

**Planning Commission  
City of Basehor, Kansas**

**Tuesday, May 7, 2013**



**City Hall Council Chambers**

**Regular Meeting – 7:00 p.m.**

**AGENDA**  
**BASEHOR PLANNING COMMISSION**  
**May 7, 2013**  
**7:00 P.M.**  
**Basehor City Hall**

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of the Preceding Meeting
  - 1. **Minutes of the October 2, 2012 Planning Commission meeting.**
- D. Unfinished Business
- E. New Business
  - 1. **Consider an amendment to the Honeycreek Farms development plan in reference to the replat of Lot 1, Block 6, submitted by Peoples Bank.**
  - 2. **Public Hearing: Consider a Preliminary Plat for Block 6, Honeycreek Farms, submitted by Peoples Bank.**
  - 3. **Consider a Final Plat for Block 6, Honeycreek Farms, submitted by Peoples Bank.**
  - 4. **Consider a special use permit for a monument sign to be located at 15540 Leavenworth Road.**
- F. Open Agenda
- G. Reports from Special Committees
- H. City Engineer's Report
- I. Adjournment

**Minutes of the October 2, 2012  
Planning Commission Meeting**

**MINUTES**  
**BASEHOR PLANNING COMMISSION**  
**October 2, 2012**  
**BASEHOR CITY HALL**

**PLANNING COMMISSION MEETING**  
**7:00 P.M.**

***A. Call to Order***

Ed Bush, Chair, called the meeting to order at 7:00 p.m.

***Pledge of Allegiance***

***B. Roll Call***

Members Present: Commissioners John Matthews, Ed Bush, Jon Gallion, and Fred Farris.  
Absent: Terry Gall, Kevin Istas and Tracey Hannah.

Staff Present: Mitch Pleak, City Engineer and Katherine Renn, Assistant City Clerk.

***C. Approval of Minutes***

A motion was made by Commissioner Matthews and seconded by Commissioner Farris. to approve the June 5, 2012 minutes. Chair Bush asked for a vote. Motion passed 4-0.

***D. Unfinished Business – None***

***E. New Business –***

**1. Planning Commission Elections**

Commissioner Matthews motioned to nominate Jon Gallion for Planning Commission Chair. Commissioner Farris seconded. Chair Bush asked for vote. Motion passed 4-0.

Commissioner Gallion motioned to nominate Fred Farris for Planning Commission Vice Chair. Commissioner Matthews seconded. Chair Bush asked for vote. Motion passed 4-0.

Commissioner Gallion motioned to nominate Katherine M. Renn to remain Planning Commission Secretary. Commissioner Matthews seconded. Chair Bush asked for vote. Motion passed 4-0.

***F. Open Agenda – None***

***G. Reports from Special Committees – None***

***H. City Engineer's Report – None***

*I. Adjournment -*

Commissioner Gallion made the motion to adjourn and Commissioner Matthews seconded. Chair Bush called for vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 7:07 p.m. from Chair Bush.

Submitted for approval with/**without** additions or corrections this 6th day of November, 2012.

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Ed Bush, Chairperson

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Katherine M. Renn, Planning Secretary

## **Unfinished Business**

## **New Business**

**Agenda Item No. E1**  
**Planning Commission – May 7, 2013**

**Consider an amendment to the Honeycreek Farms development plan in reference to the replat of Lot 1, Block 6, submittal by Peoples Bank on the following described property:**

**ALL OF LOT 1, BLOCK 6, HONEYCREEK FARMS, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS ALSO BEING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 22 EAST.**

**Narrative**

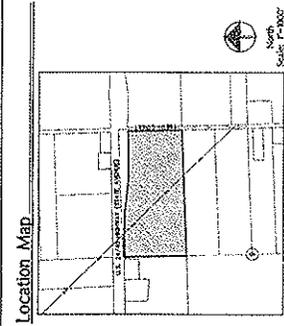
The applicant has submitted a replat of Block 6 of Honeycreek Farms. The existing development plan identifies Lot 1, Block 6 having 16 patio homes (1 ownership) with a density of 4.44 units per acre. The replat proposes 15 single-family homes with a density of 4.16 units per acre. The proposed replat has a density is 6% less than the existing development plan. The proposed replat replaces Lot 1, Block 6 with 15 lots in Block 6. Due to the proposed changes, the Planning Commission shall determine if the proposed replat would have a material or substantial impact on the balance of the existing development plan or the functioning of the site. If Planning Commission finds the proposed replat to have no substantial impact to the existing development plan, the development plan will not need to be revised. If the Planning Commission finds the proposed replat to have a substantial impact to the existing development plan, the development plan will need to be revised and agenda items E2 and E3 will be removed from the agenda.

