructure supports a transition to residential land use. Furthermore, the property contains significant floodplain areas, which will ensure the preservation of natural buffers and open space within the site, helping maintain the overall intent of the Comprehensive Plan.

The Planning Commission heard this item at the November 18, 2025 meeting and forwarded a recommendation of denial to the City Council. At the December 10, 2025 City Council meeting, this item was considered and remanded back to the Planning Commission with a majority vote to consider the following and report back to the City Council whether or not the original recommendation of denial should be changed:

Conformance to the Comprehensive Plan

Suitability to the Neighborhood

Hardship on the Owner

Original Staff Recommendation:

Staff recommended approval of the rezoning request to R-2 Two-Family Residential District.

Suggested Motions:

To approve: I move to change the recommendation of the Planning Commission to approval of the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 2. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move to re-affirm the Planning Commissions recommendation of denial of the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 2. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To take no action: I move to take no action on the remanded request to rezone to a R-2 Two-Family Residential District for Ad Astra Basehor Property LLC.

Attachments:

Staff Report

Aerial

Application



**City of Basehor Planning Commission
Staff Report – PRZ-009-25
Rezoning Request for Ad Astra Basehor Property LLC to R-2**

STAFF REPORT

Planning Commission Meeting: January 13, 2026

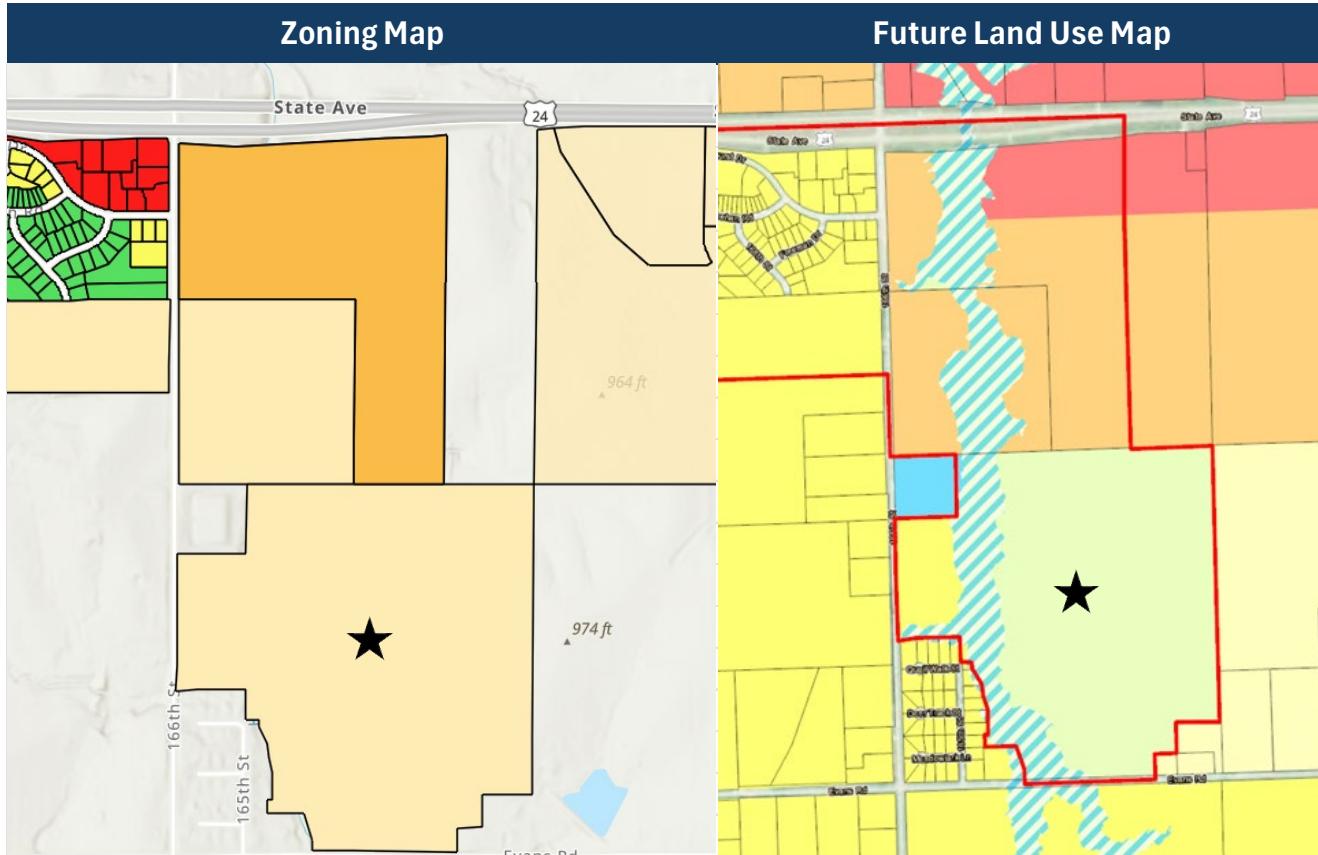
Application:	Rezoning Application from R-0 to R-2
Owner/Applicant:	Ad Astra Basehor Property LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally North of Evans Ave, East of 166th Street
Engineer:	Kimley Horn – Andrew Gribble
Planner:	Alex Van Dyke

Parcel Size: 128.10 acres

Current Zoning: R-0 – Suburban Residential

Comp Plan: Open Space & Agricultural

Current Use: Vacant





**City of Basehor Planning Commission
Staff Report – PRZ-009-25
Rezoning Request for Ad Astra Basehor Property LLC to R-2**

Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the north side of Evans Road, east of 166th Street and the existing Ginger Creek subdivision. The request seeks to rezone the property from its current zoning designation of R-0 to R-2, Two-Family Residential District.

The applicant has communicated to Staff a desire to be transparent regarding the intended development of the property. Accordingly, preliminary concept drawings were included with the notification letters distributed to surrounding property owners by the applicant. A copy of that correspondence is included in the packet for reference. Staff would like to note that the decision before the Planning Commission pertains solely to the requested rezoning and should be evaluated based on the Golden Factors. Consideration of the site plan or related development details is not part of this application. If the rezoning is approved, Staff will conduct a comprehensive review of all subsequent development applications associated with this property and present them to the Planning Commission for review and action at a later date in accordance with City regulations.

Land Use & Zoning

The property is currently zoned R-0, Suburban Residential District that requires a lot size minimum of 1 acre. R-2 zoning allows for a maximum of 8 units per acre which would categorize as medium density in the comprehensive plan. The R-2 District permits both single-family and two-family residential development. In the R-2 district, the minimum lot size requirement is 5,000 sq. ft. per dwelling unit.

- A single-family home, which is only one unit, may be built on a 5,000 sq. ft. lot.
- A two-family home contains two units, so it must be located on a 10,000 sq. ft. lot to meet the per-unit minimum.

The subject property is located east of the existing Ginger Creek subdivision. It is currently designated as 'R-1 – One Family Residential' by Leavenworth County. The lots are built on around 0.3 to 0.5 acres which is comparable to 'R-1 – Single Family Residential' for the City of Basehor zoning districts.

The property contains a significant floodplain that will provide at minimum a 200-foot landscaped buffer between any future development and existing properties. There are also significant permanent easements running east-west such as gas and overhead powerlines that will provide guaranteed greenspace for future development.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Open Space / Agriculture Low Density Residential
North	R-2 - Two-Family Residential	Undeveloped	Medium-Density Residential Community Commercial
South	RR-2.5 - County Property	Undeveloped	Low-Density Residential
East	RR-2.5 - County Property	Ginger Creek Subdivision	Low-Density Residential
West	RR-2.5 - County Property	Undeveloped	Estate Residential



Rezoning Request for Ad Astra Basehor Property LLC to R-2

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning. As a reminder, while all eight factors must be addressed as part of the review, not every factor must weigh in favor of approval for a rezoning to be recommended, nor must every factor weigh against approval for a denial to be appropriate. The relative weight of each factor may vary depending on the specific characteristics of the property, the proposed zoning, and the surrounding development context.

It is important to note again that this is an application for rezoning only; issues regarding street design, open space, traffic and storm water, if any, will be addressed at the platting and design stages; similarly, consideration of school capacity issues or the generation of property tax are beyond the control of the City and are therefore not material to a rezoning application.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – The surrounding area is characterized by a mix of residential and agricultural uses. To the west is the Ginger Creek subdivision, which consists of single-family homes on lots averaging between 0.3 and 0.5 acres. Property to the north is zoned R-2, Two-Family Residential. Property to the south is currently being developed as residential in unincorporated Leavenworth County.

2. The Suitability of the Property for the Uses Which it has Been Restricted – The property is currently zoned R-0, which allows for single-family residential uses on lots of at least one acre. This parcel location is near existing subdivisions, similar R-2 parcels and planned infrastructure make it suitable for higher-density residential uses than is currently permitted.

3. The Extent to Which Removal of the Present Zoning Will Detrimentally Affect Nearby Property – Rezoning to R-2 is not anticipated to have a detrimental impact on nearby properties. The R-2 district permits residential development that remains compatible with surrounding neighborhoods. Design and buffering standards required through the platting and site plan processes will ensure appropriate separation and transitions between different lot sizes and housing types.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained undeveloped under R-0 zoning for the entirety of the property history in City limits.

5. 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 proposed rezoning would allow the property to develop in a manner that supports the community's overall growth and housing objectives. Allowing residential development at this location would make efficient use of existing infrastructure and provide additional housing opportunities for future residents. The potential public benefit of accommodating anticipated growth and investment outweighs the limited impact of changing the existing zoning.

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request.

7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan – The Comprehensive Plan identifies this area as Open Space; however, the property's



City of Basehor Planning Commission Staff Report – PRZ-009-25

Rezoning Request for Ad Astra Basehor Property LLC to R-2

proximity to existing and planned residential areas suggests potential for compatible residential development. While the request does not fully align with the land use designation, the proposed R-2 zoning would extend residential patterns already established to the west and south, contributing to a logical expansion of the City's housing areas. With significant flood plains and open space requirements for all developments, the property will maintain significant open space consistent with the Comprehensive Plan designation.

Remanded Action

This item was heard by the Planning Commission at the November 2025 meeting and was forwarded to City Council with a recommendation of denial. When voted on at City Council, this item was remanded back to Planning Commission, with specific instructions to consider the following items:

- Conformance to the Duly Adopted Comprehensive Plan
- The Suitability of the Property for the Uses Which it has Been Restricted
- 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

After the vote of Planning Commission today, this item will again be forwarded to City Council for consideration.

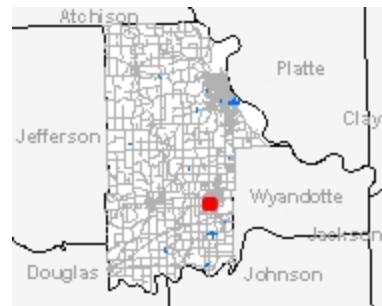
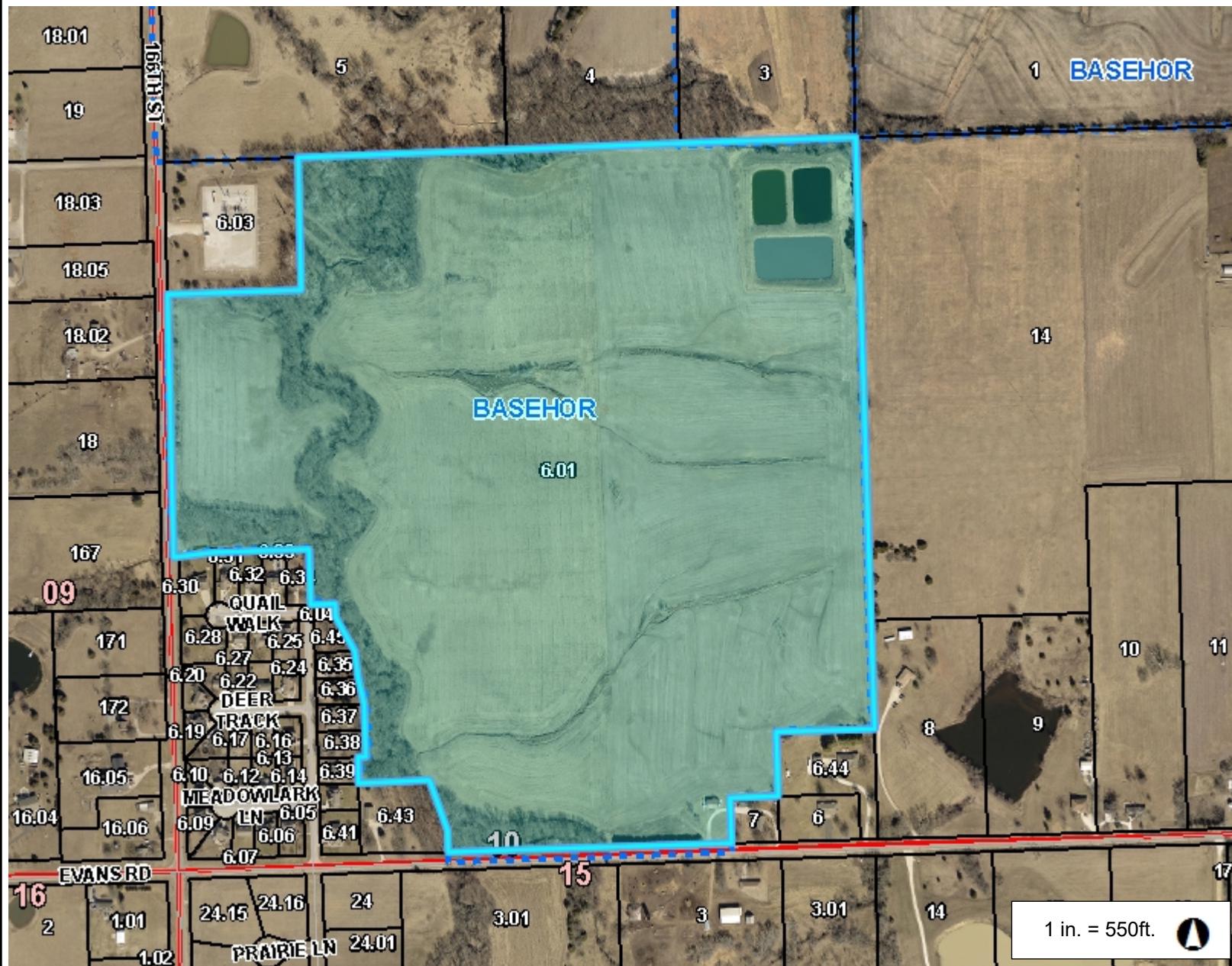
Next Steps

- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an R-2 rezoning application again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Ad Astra Basehor Property LLC from R-0 to R-2.

Ad Astra Rezoning to R-2 - Tract 2



Legend

- Parcel Number
- Parcel
- City Limit Line
- Major Road
- Road
- Railroad
- Section
- Section Boundaries
- County Boundary
- <all other values>
- 70
- PRIVATE

Notes

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

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department

1600 N. 158th Street, Basehor, KS 66007

Phone: 913-724-1370

www.cityofbasehor.org



Project Name & Description Pinehurst Ridge - Single Family Subdivision		Total Site Acreage 199.25	Present Zoning R-0
Legal Description (May be attached as separate sheet) see attached		Proposed Zoning R-2	
Project Address / General Location 166th and State Ave		Date 09/30/2025	
Parcel ID Number (CAMA Number) 182-10-0-00-004.00-0, 182-10-0-00-006.01-0		Floor Area Classification	
Property Owner Name Ad Astra Realty Holdings	Phone	Fax	
Property Owner Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant's Name [REDACTED]	Phone [REDACTED]	Fax [REDACTED]	
Applicant's Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials [<input checked="" type="checkbox"/>] <i>QAC</i>	Property Owner and/or Applicant's E-mail address [REDACTED]		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A) [# of lots _____]
<input checked="" type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A) [# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Preliminary Plat [# of lots _____]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat [# of lots _____]
<input type="checkbox"/> Site Plan	

PROJECT INFORMATION

Existing Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input checked="" type="checkbox"/> Agriculture <input 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	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
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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 *QAC* 09-30-2025
Signature Date

Office Use Only

Filing Fee \$ _____ Received by _____ # of Plans _____
 Attached Legal Description 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? To allow for the current property to be rezoned as a single family residential neighborhood.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? The subject property is currently zoned R-0 and does not allow for multiple single family residences. The subject property given its proximity to the highway and connectivity to the existing road networks and single family residential neighborhoods around will be suitable for the proposed R-2 zoning.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? The removal of restrictions from R-0 zoning to the proposed R-2 zoning will not detrimentally affect nearby property. It will only enhance and coincide with the current zoning designations currently surrounding the property.

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 community will gain additional housing for a growing community at an affordable price point. The petitioner's property will increase in value with this request and in result will raise the value of neighboring landowners as the area continues to develop.

5. How Does Your Request Conform with the Comprehensive Plan? The subject property lies within the city limits of Basehor and aligns with Basehor's plan to add additional residential housing within the city limits.

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. The development plan would be in the best interest of the public to add additional tax base and raise values of neighboring parcels. The community will be able grow with the addition of quality housing.

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. N/A



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 6

Meeting Date:

January 13, 2026

Staff Contact:

Leslee Rivarola, City Administrator
Pete Heaven, Special Counsel

Topic:

Making certain findings in connection with the Residences on the Boulevard Tax Increment Financing (TIF) Project Plan

Narrative:

On September 13, 2023, the City established the Basehor Town Center TIF District. Within the District there are expected to be several separate development projects, and each is required to have an approved "Project Plan" to receive TIF benefits.

Project Area #2 (Residences on the Boulevard) is a 57 acre parcel located in the northwest portion of the TIF District. The Project Plan for Residences on the Boulevard is to create a multi-family residential community with apartments, duplexes, townhomes and amenities; there is also a commercial/retail area planned at 155th and Basehor Boulevard. The developer will be responsible for connecting the project to all utilities, adding a traffic signal at 155th and Basehor Boulevard and constructing internal streets.

The Project Plan, which includes a map of the area, is enclosed for your review and information only. You are not being asked to take action on the Project Plan.

Kansas Law (K.S.A. 12-1770, et seq.) requires the Planning Commission to review the Project Plan and determine whether it meets the "**intent of the (City's) Comprehensive Plan.**" This must be done before the City Council can hold a public hearing and take action on the Project Plan.