**Staff Recommendation**

The existing development plans identifies Lot 1, Block 6 having 16 patio homes (1 ownership). Patio homes can be considered to be higher density single-family dwellings. To the north of Block 6 includes vacant commercial property and established townhomes. Single-family homes are established toward the west, south, and east of Block 6. The proposed replat would change Block 6 to 15 single-family lots. The proposed replat is less dense than the existing development plan and would create individual ownership opportunities. The replat of Lot 1, Block 6 would have less impact to the surrounding single-family homes. Staff does not find the proposed replat having a substantial impact to the Honeycreek Farms development.





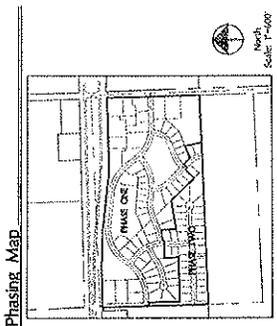


**Legal Description**

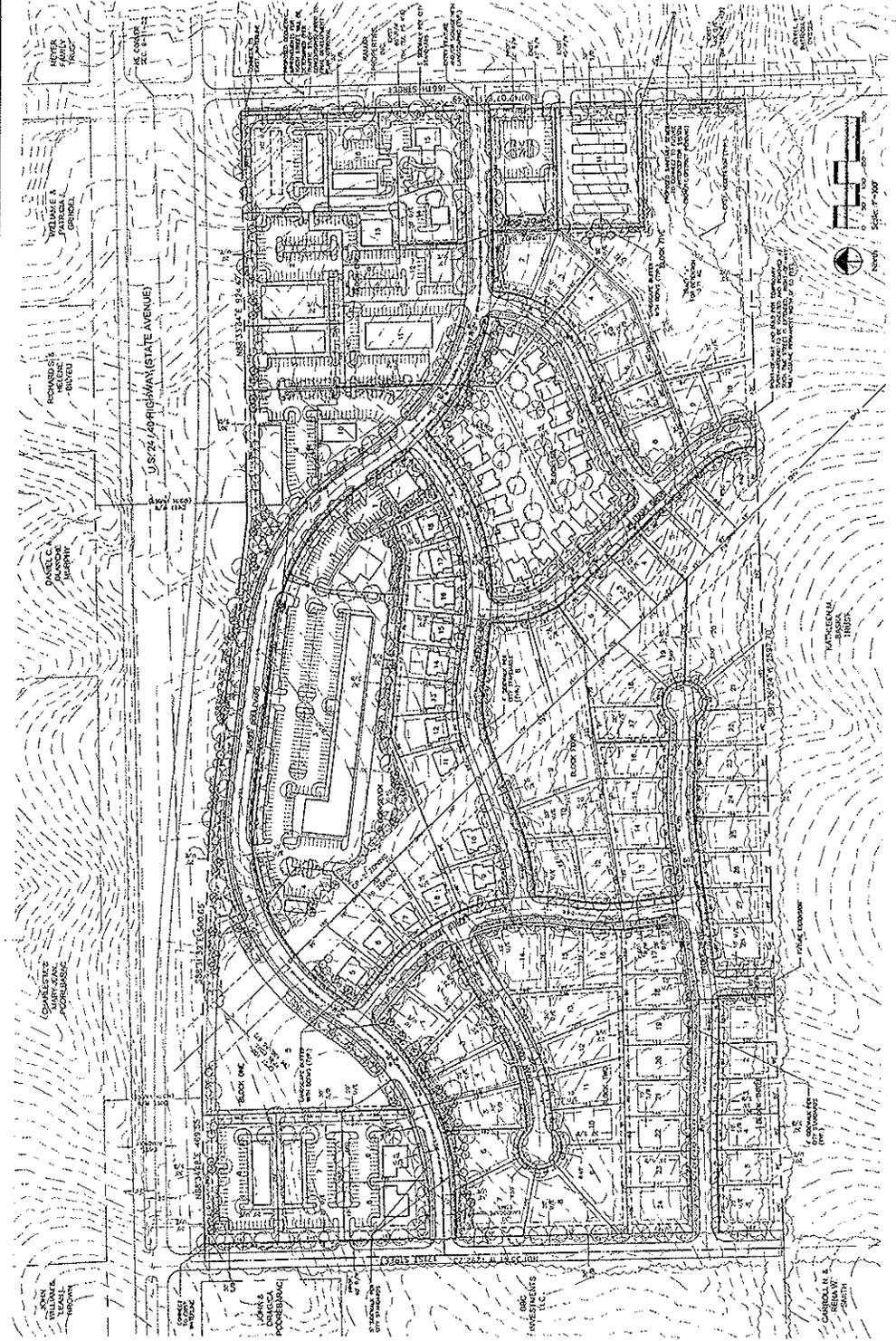
ALL THAT PART OF THE SE/4 CORNER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 28 EAST OF THE 6TH MERIDIAN, IN THE COUNTY OF BAKER, STATE OF KANSAS, AS SHOWN ON THE PLAT OF THE "HONEYCREEK FARMS" SUBDIVISION, AS RECORDED IN PUBLIC RECORDS OF THE COUNTY OF BAKER, STATE OF KANSAS, IN BOOK 100, PAGE 100, AND AS SHOWN ON THE PLAT OF THE "HONEYCREEK FARMS" SUBDIVISION, AS RECORDED IN PUBLIC RECORDS OF THE COUNTY OF BAKER, STATE OF KANSAS, IN BOOK 100, PAGE 100, AND AS SHOWN ON THE PLAT OF THE "HONEYCREEK FARMS" SUBDIVISION, AS RECORDED IN PUBLIC RECORDS OF THE COUNTY OF BAKER, STATE OF KANSAS, IN BOOK 100, PAGE 100, AND AS SHOWN ON THE PLAT OF THE "HONEYCREEK FARMS" SUBDIVISION, AS RECORDED IN PUBLIC RECORDS OF THE COUNTY OF BAKER, STATE OF KANSAS, IN BOOK 100, PAGE 100.

**General Notes**

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.
3. ALL CURVES ARE TO BE RUN BY THE METHOD OF CHORDS AND ANGLES.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
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**A Preliminary Development Plan for**  
**HONEYCREEK FARMS**  
 Basehor, Kansas



**Plant Schedule**

SYMBOL	QTY	NAME	SIZE	DATE
⊙	10	SMALLER TREE	10"	10/10/10
⊙	10	MEDIUM TREE	12"	10/10/10
⊙	10	LARGE TREE	18"	10/10/10
⊙	10	SMALLER TREE	10"	10/10/10
⊙	10	MEDIUM TREE	12"	10/10/10
⊙	10	LARGE TREE	18"	10/10/10
⊙	10	SMALLER TREE	10"	10/10/10
⊙	10	MEDIUM TREE	12"	10/10/10
⊙	10	LARGE TREE	18"	10/10/10
⊙	10	SMALLER TREE	10"	10/10/10
⊙	10	MEDIUM TREE	12"	10/10/10
⊙	10	LARGE TREE	18"	10/10/10

**CP-2 General Business District Project Summary**

LOT #	AREA (SQ FT)	AREA (AC)	FRONT YARD SETBACK (FT)			
LOT 1	10,000	0.23	10	10	10	10
LOT 2	10,000	0.23	10	10	10	10
LOT 3	10,000	0.23	10	10	10	10
LOT 4	10,000	0.23	10	10	10	10
LOT 5	10,000	0.23	10	10	10	10
LOT 6	10,000	0.23	10	10	10	10
LOT 7	10,000	0.23	10	10	10	10
LOT 8	10,000	0.23	10	10	10	10
LOT 9	10,000	0.23	10	10	10	10
LOT 10	10,000	0.23	10	10	10	10

**Planned Residential District Project Summary**

LOT #	AREA (SQ FT)	AREA (AC)	FRONT YARD SETBACK (FT)			
LOT 1	10,000	0.23	10	10	10	10
LOT 2	10,000	0.23	10	10	10	10
LOT 3	10,000	0.23	10	10	10	10
LOT 4	10,000	0.23	10	10	10	10
LOT 5	10,000	0.23	10	10	10	10
LOT 6	10,000	0.23	10	10	10	10
LOT 7	10,000	0.23	10	10	10	10
LOT 8	10,000	0.23	10	10	10	10
LOT 9	10,000	0.23	10	10	10	10
LOT 10	10,000	0.23	10	10	10	10