The City's Comprehensive Plan, Future Land Use Plan designates the main project area for High-Density Residential development and the area at 155th and Basehor Boulevard as Neighborhood Mixed-Use, which allows for retail and commercial uses, among others. The residential portion of the project meets the City's definition of High Density Residential.

Staff Recommendation:

Staff recommends that the Planning Commission find that the anticipated uses of the project, as set forth in the Project Plan, meet the intent of the Comprehensive Plan, and authorize the Chairman to sign a resolution indicating this finding.

Recommended Motion:

I move to find that the anticipated uses as set forth in the Project Plan for the Residences on the Boulevard Project meet the intent of the Comprehensive Plan, and authorize the Chairman to sign a resolution indicating this finding.

Attachments:

Project Plan
Future Land Use Plan
Resolution 2026-PC03

**PROJECT PLAN
FOR THE
RESIDENCES ON THE BOULEVARD**

**IN THE
BASEHOR TOWN CENTER REDEVELOPMENT DISTRICT**

SECTION 1: PURPOSE

The City of Basehor, Kansas (the “City”) and Basehor Boulevard Holdings, LLC, a Kansas limited liability company (the “Developer”), have prepared the following redevelopment plan pursuant to K.S.A. 12-1772(a) for the Residences on the Boulevard (the “Project”), which is a redevelopment project within the redevelopment district commonly known as Basehor City Center Redevelopment District, established by Ordinance 888 as adopted by the City on September 13, 2023 (the “Ordinance”).

SECTION 2: REDEVELOPMENT PLAN

The redevelopment plan for the Project includes the following:

(1) Summary of the feasibility study

A feasibility study as defined by K.S.A. 12-1770a (the “Feasibility Study”) has been prepared for the Project and is attached as *Exhibit A*. The study shows that tax increment revenue and other revenues (including, without limitation, equity and loans) derived from the Project will be sufficient to pay for the project costs that are to be funded from such revenues or a bond issue payable from such revenues. The Feasibility Study incorporates a number of assumptions, including a constant mill levy of 124.332. The mill levy may vary each year of the TIF Term based on legislative actions and budgetary decisions made by the individual taxing jurisdictions. It also assumes tax collections of 100% and an approximate 1.5% annual increase in appraised value following full construction. As shown on *Exhibit A*, the Project is projected to produce approximately \$38,549,897 of incremental property tax revenues over the 20-year life of this Project Plan based on capturing 100% of eligible incremental property taxes. Such amount, together with Developer’s equity and debt, is sufficient to pay for the eligible redevelopment project costs consisting of \$35,694,747, plus other costs described in the Development Agreement between Developer and the City. The project is feasible.

No bonds are proposed at this time.

(2) Reference to the redevelopment district plan

The redevelopment plan for the Project has been prepared with reference to the district plan established pursuant to K.S.A. 12-1771 for the Basehor City Center Redevelopment District and as more particularly set forth in the Ordinance. The plan includes (i) development of approximately 557 residential multi-family units (consisting of approximately 84 residential buildings), carports, garages and a clubhouse; (ii) land acquisition, site preparation, grading,

streets, roads, sidewalks, parking, open space amenities, and infrastructure improvements; (iii) construction of new public infrastructure located within the Basehor City Center Redevelopment District including a traffic signal at the intersection of Basehor Boulevard and 155th Street and certain off-site stormwater detention basins; (iv) the development of approximately 50,000 square feet of commercial space on one or more pad sites; and (v) eligible soft costs and financing costs related to the Project.

(3) Descriptions and maps of the areas to be redeveloped

A legal description and map of the area to be developed by this Project (the “Project Area”) is attached hereto in *Exhibit B*. The Project Area identified in this paragraph is all within the boundaries of the Basehor City Center Redevelopment District. The Project is intended to be developed in approximately five (5) phases.

(4) Relocation assistance plan

No relocation of residents or buildings is required.

(5) Description of the facilities proposed to be constructed

The facilities proposed to be constructed or undertaken as a part of the Project are: all costs necessary to acquire the Project Area and develop the multi-family residential units, clubhouse, carports, garages and related amenities, and commercial space described above and also including site grading, roads, streets, curbs, gutters, sanitary sewer, storm sewer, water lines and other utility infrastructure, parking, landscaping, open space amenities, lighting, and any other expenses eligible for reimbursement under the K.S.A. 12-1770 *et seq.* The facilities proposed to be constructed specifically include those certain sanitary sewer, stormwater detention improvements and traffic signal located within and outside the Project area but within or adjacent to the Basehor Town Center Redevelopment District, all of such improvements being necessary for the implementation of this Project Plan. The Developer will advance funds necessary to construct the Project, and it is contemplated that Developer will subsequently be reimbursed with tax increment revenues received by the City on a “pay-as-you-go” basis.

The construction of the facilities and the method for reimbursement of the same are more particularly set forth in the Development Agreement for the Project made and entered into by and between the City and the Developer.

(6) Other information deemed necessary to advise the public of the intent of the project plan

If sufficient tax increment revenue is not available to pay all of the Developer’s eligible costs as set forth in the Development Agreement, the City is under no obligation to reimburse eligible costs from any other source.

EXHIBIT A
FEASIBILITY STUDY
TIF REVENUE ESTIMATE - ALL PHASES

PHASE 1	Units per Bldg	Appraised Value per Unit	Number of Units	Appraised Value (Stabilized)	Assessed Value	Current Assessed Value	Stabilization Year	Base Valuation
PROJECT COMPONENT								
Attached Duplex Units	2	\$290,000.00	40	\$11,600,000	\$1,334,000			2032
3-Plex Units	3	\$280,000.00	27	\$7,560,000	\$869,400			2028
4-Plex Units	4	\$270,000.00	0	\$0	\$0			n/a
5-Plex Units	5	\$270,000.00	5	\$1,350,000	\$155,250			2028
6-Plex Units	6	\$270,000.00	36	\$9,720,000	\$1,117,800			2029
7-Plex Units	7	\$270,000.00	14	\$3,780,000	\$434,700			2028
8-Plex Units	8	\$270,000.00	40	\$10,800,000	\$1,242,000			2029
16-Unit Apartments	16	\$255,000.00	0	\$0	\$0			n/a
24-Unit Apartments	24	\$255,000.00	48	\$12,240,000	\$1,407,600			2029
33-Unit Apartments	33	\$255,000.00	0	\$0	\$0			n/a
36-Unit Apartments	36	\$255,000.00	72	\$18,360,000	\$2,111,400			2030
TOTAL:	144		282	\$75,410,000	\$8,672,150	\$0	\$8,672,150	\$0
PHASE 2	Units per Bldg	Appraised Value per Unit	Number of Units	Appraised Value (Stabilized)	Assessed Value	Current Assessed Value	Stabilization Year	Base Valuation
PROJECT COMPONENT								
Attached Duplex Units	2	\$290,000.00	0	\$0	\$0			n/a
3-Plex Units	3	\$280,000.00	0	\$0	\$0			n/a
4-Plex Units	4	\$270,000.00	0	\$0	\$0			n/a
5-Plex Units	5	\$270,000.00	0	\$0	\$0			n/a
6-Plex Units	6	\$270,000.00	0	\$0	\$0			n/a
7-Plex Units	7	\$270,000.00	0	\$0	\$0			n/a
8-Plex Units	8	\$270,000.00	0	\$0	\$0			n/a
16-Unit Apartments	16	\$255,000.00	16	\$4,080,000	\$469,200			2032
24-Unit Apartments	24	\$255,000.00	72	\$18,360,000	\$2,111,400			2032
33-Unit Apartments	33	\$255,000.00	66	\$16,830,000	\$1,935,450			2032
36-Unit Apartments	36	\$255,000.00	0	\$0	\$0			n/a
TOTAL:	205		154	\$39,270,000	\$4,516,050	\$0	\$4,516,050	\$0
PHASE 3	Units per Bldg	Appraised Value per Unit	Number of Units	Appraised Value (Stabilized)	Assessed Value	Current Assessed Value	Stabilization Year	Base Valuation
PROJECT COMPONENT								
Attached Duplex Units	2	\$290,000.00	26	\$7,540,000	\$867,100			2039
3-Plex Units	3	\$280,000.00	0	\$0	\$0			n/a
4-Plex Units	4	\$270,000.00	36	\$9,720,000	\$1,117,800			2035
5-Plex Units	5	\$270,000.00	15	\$4,050,000	\$465,750			2036
6-Plex Units	6	\$270,000.00	6	\$1,620,000	\$186,300			2035
7-Plex Units	7	\$270,000.00	14	\$3,780,000	\$434,700			2035
8-Plex Units	8	\$270,000.00	24	\$6,480,000	\$745,200			2036
16-Unit Apartments	16	\$255,000.00	0	\$0	\$0			n/a
24-Unit Apartments	24	\$255,000.00	0	\$0	\$0			n/a
36-Unit Apartments	36	\$255,000.00	0	\$0	\$0			n/a
TOTAL:	180		121	\$33,190,000	\$3,816,850	\$0	\$3,816,850	\$0
PHASE 4	Units per Bldg	Appraised Value per Unit	Number of Units	Appraised Value (Stabilized)	Assessed Value	Current Assessed Value	Stabilization Year	Base Valuation
PROJECT COMPONENT								
Commercial Lot 1	30,600	\$250.00	0	\$7,650,000	\$1,912,500			2035
Commercial Lot 2	19,600	\$250.00	0	\$4,900,000	\$1,225,000			2035
TOTAL:	50,200		0	\$12,550,000	\$3,137,500	\$0	\$3,137,500	\$0
Residential Assessment:	11.5%	Commercial Assessment:		25%				
Year	Base Assessed Value	Projected Assessed Land Value	Projected Assessed Impvmt Value	Real Estate Increment				
1	\$0	\$1,440,250	\$0	\$179,069				
2	\$0	\$1,440,250	\$364,838	\$224,430				
3	\$0	\$1,440,250	\$1,671,525	\$386,893				
4	\$0	\$1,440,250	\$3,870,900	\$660,346				
5	\$0	\$1,440,250	\$6,340,514	\$967,398				
6	\$0	\$1,440,250	\$8,895,770	\$1,285,098				
7	\$0	\$1,440,250	\$10,396,612	\$1,471,701				
8	\$0	\$1,440,250	\$13,344,149	\$1,838,174				
9	\$0	\$1,440,250	\$14,607,437	\$1,995,241				
10	\$0	\$1,440,250	\$16,148,199	\$2,186,807				
11	\$0	\$1,440,250	\$18,912,198	\$2,530,461				
12	\$0	\$1,440,250	\$19,559,133	\$2,610,895				
13	\$0	\$1,440,250	\$19,785,612	\$2,639,054				
14	\$0	\$1,440,250	\$20,005,784	\$2,666,428				
15	\$0	\$1,440,250	\$20,442,637	\$2,720,743				
16	\$0	\$1,440,250	\$20,749,276	\$2,758,868				
17	\$0	\$1,440,250	\$21,060,515	\$2,797,565				
18	\$0	\$1,440,250	\$21,376,423	\$2,836,843				
19	\$0	\$1,440,250	\$21,697,070	\$2,876,709				
20	\$0	\$1,440,250	\$22,022,526	\$2,917,174				
TOTALS				\$38,549,897				

Residences on the Boulevard – Development Cost Estimate

Item	Project Budget of TIF Eligible Project Costs			Total Est. Costs - Phase 4	
	Total Est. Costs - Phase 1	Total Est. Costs - Phase 2	Total Est. Costs - Phase 3	(Commercial)	
Land -	\$ 1,440,250	\$ -	\$ -	\$ -	\$ -
Mass Grading	\$ 2,321,680			\$ -	\$ 500,000
Roads and Utilities	\$ 9,861,000	\$ 2,158,000	\$ 2,143,500	\$ -	\$ 750,000
Engineering + Staking	\$ 788,880	\$ 344,120	\$ 171,480	\$ -	\$ 100,000
Parking Lots	\$ 4,720,000	\$ 1,840,000		\$ -	\$ 1,000,000
Landscaping	\$ 1,000,000	\$ 500,000	\$ 250,000	\$ -	\$ 300,000
Traffic Signal	\$ 350,000	\$ -	\$ -	\$ -	\$ -
Basehor Boulevard Modifications	\$ 500,000				
Subtotal	\$ 20,981,810	\$ 4,842,120	\$ 2,564,980	\$ -	\$ 2,650,000
Contingency - 15%	\$ 3,147,271.50	\$ 726,318.00	\$ 384,747.00	\$ -	\$ 397,500.00
 Total Estimated Costs	 \$ 24,129,082	 \$ 5,568,438	 \$ 2,949,727	 \$ -	 \$ 3,047,500
 GRAND TOTAL	 \$ 35,694,747				

EXHIBIT B

DESCRIPTION AND MAP OF RESIDENCES ON THE BOULEVARD

SURVEYOR SUGGESTED PROPERTY DESCRIPTION:

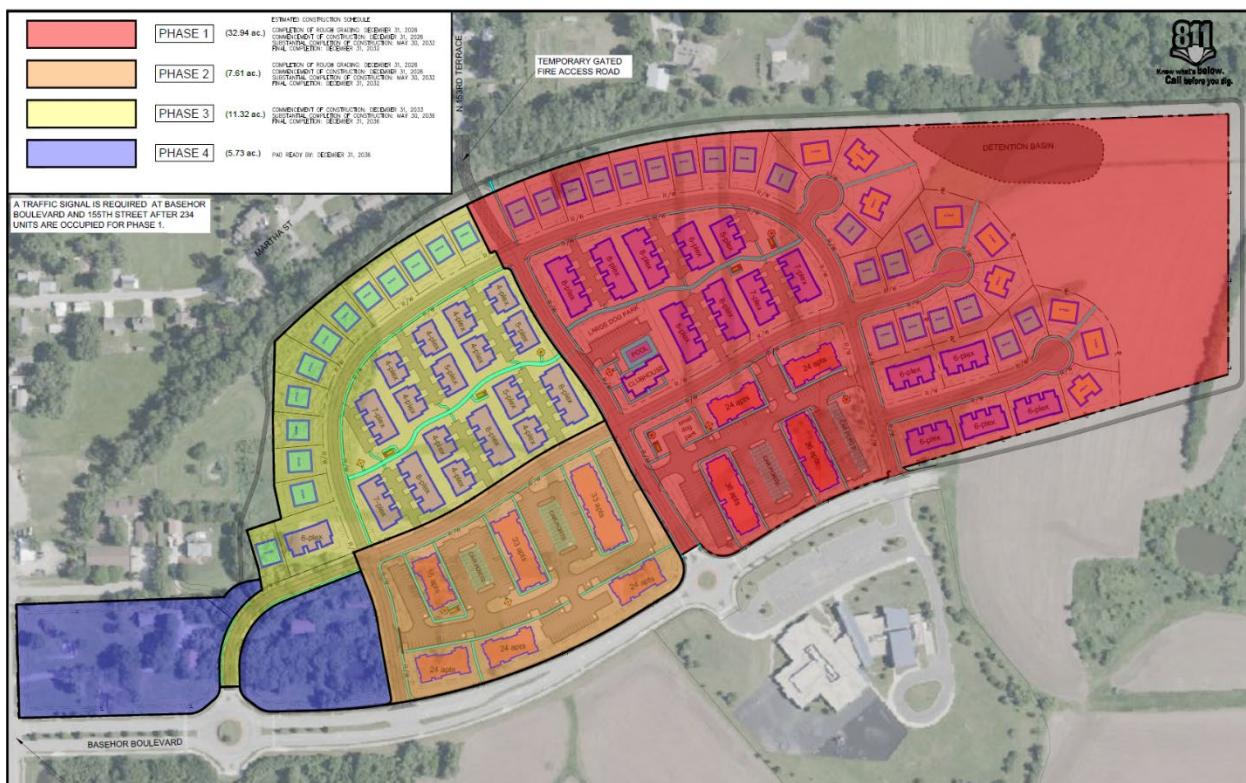
A tract in the Northwest Quarter and the Northeast Quarter of Section 35, Township 10 South, Range 22 East in City of Basehor, Leavenworth County, Kansas, being more particularly described as follows; surveyed and prepared on April 16, 2025, by John B. Young, PLS-1298:

Commencing at the Southwest corner of said Northwest Quarter; Thence North 01°24'37" West along the West line of said Northwest Quarter, 468.61 feet; Thence North 88°35' 00" East, 30.00 feet to the East right-of-way line of N. 155th Street, as now established and the Point of Beginning;

Thence North 01°24'37" West along said East right-of-way line, 283.76 feet to the South right-of-way line of Hickory Street, as now established; Thence North 87°57'17" East along said South right-of-way line and its easterly extension, 520.77 feet; Thence on a curve to the right, having an initial tangent bearing North 33°11'32" East, with a radius of 89.00 feet, and an arc length of 73.61 feet; Thence North 80°34'51" East, 31.30 feet; Thence North 09°25'09" West, 25.94 feet; Thence North 16°47'15" West, 101.56 feet; Thence North 71°27'54" East, 90.63 feet;

Thence North 12°01'13" West, 84.39 feet; Thence North 01°06'35" West, 166.79 feet; Thence North 01°29'06" East, 193.85 feet; Thence on a curve to the right, having an initial tangent bearing North 45°12'58" East, with a radius of 1819.10 feet, and an arc length of 1356.91 feet; Thence North 87°57'14" East, 1169.16 feet; Thence South 00°03'24" West, 650.66 feet; Thence South 74°00'40" West, 886.85 feet; Thence South 16°23'23" East, 12.78 feet; Thence on a curve to the left, having an initial tangent bearing South 73°20'34" West, a radius of 1180.00 feet, and an arc length of 308.58 feet; Thence South 58°21'34" West, 116.91 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 66.00 feet, and an arc length of 103.67 feet; Thence South 58°21'34" West, 60.00 feet; Thence on a curve to the right, having an initial tangent bearing South 31°38'26" East, with a radius of 66.00 feet, and an arc length of 103.67 feet; Thence South 58°21'34" West, 112.52 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 1600.00 feet, and an arc length of 844.01 feet; Thence South 88°35'00" West, 103.47 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 60.00 feet, and an arc length of 40.51 feet; Thence North 52°44'03" West, 33.31 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 40.00 feet, and an arc length of 35.83 feet; Thence South 88°35'15" West, 50.00 feet; Thence on a curve to the right, having an initial tangent bearing South 01°24'39" East, with a radius of 40.00 feet, and an arc length of 35.81 feet; Thence South 49°54'20" West, 33.33 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 60.00 feet, and an arc length of 40.50 feet; Thence South 88°35'00" West, 426.55 feet to the Point of Beginning.

Contains 2,509,352 square feet or 57.61 acres, more or less.



RESOLUTION 2026-PC03

A RESOLUTION MAKING CERTAIN FINDINGS IN CONNECTION WITH THE PROJECT PLAN FOR PROJECT AREA #2 (RESIDENCES ON THE BOULEVARD) WITHIN THE BASEHOR TOWN CENTER TIF DISTRICT IN THE CITY OF BASEHOR, KANSAS.

WHEREAS, in accordance with K.S.A. 12-1772(b), all development project plans for development projects within the City of Basehor, Kansas (the "City"), are to be reviewed by the Planning Commission of the City of Basehor, Kansas (the "Planning Commission"), in order for the Planning Commission to make certain findings with respect to such plans; and

WHEREAS, the Planning Commission has received and considered the Tax Increment Financing Development Project Plan #2 (Residences on the Boulevard) (the "Project Plan") for Basehor Town Center TIF District (the "District"), in accordance with K.S.A. 12-1772(b); and

WHEREAS, in accordance with K.S.A. 12-1772, the proposed Project Plan includes (a) a summary of the feasibility and costs study, (b) a reference to the District plan that identifies the development project area set forth in the Project Plan that is being considered, (c) a description and map of the area to be developed, (d) a statement that no relocation is necessary (e) a detailed description facilities proposed to be constructed or improved in the development project area, and (t') any other information the City deems necessary.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds and determines that the proposed Project Plan is consistent with the intent of the comprehensive plan for development of the City.

ADOPTED by the Basehor Planning Commission this 13th day of January, 2026.

By: _____
Chairman

ATTEST:

By: _____
Secretary



City of Basehor

Agenda Item Cover Sheet

Planning Commission Agenda Item No. 7

Meeting Date: January 13, 2026

Staff Contact: Alex Van Dyke

Topic: An application to approve the Preliminary Plat for Dodd Farms.

Narrative: The applicant requests approval of the Preliminary Plat for Dodd Farms, a proposed single-family residential subdivision located south of Evans Road and east of 158th Street, adjacent to the existing Glenwood Estates subdivision. The approximately 52-acre property was rezoned from R-0 to R-1 in November 2025, and this application represents the first development proposal following the rezoning.

The proposed development includes 124 residential lots to be constructed in two phases, with an overall density of approximately 2.26 dwelling units per acre. Primary access will be provided via 156th Terrace and Glenwood Drive, with additional stub streets included to support future connectivity to adjacent properties. The project includes an internal street network, stormwater detention facilities, multi-use trails, open space tracts, and a centrally located area dedicated for a community building and pool to be maintained by the HOA.

Staff has reviewed the submittal and finds it consistent with the Comprehensive Plan, zoning regulations, and design standards.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat for Dodd Farms.

Recommended Motion:

I move to approve the Preliminary Plat for Dodd Farms.

Attachments:

- A. Staff Report
- B. Aerial
- C. Application
- D. Preliminary Plat



STAFF REPORT

Planning Commission Meeting: January 13, 2026

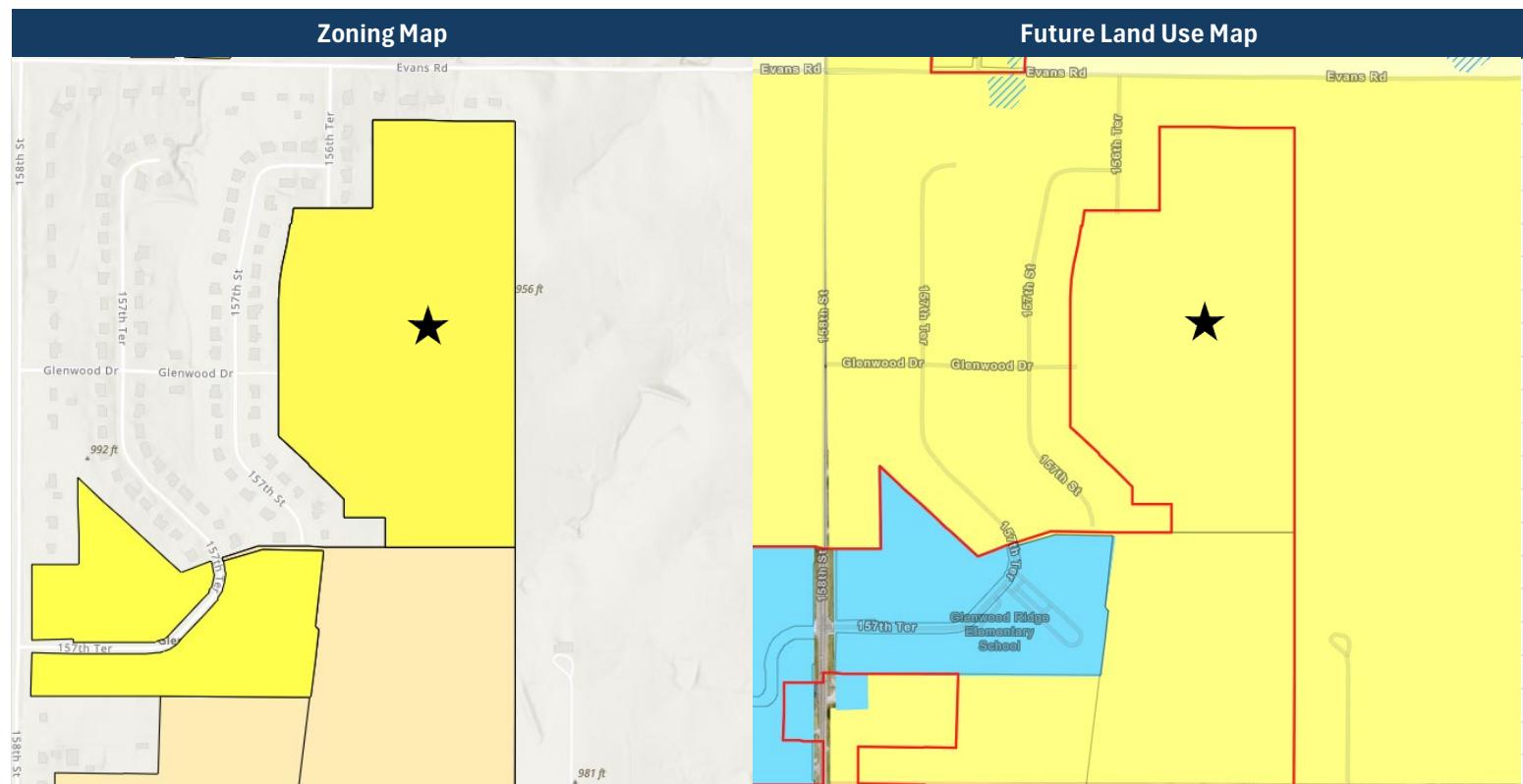
Application:	Preliminary Plat for Dodd Farms
Owner/Applicant:	Kansas Ave Basehor Property LLC, Chris Coulson
Legal Description:	Section 14, Township 11, Range 22
Location:	East of 158 th Street, South of Evans Road
Engineer:	Atlas Land Consulting
Planner:	Alex Van Dyke

Parcel Size: 55.20 acres

Current Zoning: R-1, Single Family Residential

**Comp. Plan: Low Density
Residential**

Current Use: Vacant





Application Summary

The applicant is requesting approval of the Preliminary Plat for Dodd Farms, located on approximately 52 acres of undeveloped land south of Evans Road and east of 158th Street, adjacent to the existing Glenwood Estates subdivision. The property was rezoned from R-0 to R-1 at the November 2025 City Council meeting. This application is the first development proposal for the property following final approval of the rezoning.

Land Use & Zoning

The proposed development includes 124 residential lots to be developed in two phases. All lots meet the minimum requirements for their respective zoning districts in terms of lot size and dimensional standards. The overall proposed density is approximately 2.26 dwelling units per acre, which remains well below the average density of existing and approved single-family residential development within the City limits.

Primary access to the development will be provided via 156th Terrace and Glenwood Drive, which will serve as the main points of access for both phases of the project. The plat also includes two stubbed streets along the south and west boundaries to ensure future connectivity and logical extension of the street network to adjacent properties as they develop.

Phase One of the development consists of 80 residential lots and will establish both primary points of access into the subdivision, as well as the initial internal street network. Phase Two includes the remaining 44 lots and incorporates a stubbed street connection to the south to facilitate future connectivity and coordination with any subsequent development on neighboring properties.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-1 - Single Family Residential	Undeveloped	Low Density Residential
North	RR-2.5 - County Property	Glenwood Estates Subdivision	Low Density Residential
South	R-0 - Suburban Residential	Undeveloped	Low Density Residential Medium Density Residential
West	RR-2.5 - County Property	Glenwood Estates Subdivision	Low-Density Residential
East	RR-2.5 - County Property	Undeveloped	Low-Density Residential

Stormwater, Drainage & Floodplain

There are no floodplains located on this parcel. The proposed stormwater management system includes one primary stormwater detention basin located on the northern portion of the site, in an area containing significant existing tree cover. The applicant has submitted a preliminary drainage study, which has been reviewed by City staff and the City Engineer. Final sewer, street, and stormwater plans will be subject to review and approval by Municipal Services, the City Engineer, and KDHE prior to construction.



**City of Basehor Planning Commission
Staff Report – PPP-003-25
Preliminary Plat for Dodd Farms**

Trails & Amenities

An 8-foot multi-use trail is proposed along the frontage of the residential lots, along with multiple extensions of dedicated, stand-alone trail segments. The plat also includes a dedicated area located in the central portion of the development for a community building and pool, which will be maintained by the Homeowners Association (HOA). Additionally, the plat includes four open space tracts, all of which will be maintained by the developer or the HOA. Tract A includes a dedicated 8-foot trail loop and will also function as a stormwater detention area.

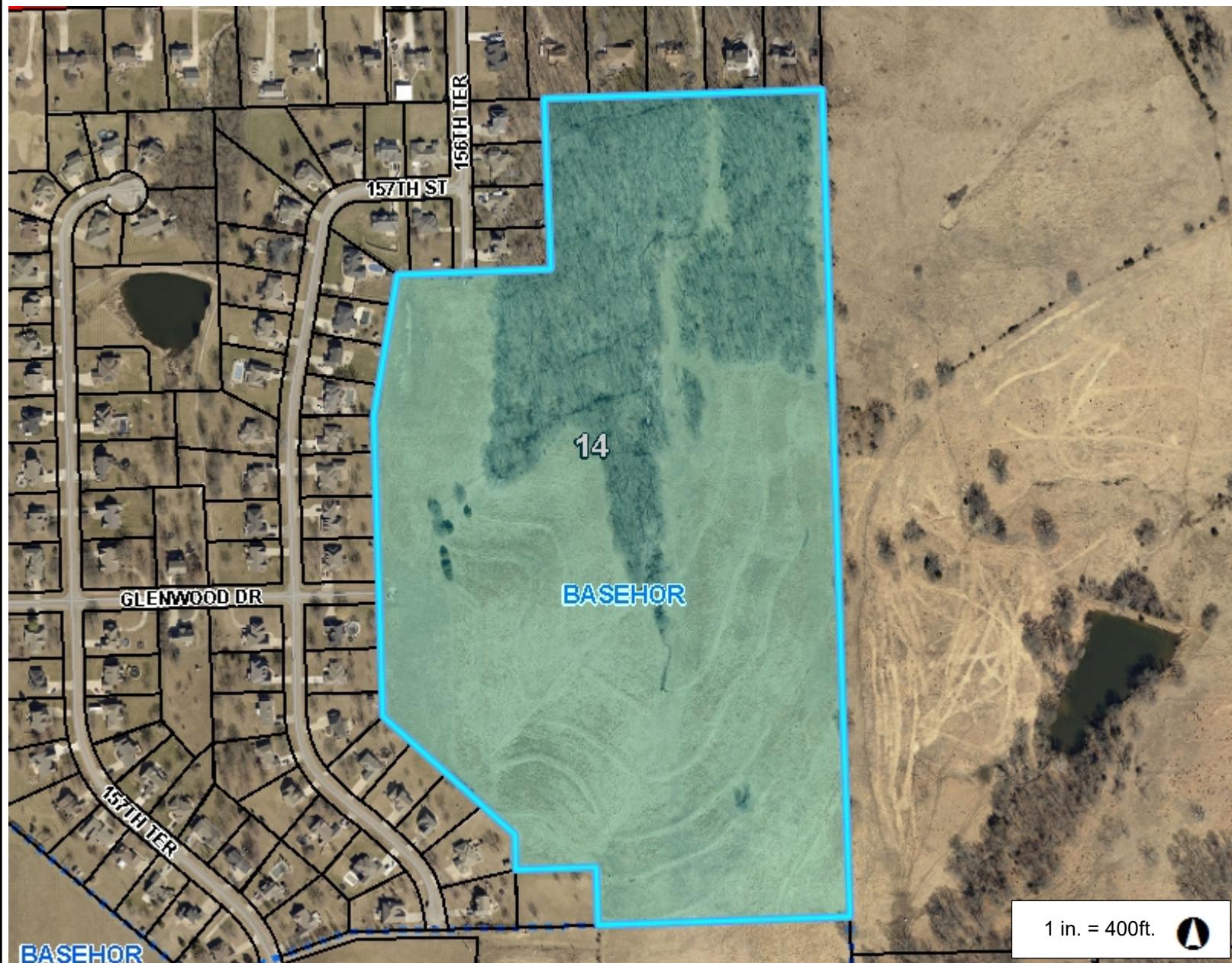
Next Steps

- The applicant must submit a Final Plat for at least Phase 1 within one (1) year for City staff review.
- The Planning Commission will review and act on the Final Plat.
- If approved, City Council will vote on acceptance of easements and dedication of public land.
- The applicant must record the final plat with the Leavenworth County Register of Deeds.
- City Staff reviews construction documents for improvements to be constructed according to the Subdivision Improvement Agreement (SIA).
- Building permits may be issued for individual lots in accordance with the phasing plan and SIA agreed to by the City and developer.
- Sign permits for monument signs may be issued upon construction of entrances.

STAFF RECOMMENDATION FOR THE PRELIMINARY PLAT REQUEST:

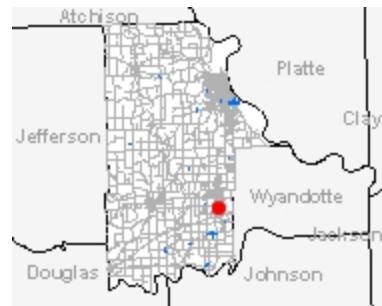
Staff recommends approval of the Preliminary Plat for Dodd Farms

Dodd Farms Plat Aerial



800.0 0 400.00 800.0 Feet

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



Legend

- Lot Line
- Parcel
- City Limit Line
- Major Road
- <all other values>
- 70
- Road
- <all other values>
- PRIVATE
- Railroad
- Section
- Section Boundaries
- County Boundary

Notes

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department

1600 N. 158th Street, Basehor, KS 66007

Phone: 913-724-1370

www.cityofbasehor.org



Project Name & Description Dodd Farms		Total Site Acreage 55.45	Present Zoning R-1
Legal Description (May be attached as separate sheet) Via Survey			Proposed Zoning
Project Address / General Location 00000 156th Ter,			Date 11/20/2025
Parcel ID Number (CAMA Number) 186-14-0-00-00-029.18			Floor Area Classification
Property Owner Name Kansas Ave Basehor Property LLC	Phone	Fax	
Property Owner Address [REDACTED]	City [REDACTED]	State	Zip
Applicant's Name [REDACTED]	P [REDACTED]	Fax	
Applicant's Address [REDACTED]	City [REDACTED]	State	Zip
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials [REDACTED]	Property Owner and/or Applicant's E-mail address Owner - [REDACTED] Applicant - [REDACTED]		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A) [# of lots _____]
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A) [# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Special Use Permit	<input checked="" type="checkbox"/> Preliminary Plat [# of lots <u>124</u>]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat [# of lots _____]
<input type="checkbox"/> Site Plan	

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	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings 132	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS

Proposed Number of Lots 132	Maximum Lot Size .56acres	Minimum Lot Size .23acres	Average Lot Size .28acres
---------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

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.

[Signature]
Signature

11/20/25
Date

Office Use Only

Filing Fee \$ _____ Received by _____ # of Plans _____
 Attached Legal Description Property Ownership List

UTILITIES

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF VARIOUS UTILITY COMPANIES AND HAS NOT BEEN VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE INTERPRETED AS ACCURATE OR EXACT.

FLOODPLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 20103C0327G, 20103C0331G, 20103C0350G, & 20103C0333G EFFECTIVE DATE: JULY 16TH, 2015, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

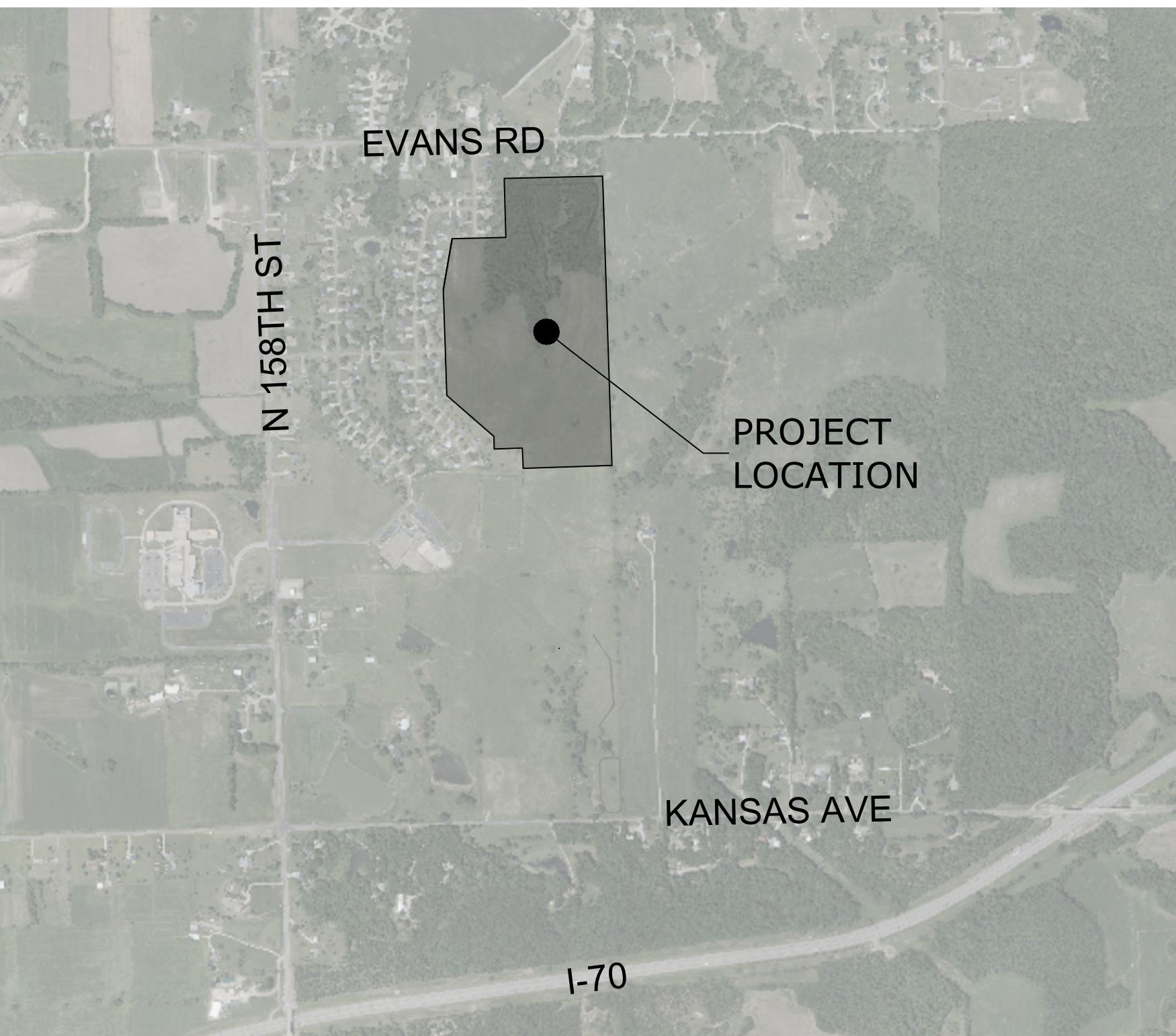
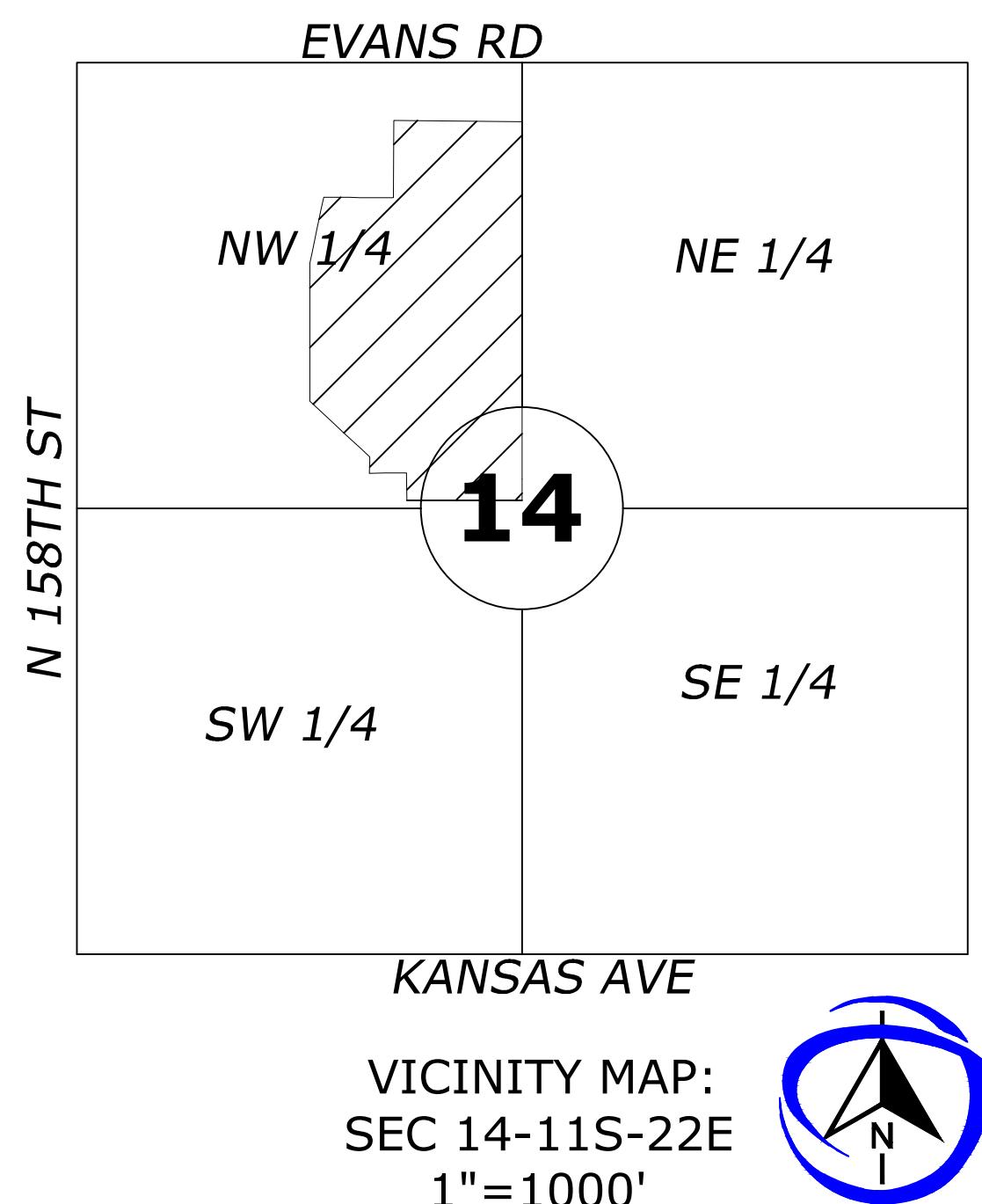
HORIZONTAL CONTROL

KANSAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH ZONE.

DESCRIPTION

TRACT 1: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE 6TH P.M., IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, PREPARED BY ROGER B DILL PLS 1408 DATED SEPTEMBER 3, 2025 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 01°49'12" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2642.35 FEET TO THE CENTER CORNER OF SAID SECTION 14; THENCE NORTH 01°49'10" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 104.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 88°06'19" WEST, A DISTANCE OF 687.62 FEET; THENCE NORTH 02°45'42" WEST, A DISTANCE OF 158.01 FEET; THENCE SOUTH 87°59'14" WEST, A DISTANCE OF 219.74 FEET TO A POINT ON THE EAST LINE OF SAID GLENWOOD ESTATES, A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS; THENCE NORTH 01°32'13" ALONG THE EAST LINE OF SAID GLENWOOD ESTATES, A DISTANCE OF 37.09 FEET; THENCE NORTH 48°52'2" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 484.88 FEET; THENCE NORTH 01°48'07" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 819.76 FEET; THENCE NORTH 09°52'34" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 400.62 FEET; THENCE NORTH 88°40'28" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 414.77 FEET; THENCE NORTH 01°22'43" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 459.83 FEET; THENCE NORTH 88°44'28" EAST, A DISTANCE OF 762.74 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°49'10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2244.63 FEET TO THE POINT OF BEGINNING. CONTAINING 2413578.87 SQFT OR 55.41 ACRES MORE OR LESS.



DODD FARMS

00000 KANSAS AVE BASEHOR, KANSAS

E $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ SECTION 14, TOWNSHIP 11S, RANGE 22E IN
BASEHOR, LEAVENWORTH COUNTY, KANSAS

PRELIMINARY PLAT

TOTAL PROJECT AREA: 55.45 AC
TOTAL DISTURBED AREA: 51.28 AC
IMPERVIOUS AREA INCREASE: 18.18 AC

UTILITY CONTACTS

EVERGY
800-383-1183

ATMOS ENERGY
866-322-8667

KANSAS GAS SERVICE
800-794-4780

AT&T
800-288-2020

SPECTRUM
833-267-6094

INDEX OF SHEETS

C-001	COVER SHEET
C-002	GENERAL LAYOUT
C-003	LOT SIZE TABLE
C-004	OVERALL LAYOUT
C-005	NORTH PLAT 1 OF 6
C-006	NORTHWEST PLAT 1 OF 6
C-007	NORTHEAST PLAT 2 OF 6
C-008	EAST PLAT 3 OF 6
C-009	WEST PLAT 4 OF 6
C-010	SOUTH PLAT 5 OF 6
C-011	ADDITIONAL INFORMATION

SURVEY CONTROL

CP#1 N-289273.6668' E-2181719.6242' ELV-922.325'
1/2" REBAR 28 FEET +/- NORTH OF CENTER OF ROAD. 6.3 FEET +/- WEST OF POWER POLE.

CP#2 N-291960.7429' E-2180465.8125' ELV-988.140'
1/2" REBAR CAP RLS 356. 6.3 FEET +/- NORTH OF ASPHALT PATH. 108.5 FEET +/- WEST OF POWER POLE.

CP#3 N-293757.1268' E-2180395.5638' ELV-954.628'
5/8" REBAR 183.3 FEET +/- WEST OF ASPHALT ROAD CENTERLINE. 4.3 FEET NORTHEAST OF TELEPHONE PEDESTAL.

CP#4 N-294226.3957' E-2180799.2442' ELV-918.244'
1/2" REBAR CAP RLS 356. 231.6 FEET +/- EAST OF CENTERLINE OF ASPHALT ROAD. 2.5 FEET +/- NORTHWEST OF FENCE CORNER



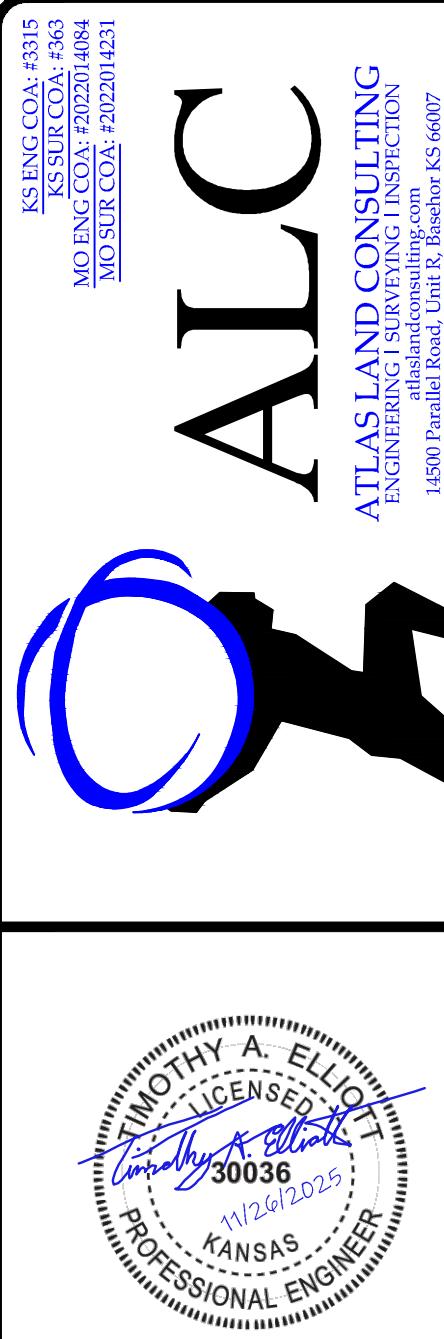
Know what's
below.
Call 811
before you dig.

PREPARED FOR:
KANSAS AVE BASEHOR
PROPERTY, LLC
CHRIS COULSON
4801 MAIN ST. STE 625
KANSAS CITY, MO

PROJECT #: 25-037E
ISSUE DATE: 11/26/2025

COVER

C-001



PRELIMINARY PLAT
DODD FARMS

00000 KANSAS AVE,
BASEHOR, KANSAS 66007

NO.	BY	QD	DATE	REVISION

FOR REVIEW

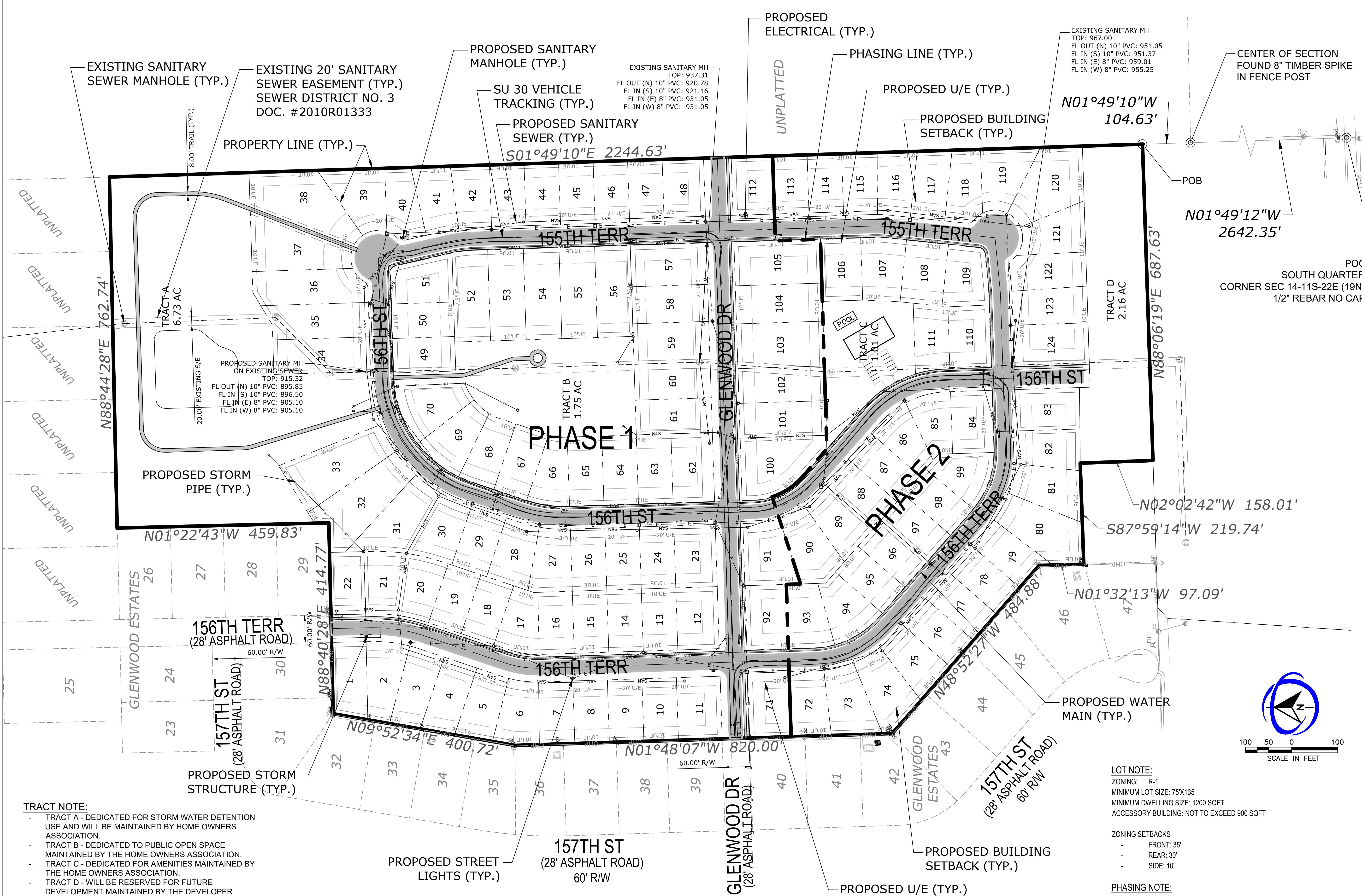
APPROVALS

REVIEWED BY:

P.E., CITY ENGINEER

THIS PROJECT HAS BEEN DESIGNED, AND THESE PLANS PREPARED IN ACCORDANCE WITH THE DESIGN CRITERIA OF THE CITY OF BASEHOR, KANSAS, IN CURRENT USAGE AT THE TIME OF PLAN PREPARATION, WITH THE FOLLOWING EXCEPTIONS:
NONE

ENGINEER OF RECORD



PRELIMINARY PLAT
DODD FARMS

00000 KANSAS AVE,
BASEHOR, KANSAS 66007

FOR REVIEW

NO.	BY	QC	DATE	REVISION
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PREPARED FOR:
KANSAS AVE BASEHOR PROPERTY, LLC
CHRIS COULSON
4801 MAIN ST, STE 625
KANSAS CITY, MO

PROJECT #: 25-037E
ISSUE DATE: 11/26/2025

GENERAL LAYOUT

C-002

PHASING NOTE:
PHASE 1 INCLUDES 80 LOTS AND IS EXPECTED TO BE CONSTRUCTED FROM 3/2026 THRU 11/2026
PHASE 2 INCLUDES 44 LOTS AND IS EXPECTED TO BE CONSTRUCTED FROM 3/2027 THRU 11/2027

LOT NOTE:
ZONING: R-1
MINIMUM LOT SIZE: 75'X135'
MINIMUM DWELLING SIZE: 1200 SQFT
ACCESSORY BUILDING: NOT TO EXCEED 900 SQFT

ZONING SETBACKS

- FRONT: 35'
- REAR: 30'
- SIDE: 10'

ATLAS LAND CONSULTING
ENGINEERING SURVEYING INSPECTION
1450 Parallel Road Unit R, Basehor KS 66007

KS ENG COA: 2315
KSSIR COA: 5353
MO ENG COA: 202014094
MO SUR COA: 202014231

ALC

Parcel Area Table		
LOT #	AREA (SF)	AREA (AC)
1	12173	0.28
2	12432	0.29
3	12309	0.28
4	11901	0.27
5	11411	0.26
6	11692	0.27
7	10284	0.24
8	10193	0.23
9	10195	0.23
10	10198	0.23
11	12922	0.30
12	12150	0.28
13	10125	0.23
14	10125	0.23
15	10125	0.23
16	10184	0.23
17	10521	0.24
18	10125	0.23
19	10125	0.23
20	11036	0.25