**Comprehensive Project Summary**  
 PROJECT: HONEYCREEK FARMS  
 LOCATION: BASEHOR, KANSAS  
 DATE: 10/10/10

**Agenda Item No. E2**  
**Planning Commission – May 7, 2013**

**Public Hearing: Consider a Preliminary Plat for Block 6, Honeycreek Farms, submitted by Peoples Bank on the following described property:**

**ALL OF LOT 1, BLOCK 6, HONEYCREEK FARMS, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS ALSO BEING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 22 EAST.**

**Narrative**

A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting.

The City Council may consider this item on June 3, 2013.

**Staff Recommendation**

Planning Commission shall consider a variance for:

1. Side yard setback of 7.5'.
2. Lot widths as proposed.

With approval of the variances, staff recommends approval of the preliminary plat with the following conditions:

1. Add note: No driveway shall abut Pinehurst Drive.
2. Add note: Minimum side yard setback is 7.5' and rear yard setback is 30'.
3. Add note: Minimum ground floor area and corresponding classification shall be 1,200 S.F. (class "F")

## Staff Report

**Date:** April 22, 2013

**Subject:** Consider the Preliminary Plat for Block 6, Honeycreek Farms, submitted by Peoples Bank on the following described property:

**ALL OF LOT 1, BLOCK 6, HONEY CREEK FARMS, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS ALSO BEING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 22 EAST.**

### GENERAL INFORMATION

**Applicant:** Peoples Bank

**Owner:** Peoples Bank

**Address:** P.O. Box 8330  
Lawrence, KS 66049

### SITE INFORMATION

**Location:** Pinehurst Drive between Sheehan Road and Freeman Drive.  
**Current Zoning:** "PR" Planned Residential District.

### STAFF ANALYSIS

#### **Background**

The proposed plat is a replat of Block 6 of Honeycreek Farms and consists of 3.6 acres. Honeycreek Farms Plat was approved in May of 2004. The existing development plan identifies Block 6 having 16 patio homes (1 ownership) with a density of 4.4 units per acre or 1 unit per 9,821 square feet. Patio homes generally are a higher density than single-family homes. The existing development plan also has a minimum ground floor area classification of 1,200 S.F.

The proposed plat includes 15 single-family homes with the minimum ground floor area classification of 1,200 S.F., which is equal to the entire Honeycreek Farms Plat. The proposed average lot size is 10,475 square feet. The proposed plat will not change any lots outside of Block 6 in the Honeycreek Farms Plat.

#### **Surrounding Property**

The proposed replat is located on Pinehurst Drive between Sheehan Road and Freeman Drive. The current zoning is Planned Residential. "CP-2" General Business District and established townhomes are located to the north. Single-family homes are established toward the west, south, and east. The subject block is currently vacant. To date Honeycreek Farms includes single-family homes and townhomes.

### Adjacent Property

	<u>Zoning</u>	<u>Use</u>
North:	"CP-2"	General Business District
South:	"PR"	Planned Residential
East:	"PR"	Planned Residential
West:	"PR"	Planned Residential

### Traffic Impact

Access to the replat is thru Pinehurst Drive. The proposed plat will not have any impact to Pinehurst Drive.

### Stormwater Management

Stormwater Management facilities will not be changed with the approval of the subject plat.

### Utilities

No new utilities will be proposed with the subject plat.

### Comprehensive Plan/Zoning

The property is zoned "PR" Planned Residential District. The original use for the Block 6 is for patio homes. Patio homes can be considered to be higher density single-family dwellings. To the north of Block 6 includes vacant commercial property and established townhomes. Single-family homes are established toward the west, south, and east of Block 6.