Parcel Area Table		
LOT #	AREA (SF)	AREA (AC)
21	11016	0.25
22	10185	0.23
23	12150	0.28
24	10125	0.23
25	10125	0.23
26	10125	0.23
27	11285	0.26
28	11508	0.26
29	10752	0.25
30	12016	0.28
31	16022	0.37
32	21426	0.49
33	21714	0.50
34	15750	0.36
35	16247	0.37
36	17820	0.41
37	19633	0.45
38	24188	0.56
39	13969	0.32
40	10786	0.25

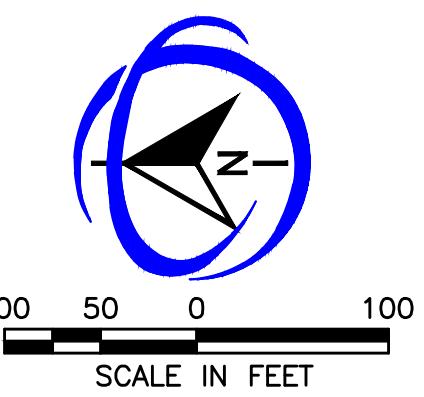
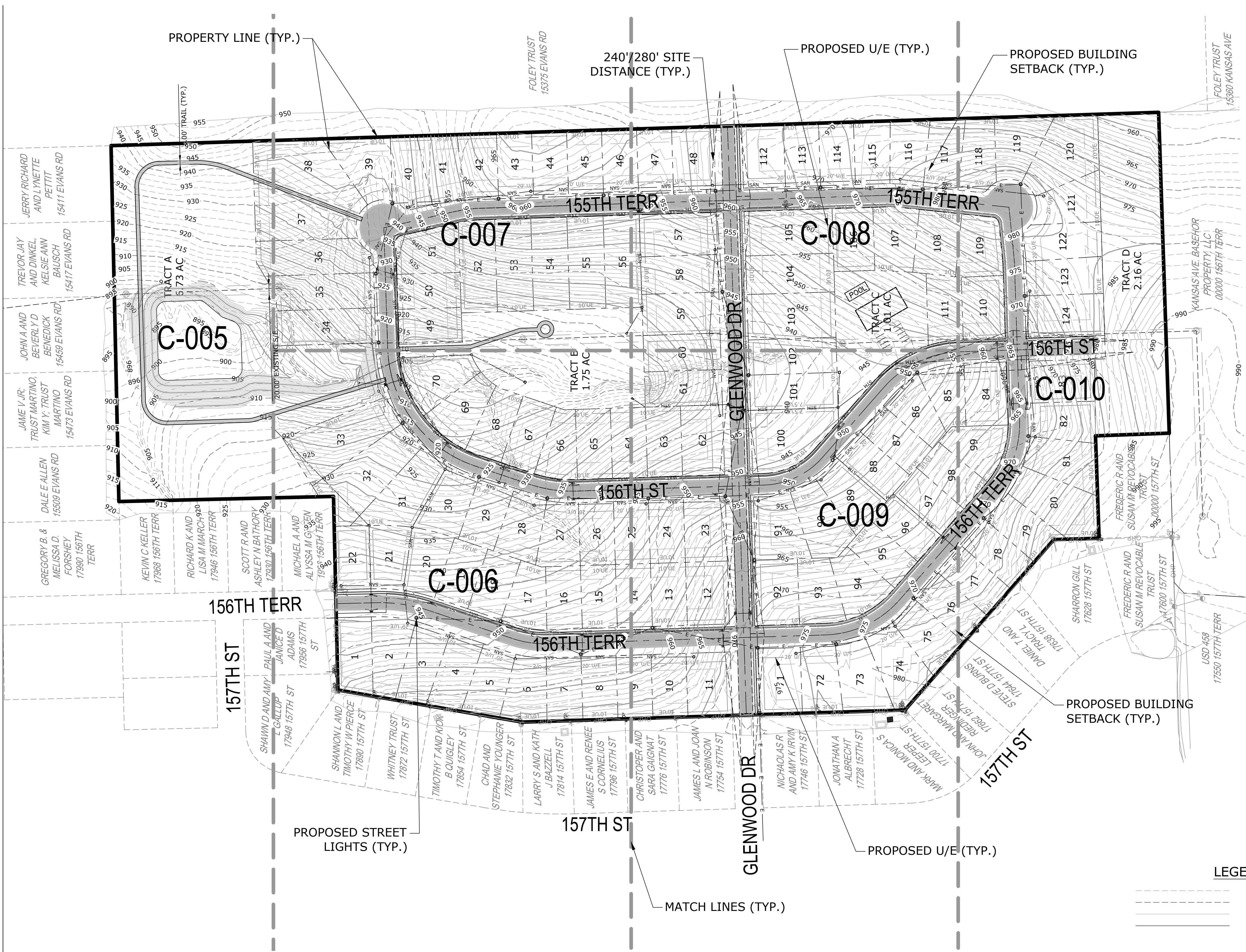
Parcel Area Table		
LOT #	AREA (SF)	AREA (AC)
41	11213	0.26
42	10539	0.24
43	10069	0.23
44	10068	0.23
45	10066	0.23
46	10065	0.23
47	10064	0.23
48	12075	0.28
49	10125	0.23
50	10125	0.23
51	12571	0.29
52	15295	0.35
53	15325	0.35
54	15325	0.35
55	15325	0.35
56	15325	0.35
57	14864	0.34
58	13300	0.31
59	14529	0.33
60	12908	0.30

1000' NEIGHBOR LIST

Parcel Area Table		
LOT #	AREA (SF)	AREA (AC)
121	12019	0.28
122	12436	0.29
123	12515	0.29
124	14675	0.34

Parcel Area Table		
PARCEL NAME	AREA (SF)	AREA (AC)
TRACT A	293160	6.73
TRACT B	76444	1.75
TRACT C	44188	1.01
TRACT D	94219	2.16

 ALC <small>ATLAS LAND CONSULTING ENGINEERING SURVEYING INSPECTION 1450 Parallel Road Unit R, Salina KS 66407</small>	
 TIMOTHY A. ELLIOTT, PE <small>LICENSED PROFESSIONAL ENGINEER 11/26/2025 30036 KANSAS</small>	
PRELIMINARY PLAT DODD FARMS	
FOR REVIEW	
00000 KANSAS AVE, BASEHOR, KANSAS 66007	
PREPARED FOR: KANSAS AVE BASEHOR PROPERTY, LLC CHRIS COULSON 4801 MAIN ST. STE 625 KANSAS CITY, MO	
PROJECT #: 25-037E ISSUE DATE: 11/26/2025	
LOT SIZE TABLE	
C-003	



A horizontal scale bar with tick marks at 100, 50, 0, and 100. The segment between 0 and 100 is filled with a dark grey/black color, while the segments before 0 and after 100 are white. Below the bar, the text "SCALE IN FEET" is centered in a bold, black, sans-serif font.

The logo for Atlas Land Consulting is prominently displayed. It features a large, bold, black monogram 'ALC' with a thick, rounded font. To the left of the monogram, there is a vertical stack of text: 'KS ENG COA: #33', 'KS SUR COA: #3', 'MO ENG COA: #20220140', and 'MO SUR COA: #20220142'. To the right of the monogram, the company name 'ATLAS LAND CONSULTING' is written in a large, bold, black, sans-serif font. Below it, the words 'ENGINEERING | SURVEYING | INSPECTION' are written in a smaller, all-caps, black font. At the bottom right, the address '14500 Parallel Road, Unit R, Basehor KS 66007' is provided in a smaller, black font.

A graphic logo consisting of a large blue circle on the left and a black, jagged, abstract shape on the right, set against a white background.

Timothy A. Elliott
30036
11/26/2025

TIMOTHY A. ELLIOTT, PE

PRELIMINARY PLAT
DODD FARMS

00000 KANSAS AVE,
BASEHOR, KANSAS 66007

FOR REVIEW

PREPARED FOR:
KANSAS AVE BASEHOR
PROPERTY, LLC
CHRIS COULSON
4801 MAIN ST. STE 625
KANSAS CITY MO

PROJECT #: 25-037E
ISSUE DATE: 11/26/2025

OVERALL LAYOUT

C-004

NOTE:

R-1 ZONING SETBACKS

- **FRONT: 35'**
- **REAR: 30'**
- **SIDE: 10'**

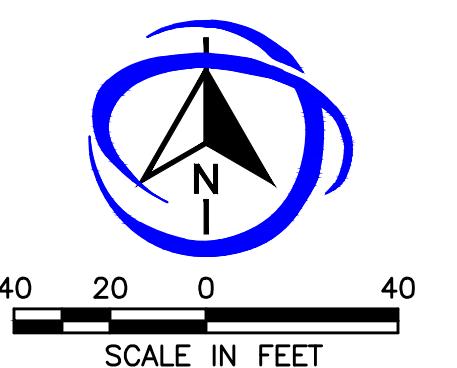
ID
EXISTING MINOR CONTOUR (1' TYP.)
EXISTING MAJOR CONTOUR (5' TYP.)
PROPOSED MINOR CONTOUR (1' TYP.)
PROPOSED MAJOR CONTOUR (5' TYP.)

LEGEND
 R = RADIUS
 L = CURVE LENGTH
 CB = CHORD BEARING
 CL = CHORD LENGTH
 U/E = UTILITY EASEMENT
 S/E = SANITARY SEWER EASEMENT

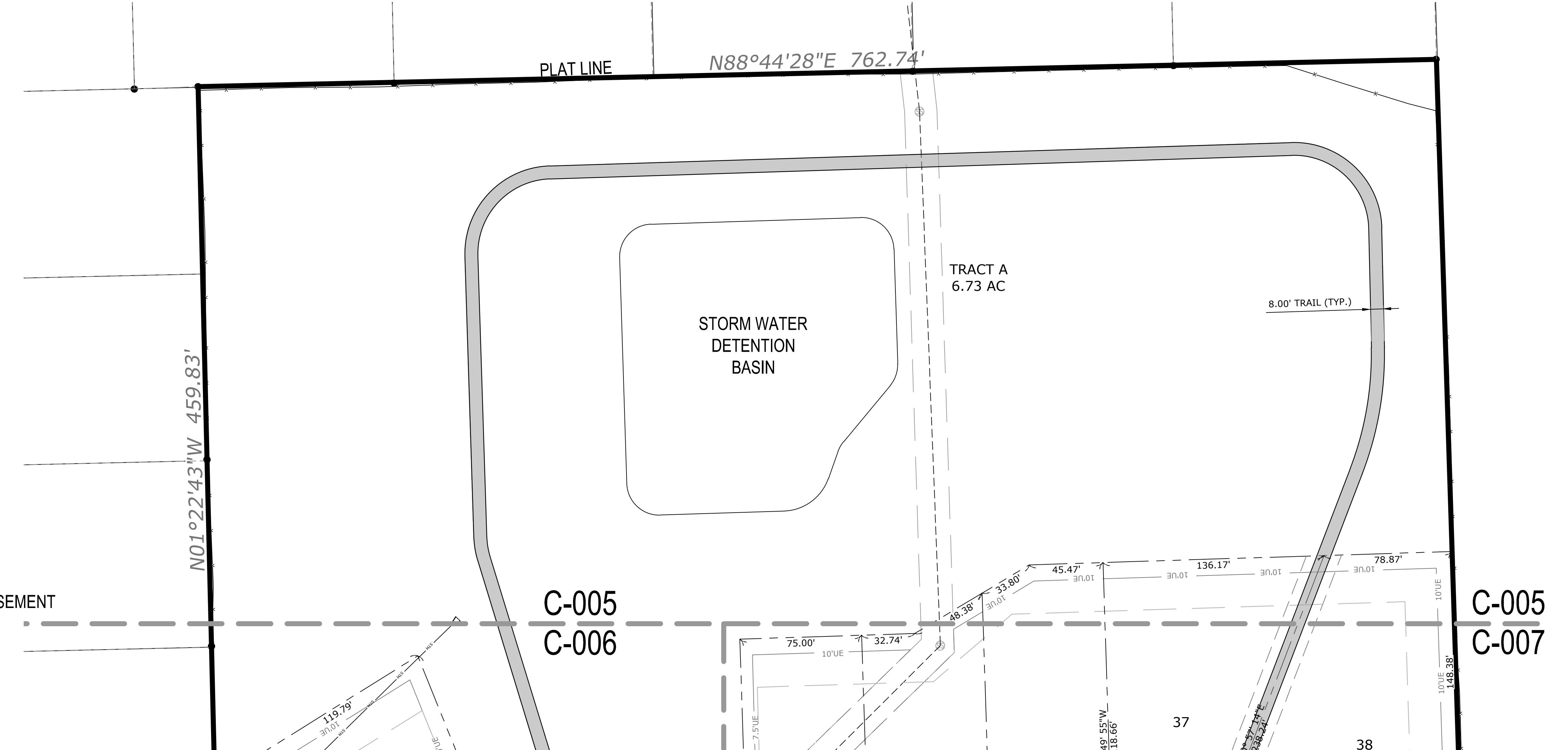
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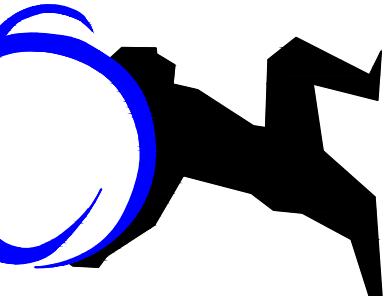
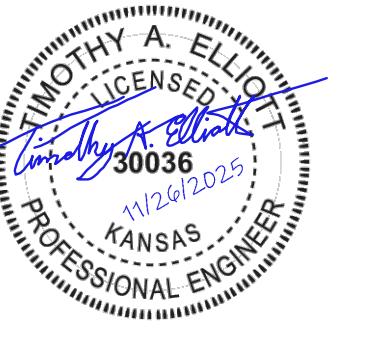
R-1 ZONING SETBACKS
 - FRONT: 35'
 - REAR: 30'
 - SIDE: 10'
 - CORNER: 35'

UNLESS OTHERWISE SPECIFIED



40 20 0 40
SCALE IN FEET



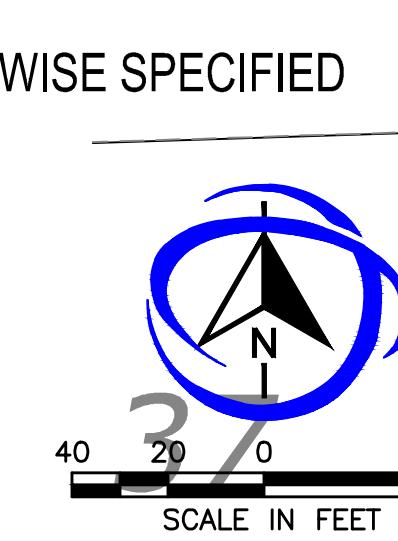
		ALC ATLAS LAND CONSULTING ENGINEERING SURVEYING INSPECTION <small>1450 Parallel Blvd, Unit R, Shawnee KS 66607</small>						
								
PRELIMINARY PLAT DODD FARMS		00000 KANSAS AVE, BASEHOR, KANSAS 66007						
FOR REVIEW		FOR REVIEW						
<table border="1"> <tr> <td>NO.</td> <td>BY</td> <td>QD</td> <td>DATE</td> <td>REVISION</td> </tr> </table>				NO.	BY	QD	DATE	REVISION
NO.	BY	QD	DATE	REVISION				
PREPARED FOR: KANSAS AVE BASEHOR PROPERTY, LLC CHRIS COULSON 4801 MAIN ST. STE 625 KANSAS CITY, MO								
PROJECT #: 25-037E ISSUE DATE: 11/26/2025								
NORTH PLAT								
C-005								

LEGEND
 R = RADIUS
 L = CURVE LENGTH
 CB = CHORD BEARING
 CL = CHORD LENGTH
 U/E = UTILITY EASEMENT
 S/E = SANITARY SEWER EASEMENT

NOTE:

R-1 ZONING SETBACKS
 - FRONT: 35'
 - REAR: 30'
 - SIDE: 10'
 - CORNER: 35'

UNLESS OTHERWISE SPECIFIED



SCALE IN FEET

40 20 0 40

75.00'

30

10

UE

7.5'UE

3.0'UE

1.0'UE

0.5'UE

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LEGEND

R = RADIUS

L = CURVE LENGTH

CB = CHORD BEARING

CL = CHORD LENGTH

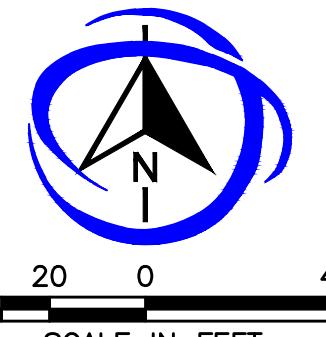
U/E = UTILITY EASEMENT

S/E = SANITARY SEWER EASEMENT

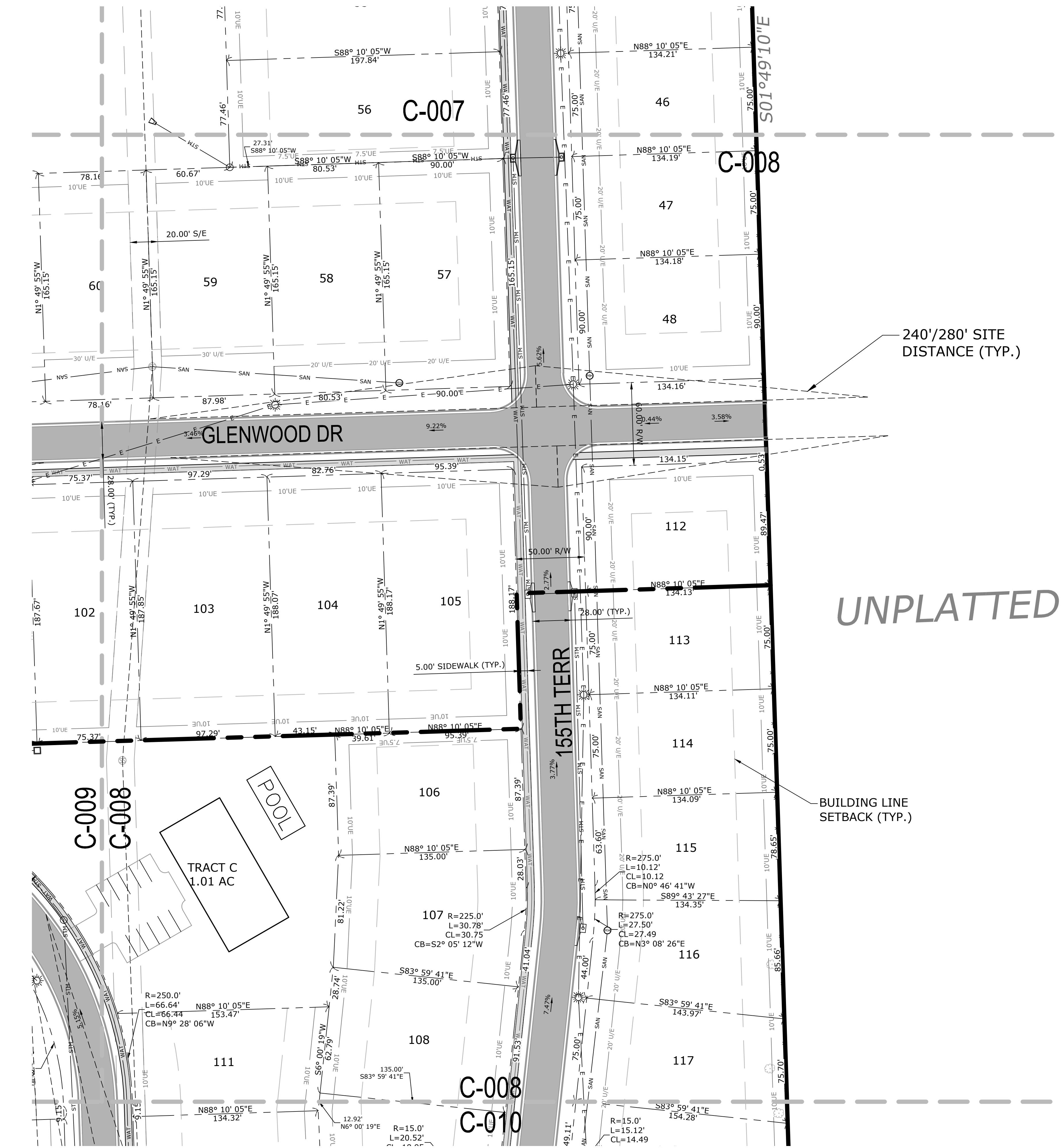
NOTE:
SIGHT DISTANCES ARE FROM AASHTO AND ARE BASED ON
25 MPH DESIGN SPEED

- FRONT: 35'
- REAR: 30'
- SIDE: 10'
- CORNFR: 35'

UNLESS OTHERWISE
SPECIFIED



A scale bar with markings at 40, 20, 0, and 400. The text "SCALE IN FEET" is centered below the bar.



UNPLATTED

240'/280' SITE
DISTANCE (TYP.)

PRELIMINARY PLAT DONDEARMS

00000 KANSAS AVE,
BASEHOR, KANSAS 66007

00000 KANSAS AVE,
ELLIOTT, F

REVISION DATE

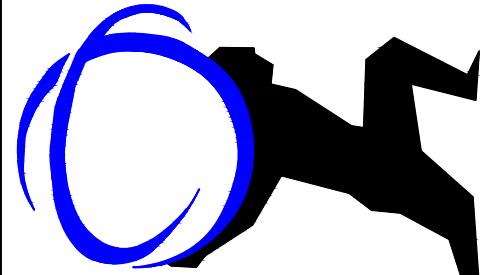
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BASEHOR
, LLC
ULSON
. STE 625
Y, MO

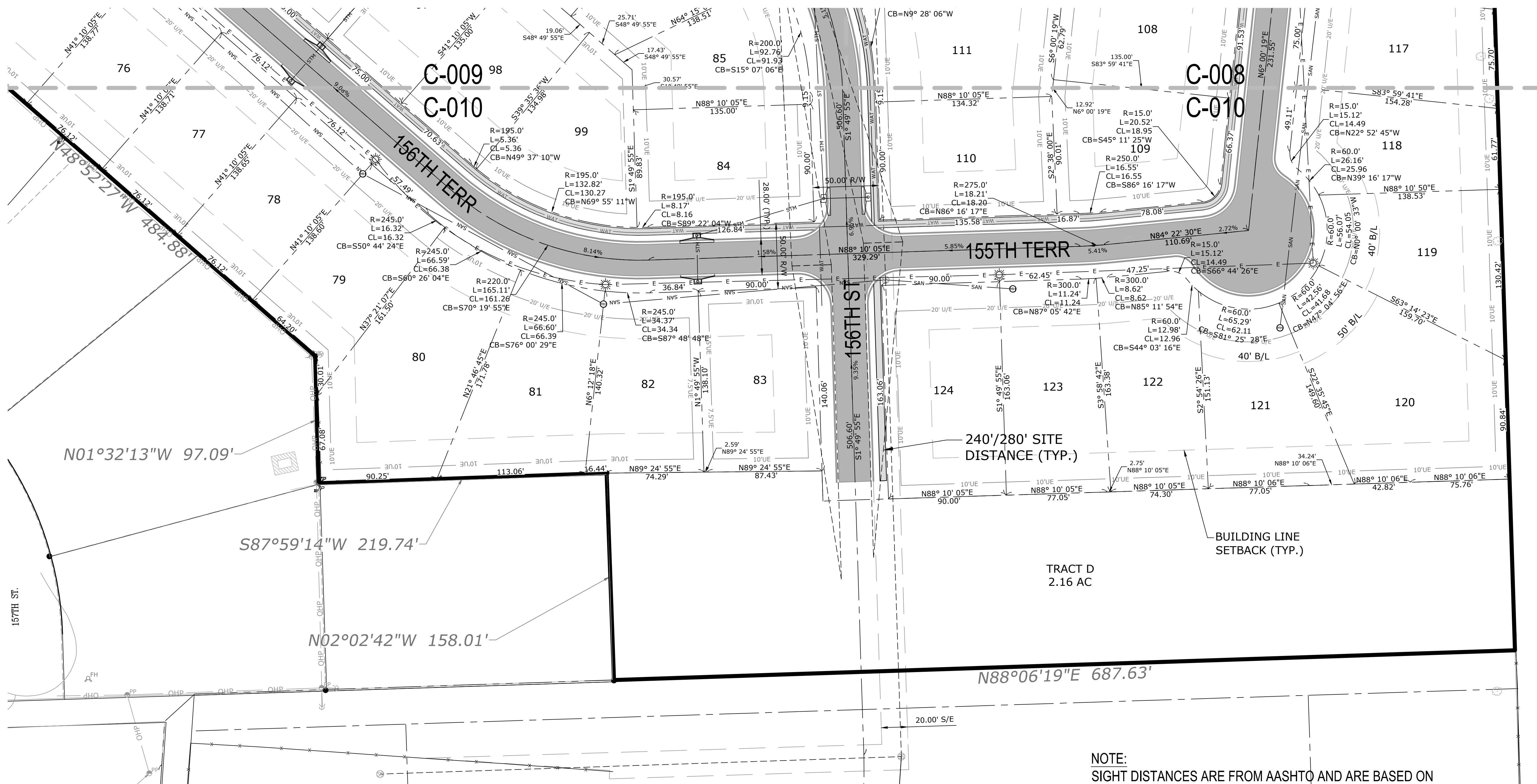
5-037E
1/26/2025

5-037E
1/26/20

LAST AND AT

8





NOTE:
SIGHT DISTANCES ARE FROM AASHTO AND ARE BASED ON
25 MPH DESIGN SPEED

LEGEND

R = RADIUS

RADIOS | = CURVE LENGTH

CHORD BEARING

CD = CHORD BEARING
CL = CHORD LENGTH

U/E = UTILITY EASEMENT
S/E = SANITARY SEWER EASEMENT

- FRONT: 35'
- REAR: 30'
- SIDE: 10'
- CORNER: 35'

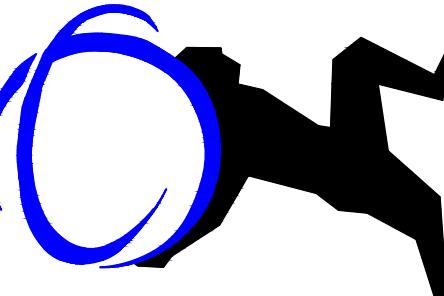
UNLESS OTHERWISE SPECIFIED

PREPARED FOR:
KANSAS AVE BASEHOR
PROPERTY, LLC
CHRIS COULSON
4801 MAIN ST. STE 625
KANSAS CITY, MO

PROJECT #: 25-037E
ISSUE DATE: 11/26/2025

SOUTH PLAT

C-010



**PRELIMINARY PLAT
DODD FARMS**

00000 KANSAS AVE,
BASEHOR, KANSAS 66007

FOR REVIEW

NW SECTION CORNER
FOUND MONUMENT BOX
SEC. 14-11-22

EVANS RD

N 158TH ST

KANSAS AVE

NW 1/4

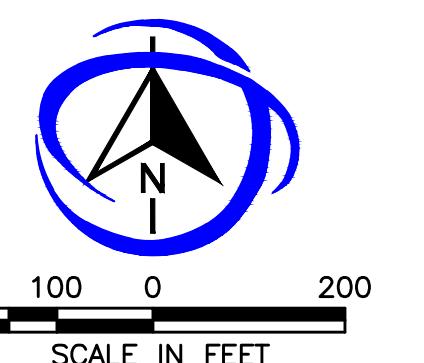
NE 1/4

SW 1/4

SE 1/4

14

VICINITY MAP:
SEC 14-11S-22E
1"=1000'



A scale bar with markings at 200, 100, 0, and 200 feet. The bar is 200 units long, with a break at the 100 mark.

— CENTER OF SECTION
FOUND 8" TIMBER SPIKE IN
FFNCF POST

UNPLATTED

UNPLATTED

POC
SOUTH QUARTER CORNER SEC
14-11S-22E (19N)
1/2" REBAR NO CAP



City of Basehor

Agenda Item Cover Sheet

Planning Commission Agenda Item No. 8

Meeting Date: January 13, 2026

Staff Contact: Alex Van Dyke

Topic: An application for rezoning to CP-2, General Business District for Epic Estates 4 LLC.

Narrative: The applicant requests approval of a rezoning for approximately 21.90 acres generally located at the southwest corner of State Avenue (US-24/40) and 158th Street. The request proposes to rezone the property from R-0 (Suburban Residential) to CP-2 (General Business District). The property is currently vacant and was assigned R-0 zoning upon annexation into the City in 2024.

No development or site plans have been submitted with this rezoning request. Approval of the rezoning would establish the range of permitted and conditional commercial uses allowed on the property but would not authorize construction. Any future development would be subject to separate platting, site plan review, and construction plan approvals by the Planning Commission and City Council as applicable. The requested rezoning is consistent with the Basehor Comprehensive Plan, which designates the property as Community Commercial and identifies State Avenue as a key corridor for commercial development.

Staff Recommendation:

Staff recommends approval of the rezoning request to CP-2 General Business District.

Suggested Motions:

To approve: I move to recommend approval of the rezoning request to CP-2, General Business District. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move recommend denial of the rezoning request to CP-2, General Business District. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to CP-2, General Business District to _____, 2026.

Attachments:

- A. Staff Report
- B. Aerial
- C. Application



**City of Basehor Planning Commission
Staff Report – PRZ-011-25
Rezoning Request for Epic Estates 4, LLC to CP-2**

STAFF REPORT

Planning Commission Meeting: January 13, 2026

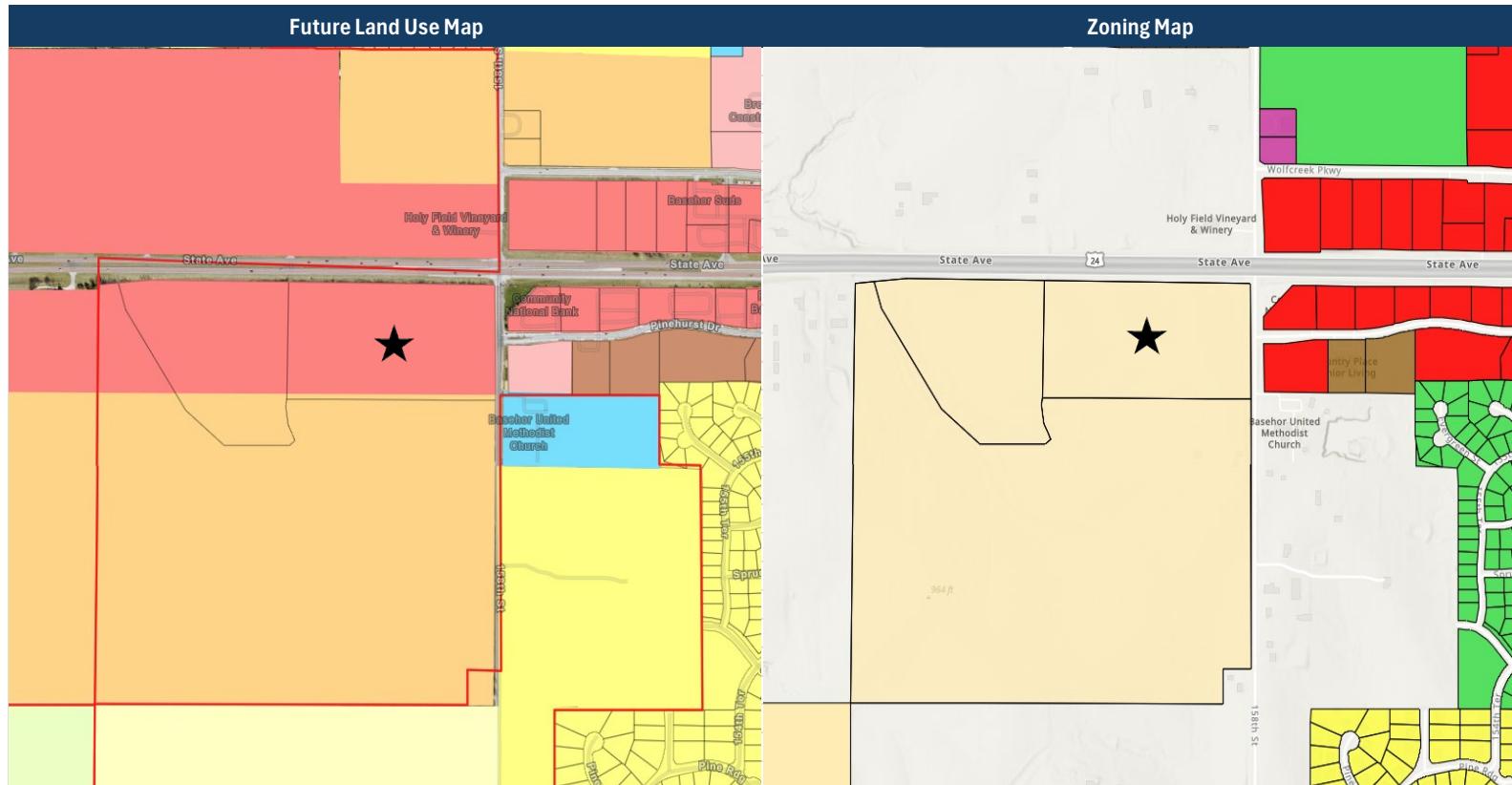
Application:	Rezoning Application from R-0 to CP-2
Owner/Applicant:	Epic Estates 4, LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally South of State Avenue, West of 158 th Street
Engineer:	Atlas Land Consulting – Alex Elliot
Planner:	Alex Van Dyke

Parcel Size: 21.90 acres

Current Zoning: R-0 – Suburban Residential

Parcel ID Number: R311395

Current Use: Vacant





**City of Basehor Planning Commission
Staff Report – PRZ-011-25
Rezoning Request for Epic Estates 4, LLC to CP-2**

Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the southwest corner of State Avenue (US-24/40) and 158th Street. The request seeks to rezone the property from its current zoning designation to CP-2, General Business District.

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor are those submissions required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

Should the rezoning be approved, any proposed development of the site will be required to undergo an extensive review process with the City. This includes, at a minimum, the submission of a plat, site plan review and construction plans. Each of these applications will be subject to technical review by City staff, public infrastructure review – including streets, utilities, and stormwater management – and ultimately approval by the Planning Commission and City Council, as applicable. This process ensures that any future development is consistent with City standards, adequately served by public facilities, and compatible with surrounding land uses.

Land Use & Zoning

This property was part of an annexation request in 2024. Upon annexation, the property was assigned the R-0 zoning category as it was most similar to the Leavenworth County zoning. This request is to rezone to CP-2, General Business District that allows for commercial development. Allowable commercial development uses within CP-2 must follow Appendix A. certain uses are by right, with others requiring conditional use permits.

Table 1: Comparison of Surrounding Properties

Applicant Property	Current Zoning		Future Land Use Plan
	R-0 - Suburban Residential	Current Use	
North	RR-2.5 - County Property	Holy-Field Winery	Community Commercial
South	RR-2.5 - County Property	Undeveloped	Medium Density Residential
East	CP-2 - General Business District RR-2.5 - County Property	Commercial	Community Commercial
West	RR-2.5 - County Property	Undeveloped	Community Commercial

This property is designated as Community Commercial in the Basehor Comprehensive Plan. The Plan identifies this segment of State Avenue as a key corridor for commercial development, recognizing its role as the primary east–west arterial serving both City and non-City residents. Because of its high visibility, traffic volumes, and regional connectivity, State Avenue is intended to accommodate a range of commercial uses.

The proposed rezoning aligns with the Comprehensive Plan's long-term vision for this corridor and supports strategic growth in an area specifically targeted for commercial activity.



City of Basehor Planning Commission

Staff Report – PRZ-011-25

Rezoning Request for Epic Estates 4, LLC to CP-2

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning.

- 1. Character of the Neighborhood & Zoning and Uses of Properties Nearby** – The surrounding area is predominantly commercial in character. Given the significant traffic volumes along State Avenue and the ongoing pattern of commercial investment in the corridor, this parcel is well-suited for a commercial zoning designation. The site's location and context support its transition to a more intensive commercial use consistent with existing development trends.
- 2. The Suitability of the Property for the Uses Which it has Been Restricted** – The property has remained unused and undeveloped under its current zoning since being incorporated into Basehor city limits. With increasing traffic along State Avenue, continued commercial growth in the surrounding area, and the Comprehensive Plan's commercial designation for this corridor, the property is no longer well-suited for its current zoning classification.
- 3. The Extent to Which Removal of the Present Zoning Will Detrimentally Affect Nearby Property** – Nearby properties are largely characterized by existing commercial uses. Additional commercial development along this corridor is unlikely to create detrimental impacts on surrounding properties; rather, it may generate increased activity and visibility that could benefit existing businesses. The proposed rezoning is compatible with the established development pattern and supports continued commercial investment in the area.
- 4. The Length of Time the Property Has Remained Vacant as Zoned** – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.
- 5. 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** – There is no anticipated hardship to be imposed upon nearby landowners as a result of this rezoning.
- 6. Recommendation of Professional Staff** – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and land use patterns, and supports the continued commercial development along State Avenue.
- 7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan** – The subject property is designated as Community Commercial within the Basehor Comprehensive Plan. The Plan identifies this segment of State Avenue as a priority commercial corridor due to its function as the community's primary east-west arterial, serving both local and regional traffic. The request to rezone the property to CP-2, General Business District is consistent with the Comprehensive Plan's vision for this area. It advances the City's long-range land use goals by promoting appropriately located commercial development along a corridor specifically targeted for such growth.



**City of Basehor Planning Commission
Staff Report – PRZ-011-25
Rezoning Request for Epic Estates 4, LLC to CP-2**

Next Steps

- Planning Commission's vote will be forwarded to City Council as a recommendation. The City council may override the recommendation via a 2/3 majority vote.
- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an CP-2 rezoning application again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Epic Estates 4, LLC to CP-2

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

Epic Estates Rezoning Aerial



2,199.0 0 1,099.50 2,199.0 Feet

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



Legend

- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- + Railroad
- Section
- Section Boundaries
- County Boundary

Notes

CITY OF BASEHOR

Planning & Zoning Department
1600 N. 158th Street, Basehor, KS 66007
Phone: 913-724-1370
www.cityofbasehor.org



APPLICATION FORM

12/8/15

PRZ-011-25

Project Name & Description Rezone Lot 2 of Short-Form Plat Epic Estates		Total Site Acreage 21.90	Present Zoning R0
Legal Description (May be attached as separate sheet) Plat Attached		Proposed Zoning CP-2	
Project Address / General Location Generally 158th & State Avenue		Date 12/08/2025	
Parcel ID Number (CAMA Number) 18210000000 16010		Floor Area Classification	
Property Owner Name Epic Estates 4 LLC	Phone	Fax	
Property Owner Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant's Name [REDACTED]	Phone [REDACTED]	Fax	
Applicant's Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials TM	Property Owner and/or Applicant's E-mail address [REDACTED]		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)	[# of lots _____]
<input checked="" type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)	[# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split	
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Preliminary Plat	[# of lots _____]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat	[# of lots _____]
<input type="checkbox"/> Site Plan		

PROJECT INFORMATION

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

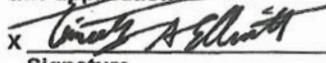
COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
-------------------------	------------------	------------------	------------------

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.

 **12/8/25**
Signature Date

Office Use Only	<input checked="" type="checkbox"/> Filing Fee \$200	<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? This request is to rezone Lot 2 of the Short-Form Plat S10-T11s-R22e, prepared for Epic Estates 4 LLC to the CP-2 Zoning District. This request is being made in order to develop the 25.4 acres according to the zoning requirements for the CP-2 zoning district. This request is part of an overall request to develop the property located at 158th & State Avenue. The overall layout of the development will achieve a mixed-use aesthetic as the area will have a mix of commercial, SFR and multi-family.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? The property is currently vacant and has been used as ag-land. Due to the proximity of the property to the City of Basehor and the location on State Avenue, this property is well-suited to be developed at the CP-2 Zoning density as it will provide a needed commercial node that will support the overall growth of the City of Basehor. The current restrictions on the property do not allow the property to be developed to the highest and best use possible.
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? Near-by properties are not likely to be detrimentally impacted though the development of the property will bring about changes. Concerns related to traffic, storm drainage and other engineering items will be addressed through the design and construction of an appropriate road network and any necessary drainage facilities. The development of this project will adhere to the requirements adopted by the City of Basehor. These items will be addressed in full at the time of platting and development.
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? Development of this property will provide additional tax base for the County and for the City of Basehor. Further, the development of this property also provides additional options for commercial development. Commercial development is a cornerstone of a healthy economy and provides additional tax base that can be used to improve roads, parks and other public infrastructure. Additional population is needed in order to support the commercial and economic development of the City of Basehor.
5. How Does Your Request Conform with the Comprehensive Plan? This request is in general conformance with the Comprehensive plan. The plan calls for a mix as commercial and medium density development in this area. This request is being made in conjunction with a request to rezone lot 1 of this parcel to R-3. The remainder of the property is proposed to be developed as SFR. As such, the overall development of this parcel is in accordance with the spirit of the comprehensive plan.

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. _____
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. _____



December 15, 2025
Atlas Land Consulting
14500 Parallel Road Unit R
Basehor, KS 66007

RE: Case No's: PRZ-010-25 (Lot 1); PRZ-011-25 (Lot 2); PRZ-012-25 (Lot 3)

Dear Property Owner:

This letter is to notify you that the City of Basehor Planning Commission will hold a public hearing to consider a rezoning request for the following properties Lots 1, 2 & 3 of Epic Estates – Basehor, located at approximately located near 158th & State Avenue. The property has recently been divided and consists of three parcels (exhibit attached). Lot 1 is 18.90 acres in size and is currently zones at R-0 (Agricultural). The request is to rezone this tract of land to the R-3 Zoning District. Lot 2 is approximately 21.90 acres in size and is currently zoned at R-0. The request is to rezone this tract to the CP-2 Zoning District. Lot 3 is approximately 110.10 acres in size and is currently zoned as R-0. The request is to rezone the parcel to the R-2 zoning districts. Information related to the request, including the date, time and location of the public hearing are listed below.

MEETING INFORMATION

WHERE: Basehor City Hall, Council Chambers – 1600 N 158th Street

WHEN: TUESDAY, January 13, 2026 @ 6:00PM

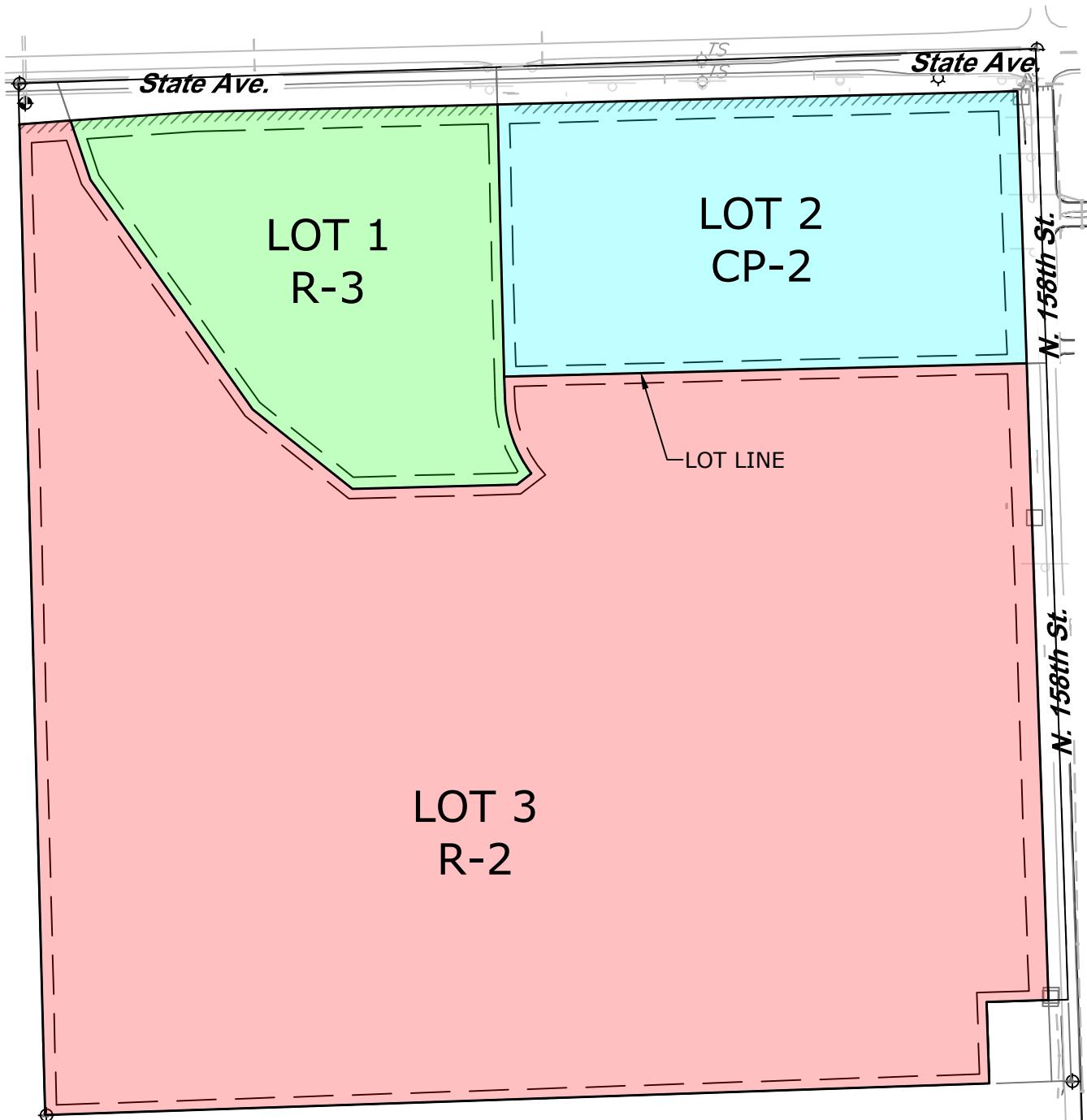
WHAT: A public hearing to consider this request for Case No's: PRZ-010-25, PRZ-011-25 & PRZ-012-25 has been scheduled for the City of Basehor Planning Commission.

Legal Description (copy of plat) for the properties is attached

All interested property owners are invited to attend the public hearing to provide spoken testimony regarding the request. Interested parties unable to attend the meeting may submit their comments in writing to Planning Staff. Current email addresses for Staff can be found on the City Website at CityofBasehor.org.

Respectfully,

Alex Elliott, P.E
Atlas Land Consulting
Project Engineer
Alex@atlaslandconsult-llc.com



EPIC ESTATES - BASEHOR REZONING EXHIBIT



City of Basehor

Agenda Item Cover Sheet

Planning Commission Agenda Item No. 9

Meeting Date: January 13, 2026

Staff Contact: Alex Van Dyke

Topic: An application for rezoning to R-2, Two-Family Residential District for Epic Estates 4 LLC.

Narrative: The applicant requests approval of a rezoning for approximately 110.10 acres generally located at the southwest corner of State Avenue (US-24/40) and 158th Street. The request proposes to rezone the property from R-0 (Suburban Residential) to R-2 (Two-Family Residential). The property is currently vacant and was assigned R-0 zoning upon annexation into the City in 2024.

No development or site plans have been submitted with this rezoning request. Approval of the rezoning would establish the allowed residential uses allowed on the property but would not authorize construction. Any future development would be subject to separate platting, site plan review, and construction plan approvals by the Planning Commission and City Council as applicable. The requested rezoning is consistent with the Basehor Comprehensive Plan, which designates the property as Medium-Density Residential.

Staff Recommendation:

Staff recommends approval of the rezoning request to R-2, Two Family Residential District.

Suggested Motions:

To approve: I move to recommend approval of the rezoning request to R-2, Two-Family Residential District. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move recommend denial of the rezoning request to R-2, Two-Family Residential District. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to R-2, Two-Family Residential District to _____, 2026.

Attachments:

- A. Staff Report
- B. Aerial
- C. Application



**City of Basehor Planning Commission
Staff Report – PRZ-012-25
Rezoning Request for Epic Estates 4, LLC to R-2**

STAFF REPORT

Planning Commission Meeting: January 13, 2026

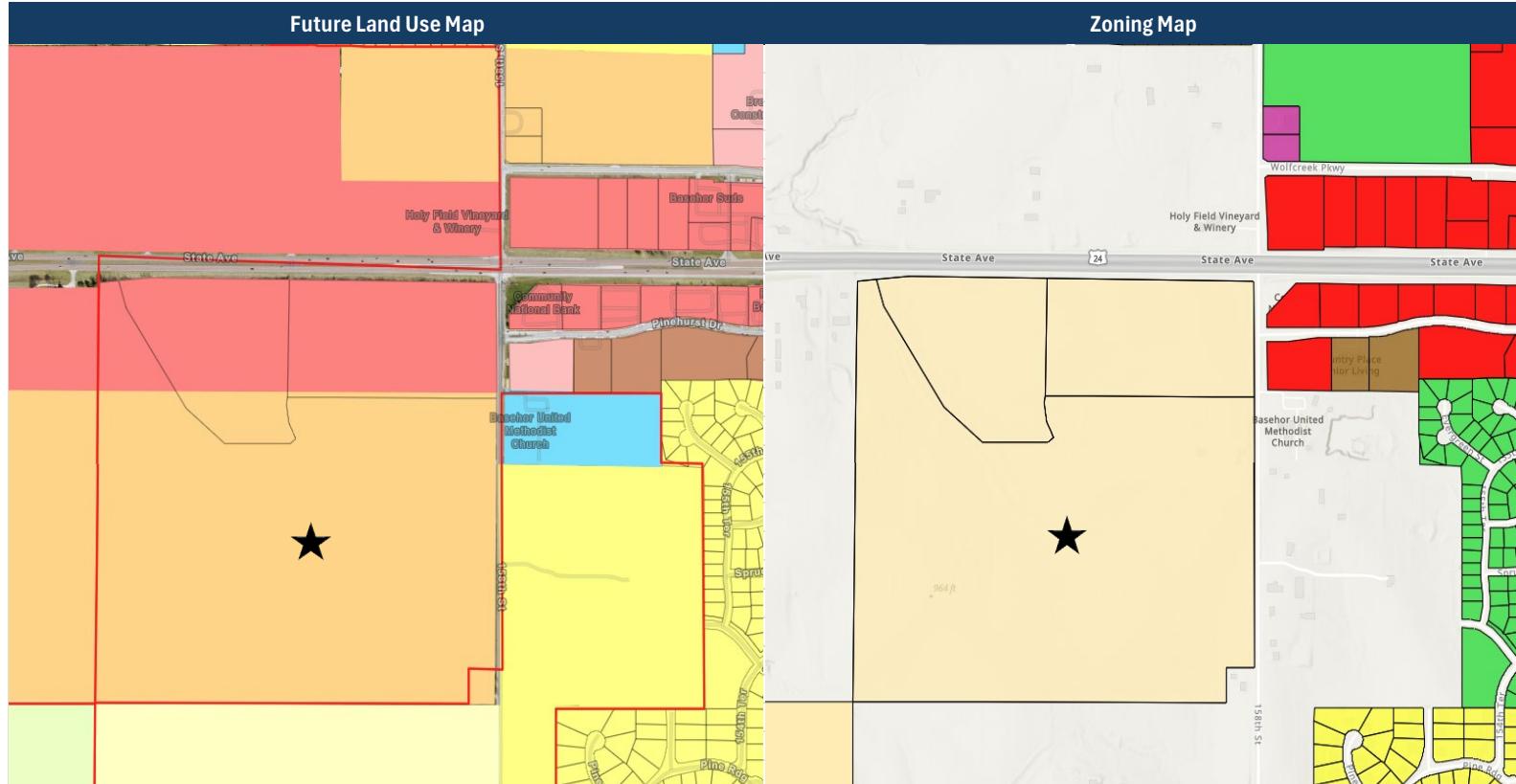
Application:	Rezoning Application from R-0 to R-2
Owner/Applicant:	Epic Estates 4, LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally South of State Avenue, West of 158 th Street
Engineer:	Atlas Land Consulting – Alex Elliot
Planner:	Alex Van Dyke

Parcel Size: 110.10 acres

Current Zoning: R-0 – Suburban Residential

Parcel ID Number: R23806

Current Use: Vacant





**City of Basehor Planning Commission
Staff Report – PRZ-012-25
Rezoning Request for Epic Estates 4, LLC to R-2**

Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the southwest corner of State Avenue (US-24/40) and 158th Street. The request seeks to rezone the property from its current zoning designation to R-2, Two-Family Residential.

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor are those submissions required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

Should the rezoning be approved, any proposed development of the site will be required to undergo an extensive review process with the City. This includes, at a minimum, the submission of a plat, site plan review and construction plans. Each of these applications will be subject to technical review by City staff, public infrastructure review – including streets, utilities, and stormwater management – and ultimately approval by the Planning Commission and City Council, as applicable. This process ensures that any future development is consistent with City standards, adequately served by public facilities, and compatible with surrounding land uses.

Land Use & Zoning

This property was part of an annexation request in 2024. Upon annexation, the property was assigned to the R-0 zoning category as it was most similar to the Leavenworth County zoning. This request is to rezone to R-2, Two-Family development that allows for residential development of single-family and duplex development with a minimum lot size of 5,000 square feet per dwelling unit.

- A single-family home, which is only one unit, may be built on a 5,000 sq. ft. lot.
- A two-family home contains two units, so it must be located on a 10,000 sq. ft. lot to meet the per-unit minimum.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Medium Density Residential
North	R-0 - Suburban Residential	Undeveloped	Community Commercial
South	RR-2.5 - County Property	Undeveloped	Open Space / Agriculture
East	RR-2.5 - County Property	Undeveloped	Low-Density Residential
West	RR-2.5 - County Property	Undeveloped	Medium Density Residential



Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning.

- 1. Character of the Neighborhood & Zoning and Uses of Properties Nearby** – The surrounding area is characterized by a mix of existing commercial development and undeveloped properties, particularly to the south and west of the subject site. State Avenue functions as a major arterial corridor and has established a commercial development pattern along its frontage. The presence of vacant land in the immediate vicinity indicates that the area is still transitioning, with future development anticipated. The existing land use context supports consideration of zoning changes that align with the evolving character of the corridor and surrounding parcels.
- 2. The Suitability of the Property for the Uses Which it has Been Restricted** – The property has remained unused and undeveloped under its current zoning since being incorporated into Basehor city limits. With increasing traffic along State Avenue, continued commercial growth in the surrounding area, and the Comprehensive Plan's commercial designation for this corridor, the property is no longer well-suited for its current zoning classification.
- 3. The Extent to Which Removal of the Present Zoning Will Detrimentally Affect Nearby Property** – Nearby properties are largely characterized by vacant or undeveloped lots. With proximity to commercial development and significant traffic along State Avenue (US-24/40), there should not be any detrimental affect to nearby property with an increase use of residential development.
- 4. The Length of Time the Property Has Remained Vacant as Zoned** – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.
- 5. 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** – Approval of the rezoning request is anticipated to provide a greater benefit to the public health, safety, and welfare than maintaining the existing zoning classification. The proposed zoning would allow for development that is more consistent with surrounding land uses and the City's Comprehensive Plan, while no undue hardship is expected to be imposed on adjacent property owners. Future development will be subject to City review processes to ensure adequate infrastructure, traffic safety, and compatibility.
- 6. Recommendation of Professional Staff** – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and land use patterns, and supports the continued commercial development along State Avenue.
- 7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan** – The subject property is designated as Medium Density Residential. With the northern parcels identified as commercial, nearby residential development has been identified as medium density to buffer commercial and lower density residential to the south.



**City of Basehor Planning Commission
Staff Report – PRZ-012-25
Rezoning Request for Epic Estates 4, LLC to R-2**

Next Steps

- Planning Commission's vote will be forwarded to City Council as a recommendation. The City council may override the recommendation via a 2/3 majority vote.
- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an R-2 rezoning application again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Epic Estates 4, LLC to R-2, Two Family Residential

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

Epic Estates Rezoning Aerial



2,199.0 0 1,099.50 2,199.0 Feet

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



Legend

- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- + Railroad
- Section
- Section Boundaries
- County Boundary

Notes

APPLICATION FORM

128125

CITY OF BASEHOR

Planning & Zoning Department
1600 N. 158th Street, Basehor, KS 66007
Phone: 913-724-1370
www.cityofbasehor.org



DRZ-012-25

Project Name & Description Rezone Lot 3 of Short-Form Plat Epic Estates		Total Site Acreage 110.10	Present Zoning R0
Legal Description (May be attached as separate sheet) Plat Attached		Proposed Zoning R-2	
Project Address / General Location Generally 158th & State Avenue		Date 12/08/2025	
Parcel ID Number (CAMA Number) 18210000000 16020		Floor Area Classification	
Property Owner Name Epic Estates 4 LLC	Phone	Fax	
Property Owner Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant's Name [REDACTED]	Phone [REDACTED]	Fax	
Applicant's Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials <u>TA</u>	Property Owner and/or Applicant's E-mail address [REDACTED]		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A) [# of lots _____]
<input checked="" type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A) [# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Preliminary Plat [# of lots _____]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat [# of lots _____]
<input type="checkbox"/> Site Plan	

PROJECT INFORMATION

Existing Use <input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Office	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Vacant	<input type="checkbox"/> Other _____
Proposed Use <input 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	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
-------------------------	------------------	------------------	------------------

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.


Signature Date
Trenton A. Elliott 12/8/25

Office Use Only
 Filing Fee \$200 Received by _____ # of Plans _____
 Attached Legal Description 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? This request is to rezone Lot 3 of the Short-Form Plat S10-T11s-R22e, prepared for Epic Estates 4 LLC to the R-2 Zoning District. This request is being made in order to develop the 112 acres according to the zoning requirements for the R-2 zoning district. This request is part of an overall request to develop the property located at 158th & State Avenue. The overall layout of the development will achieve a mixed-use aesthetic as the area will have a mix of commercial, SFR and multi-family.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? The property is currently vacant and has been used as ag-land. Due to the proximity of the property to the City of Basehor and the location on State Avenue, this property is well-suited to be developed at the R-2 Zoning density as it will provide a needed Single-family development that will support the overall growth of the city and will provide the needed residential base to attract commercial development. The current restrictions on the property do not allow the property to be developed to the highest and best use possible
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? Near-by properties are not likely to be detrimentally impacted though the development of the property will bring about changes. Concerns related to traffic, storm drainage and other engineering items will be addressed through the design and construction of an appropriate road network and any necessary drainage facilities. The development of this project will adhere to the requirements adopted by the City of Basehor.
These items will be addressed in full at the time of platting and development
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? Development of this property according to the R-1 zoning district requirements is unlikely to detrimentally impact the adjoining land owners rights or welfare. Additionally, the development of this area at the R-1 zoning density will bring added taxes to the City to support development and upkeep of existing public facilities.
5. How Does Your Request Conform with the Comprehensive Plan? This request is in general conformance with the Comprehensive plan
The plan calls for a mix as commercial and medium density development in this area. This request is being made in conjunction with a request to rezone lot 1 of this parcel to R-3 and Lot 2 to be rezoned to CP-2. The remainder of the property is proposed to be developed as SFR. As such, the overall development of this parcel is in accordance with the spirit of the comprehensive plan.

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. _____

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. _____



City of Basehor

Agenda Item Cover Sheet

Planning Commission Agenda Item No. 10

Meeting Date: January 13, 2026

Staff Contact: Alex Van Dyke

Topic: An application for rezoning to R-3, Multi-Family Residential District for Epic Estates 4 LLC.

Narrative: The applicant requests approval of a rezoning for approximately 18.90 acres generally located at the southwest corner of State Avenue (US-24/40) and 158th Street. The request proposes to rezone the property from R-0 (Suburban Residential) to R-3 (Multi-Family Residential). The property is currently vacant and was assigned R-0 zoning upon annexation into the City in 2024.

No development or site plans have been submitted with this rezoning request. Approval of the rezoning would establish the allowed residential uses allowed on the property but would not authorize construction. Any future development would be subject to separate platting, site plan review, and construction plan approvals by the Planning Commission and City Council as applicable.

Staff Recommendation:

Staff recommends approval of the rezoning request to R-3, Multi-Family Residential District.

Suggested Motions:

To approve: I move to recommend approval of the rezoning request to R-3, Multi-Family Residential District. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move recommend denial of the rezoning request to R-3, Multi-Family Residential District. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to R-3, Multi-Family Residential District to _____, 2026.

Attachments:

- A. Staff Report
- B. Aerial
- C. Application



**City of Basehor Planning Commission
Staff Report – PRZ-010-25
Rezoning Request for Epic Estates 4, LLC to R-3**

STAFF REPORT

Planning Commission Meeting: January 13, 2026

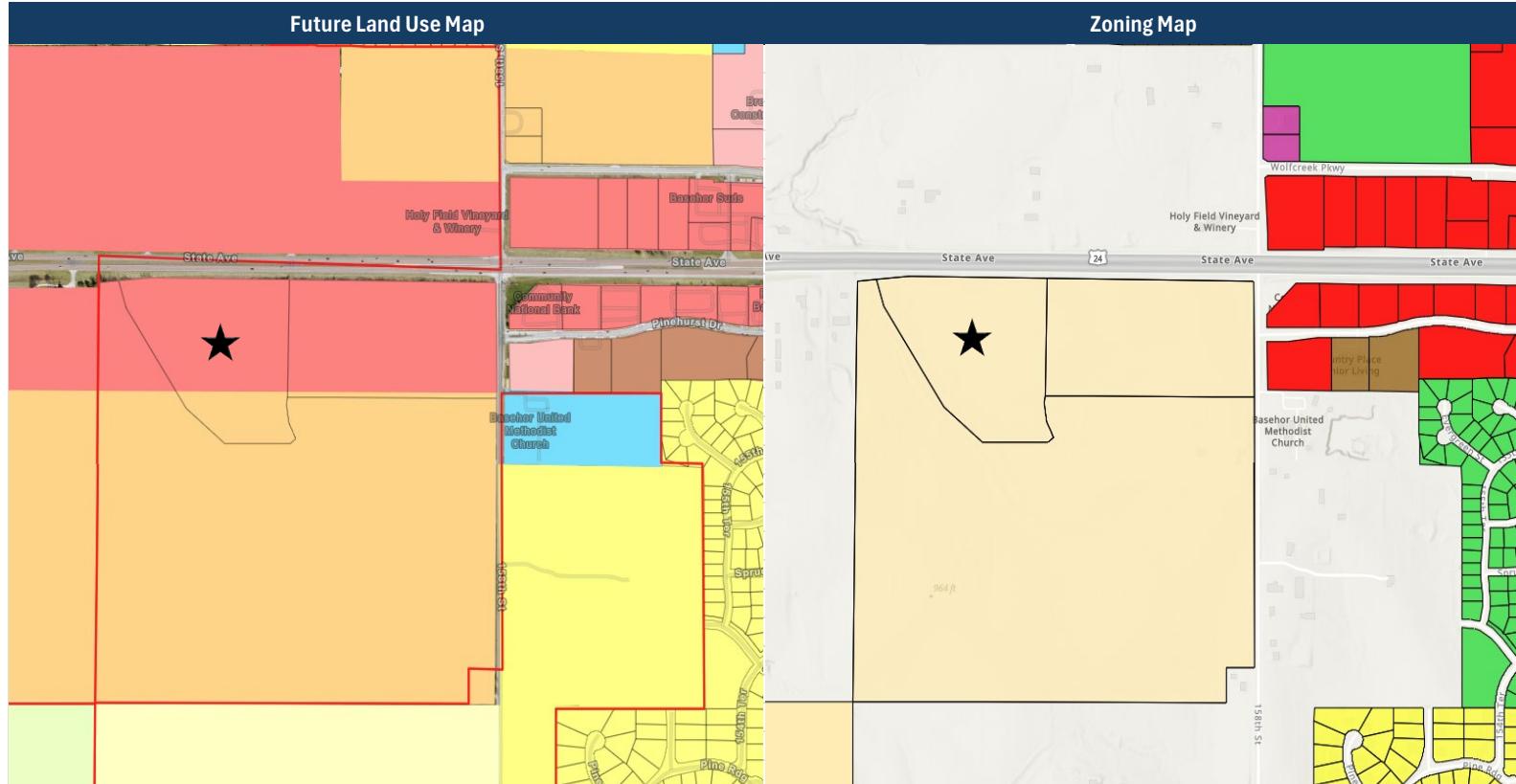
Application:	Rezoning Application from R-0 to R-3
Owner/Applicant:	Epic Estates 4, LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally South of State Avenue, West of 158 th Street
Engineer:	Atlas Land Consulting – Alex Elliot
Planner:	Alex Van Dyke

Parcel Size: 18.90 acres

Current Zoning: R-0 – Suburban Residential

Parcel ID Number: R311394

Current Use: Vacant





**City of Basehor Planning Commission
Staff Report – PRZ-010-25
Rezoning Request for Epic Estates 4, LLC to R-3**

Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the southwest corner of State Avenue (US-24/40) and 158th Street. The request seeks to rezone the property from its current zoning designation to R-3, Multi-Family Residential.

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor are those submissions required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

Should the rezoning be approved, any proposed development of the site will be required to undergo an extensive review process with the City. This includes, at a minimum, the submission of a plat, site plan review and construction plans. Each of these applications will be subject to technical review by City staff, public infrastructure review – including streets, utilities, and stormwater management – and ultimately approval by the Planning Commission and City Council, as applicable. This process ensures that any future development is consistent with City standards, adequately served by public facilities, and compatible with surrounding land uses.

Land Use & Zoning

This property was part of an annexation request in 2024. Upon annexation, the property was assigned to the R-0 zoning category as it was most similar to the Leavenworth County zoning. This request is to rezone to R-3, Multi-Family development that allows for residential development including single-family, two-family, and multi-family dwellings. Other permitted uses include nursing homes and boarding homes.

The R-3 district includes height structure and façade requirements that will bring strong residential style development and neighborhoods while accommodating higher-density unit developments.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Community Commercial
North	RR-2.5 - County Property	Holy-Field Winery	Community Commercial
South	RR-2.5 - County Property	Undeveloped	Medium Density Residential
East	CP-2 - General Business District RR-2.5 - County Property	Commercial	Community Commercial
West	RR-2.5 - County Property	Undeveloped	Community Commercial



Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning.

- 1. Character of the Neighborhood & Zoning and Uses of Properties Nearby** – The subject property is located along the State Avenue corridor, which is characterized by existing commercial development, undeveloped land, and planned future growth. Commercial uses are concentrated along State Avenue, while areas south of the corridor are anticipated to develop with residential uses of varying densities. Higher Density Residential zoning is compatible with this setting and can serve as an effective transitional land use between commercial development along the corridor and lower-density residential areas to the south and west. The proposed R-3 zoning reflects the mixed-use and evolving character of the surrounding area.
- 2. The Suitability of the Property for the Uses Which it has Been Restricted** – The property has remained vacant and undeveloped under its current zoning classification since annexation into the City of Basehor.
- 3. The Extent to Which Removal of the Present Zoning Will Detrimentally Affect Nearby Property** – Nearby properties consist largely of vacant or undeveloped land, with commercial development occurring primarily along State Avenue. Rezoning the subject property to R-3 is not expected to result in detrimental impacts to adjacent properties. Higher-density residential development is less intensive than many commercial uses permitted along the corridor and may reduce potential traffic, noise, and lighting impacts compared to future commercial development. Additionally, future development would be subject to platting, site plan review, and infrastructure standards to ensure compatibility.
- 4. The Length of Time the Property Has Remained Vacant as Zoned** – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.
- 5. 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** – Approval of the rezoning request would provide a public benefit by allowing development that is compatible with surrounding uses and capable of being adequately served by public infrastructure. No undue hardship is anticipated for surrounding property owners, and maintaining the existing zoning could impose a hardship on the property owner by limiting reasonable use of the land.
- 6. Recommendation of Professional Staff** – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and land use patterns, and supports the continued development along State Avenue.
- 7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan** – The Basehor Comprehensive Plan designates the subject property as Commercial, reflecting the long-term vision for development along the State Avenue corridor. While the requested R-3 zoning does not strictly conform to this designation, medium-density residential development can function as a complementary and transitional use adjacent to commercial areas. The rezoning does not preclude future commercial development on adjacent parcels and may help buffer lower-density residential areas to the south. As such, the request represents a



**City of Basehor Planning Commission
Staff Report – PRZ-010-25**

Rezoning Request for Epic Estates 4, LLC to R-3

reasonable deviation from the Plan that remains consistent with its overall goals of compatibility, orderly growth, and efficient land use.

Next Steps

- Planning Commission's vote will be forwarded to City Council as a recommendation. The City council may override the recommendation via a 2/3 majority vote.
- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an R-3 rezoning application again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Epic Estates 4, LLC to R-3, Multi-Family Residential

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

Epic Estates Rezoning Aerial



2,199.0 0 1,099.50 2,199.0 Feet

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



Legend

- Parcel
- City Limit Line
- Major Road
 - <all other values>
 - 70
- Road
 - <all other values>
 - PRIVATE
- + Railroad
- Section
- Section Boundaries
- County Boundary

Notes

APPLICATION FORM

CITY OF BASEHOR

Planning & Zoning Department
1600 N. 158th Street, Basehor, KS 66007
Phone: 913-724-1370
www.cityofbasehor.org



12/08/25

PRZ-010-25

Project Name & Description Rezone Lot 1 of Short-Form Plat Epic Estates		Total Site Acreage 18.90	Present Zoning R0
Legal Description (May be attached as separate sheet) Plat Attached		Proposed Zoning R-3	
Project Address / General Location Generally 158th & State Avenue		Date 12/08/2025	
Parcel ID Number (CAMA Number) 18210000000 16000		Floor Area Classification	
Property Owner Name [REDACTED]	Phone	Fax	
Property Owner Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant's Name [REDACTED]	Phone [REDACTED]	Fax	
Applicant's Address [REDACTED]	City [REDACTED]	State [REDACTED]	Zip [REDACTED]
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials [REDACTED]	Property Owner and/or Applicant's E-mail address [REDACTED]		

APPLICATION TYPE

<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A) [# of lots _____]
<input checked="" type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A) [# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Preliminary Plat [# of lots _____]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat [# of lots _____]
<input type="checkbox"/> Site Plan	

PROJECT INFORMATION

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

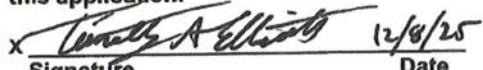
COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)

Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
-------------------------	------------------	------------------	------------------

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.


Signature Date
Terri A. Elliott 12/08/25

Office Use Only		
<input checked="" type="checkbox"/> Filing Fee \$200	<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?

This request is to rezone Lot 1 of the Short Form Plat from the current zoning district to the r-3 Multi-Family Zoning District. The request is being made in order to develop the 20 acre parcel according to the zoning district requirements for the R-3 Zoning District.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted?

The property is currently vacant and has been used as ag-land. Due to the proximity of the property to the City of Basehor and the location on State Avenue, this property is well-suited to be developed at the R-3 Zoning density as it will provide a needed housing choice in this area. The current restrictions on the property do not allow the property to be developed to the highest and best use possible

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? Near-by properties

are not likely to be detrimentally impacted though the development of the property will bring about changes. Concerns related to traffic, storm drainage and other engineering items will be addressed through the design and construction of an appropriate road network and any necessary drainage facilities. The development of this project will adhere to the requirements adopted by the City of Basehor.

These items will be addressed in full at the time of platting and development

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?

Development of this property will provide additional tax base for the County and for the City of Basehor. Further, the development of this property also provides additional housing choices for individuals and families. Additional population is needed in order to support the commercial and economic development of the City of Basehor.

5. How Does Your Request Conform with the Comprehensive Plan? This request is in general conformance with the Comprehensive plan

The plan calls for a mix as commercial and medium density development in this area. This request is being made in conjunction with a request to rezone the north-eastern portion of this parcel to commercial. The remainder of the property is proposed to be developed as SFR. As such, the overall development of this parcel is in accordance with the spirit of the comprehensive plan.

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. _____

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. _____