### Preliminary Plat Contents

- a.
  1. **The name of the proposed subdivision.** Provided within the submitted plat.
  2. **Location of the subdivision by reference to a section corner.** Provided within the submitted plat.
  3. **The name(s) and address(s) of the owner(s)/developer(s) and the licensed land surveyor who prepared the plot.** Provided within the submitted plat.
  4. **North arrow.** Provided within the submitted plat.
  5. **Date prepared and scale of the drawing.** Provided within the submitted plat.
  6. **The legal description of the property.** Provided within the submitted plat.
- b.
  1. **All of the land to be platted as well as all platted or unplatted adjacent properties within 1,000 feet shall be shown.** This is not shown.
  2. **Existing contours with the contour intervals not more than 2 feet.** This is not provided due to the plat being already platted with stormwater infrastructure in place.
  3. **The location, width, and names of all existing platted or private ways within or adjacent to the tract, together with easements, railroad and utility right-of-way, parks and other significant features such as city limit lines and survey monuments.** This is provided.
  4. **Environmental features.** The proposed plat is not within the 100-yr flood plain.
  5. **All airports, sanitary landfills, feedlots, or other similar uses located within two miles of the proposed plat shall be shown on a vicinity map.** This is not shown.
- c.
  1. **Layout and names of streets with general dimensions and appropriate grades shall be shown.** This is provided.

2. **Intended layout, numbers and dimensions of lots.** The existing development plan for Block 6 includes a density of 4.4 unity per acre or 1 unit per 9,821 square feet. The intention of Block 6 was to be a higher density single-family dwellings. Such density can be associated with "R-2" Two-Family Residential District. R-2 allows for higher density single-family dwellings with a maximum of 7 dwelling units per acre and minimum lot area of 6,000 square feet per dwelling unit. The proposed plat includes lot sizes from 7,442.5 square feet to 14,717.7 square feet. The proposed average lot size is 10,475 square feet. The proposed plat is less dense than the existing planned Block 6.

The proposed plat includes setbacks:

- Rear – 30'
- Side – 7.5'
- Front – 25'

The existing plat established the following setbacks:

- Rear – 30'
- Side – 10'
- Front – 25'

The proposed side yard setback of 7.5' does not meet the minimum side yard setback of 10'. 7.5' side yard setbacks are common with other plats within the City.

The minimum lot widths per R-2 zoning regulations are 80' for interior lots and 95' for corner lots. The proposed plat has an average interior lot width of 64' and a corner lot width of 100'. Lot widths below 80' are common with other plats within the City.

3. **Parcels of land intended to be dedicated or reserved for parks, schools, or other public uses, or to be reserved for the use of property owners with the subdivision.** This is provided within the submitted plat.
4. **Location and type of utilities to be installed.** Utilities are already constructed.
5. **Utility and other easements indicating width and purpose.** This is provided.
6. **A statement or other indication of phasing of the development and an appropriate timetable if applicable.** Not applicable.
7. **Vicinity sketch with indicates the relationship between the proposed subdivision and surrounding properties within 1,000 feet, showing streets and other features.** This is not provided.

d.

1. **The names and addresses of all owners of property within 1,000 feet of the proposed platted area. The applicant may submit the same list of owners of property within 1,000 feet submitted for the zoning application.** This has been submitted by the applicant.
2. **For subdivisions proposed to contain single family development, the minimum dwelling size shall be met.** Applicant shall detail the minimum ground floor area and corresponding classification for the replat to be 1,200 S.F. (class "F").

**Recommendation by Planning Staff**

The existing development plan identifies Block 6 to have 16 patio homes (1 ownership) with a density of 4.4 units per acre or 1 unit per 9,821 square feet. The proposed plat includes 15 single-family homes with the average lot size being 10,475 square feet. The proposed side yard setback of 7.5' is below the minimum of 10' per the zoning regulations. The proposed interior lot average lot width of 64' is below the minimum of 80'.

Planning Commission shall consider a variance for:

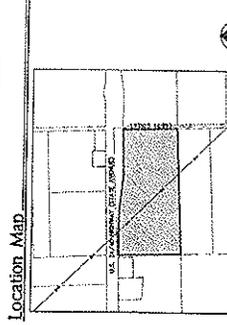
1. Side yard setback of 7.5'.
2. Lot widths as proposed.

With approval of the variances, staff recommends approval of the preliminary plat with the following conditions:

1. Add note: No driveway shall abut Pinehurst Drive.
2. Add note: Minimum side yard setback is 7.5' and rear yard setback is 30'.
3. Add note: Minimum ground floor area and corresponding classification shall be 1,200 S.F. (class "F").



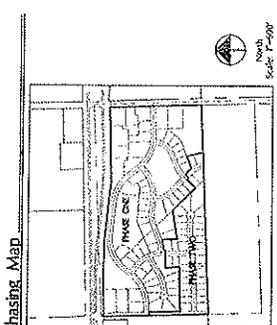




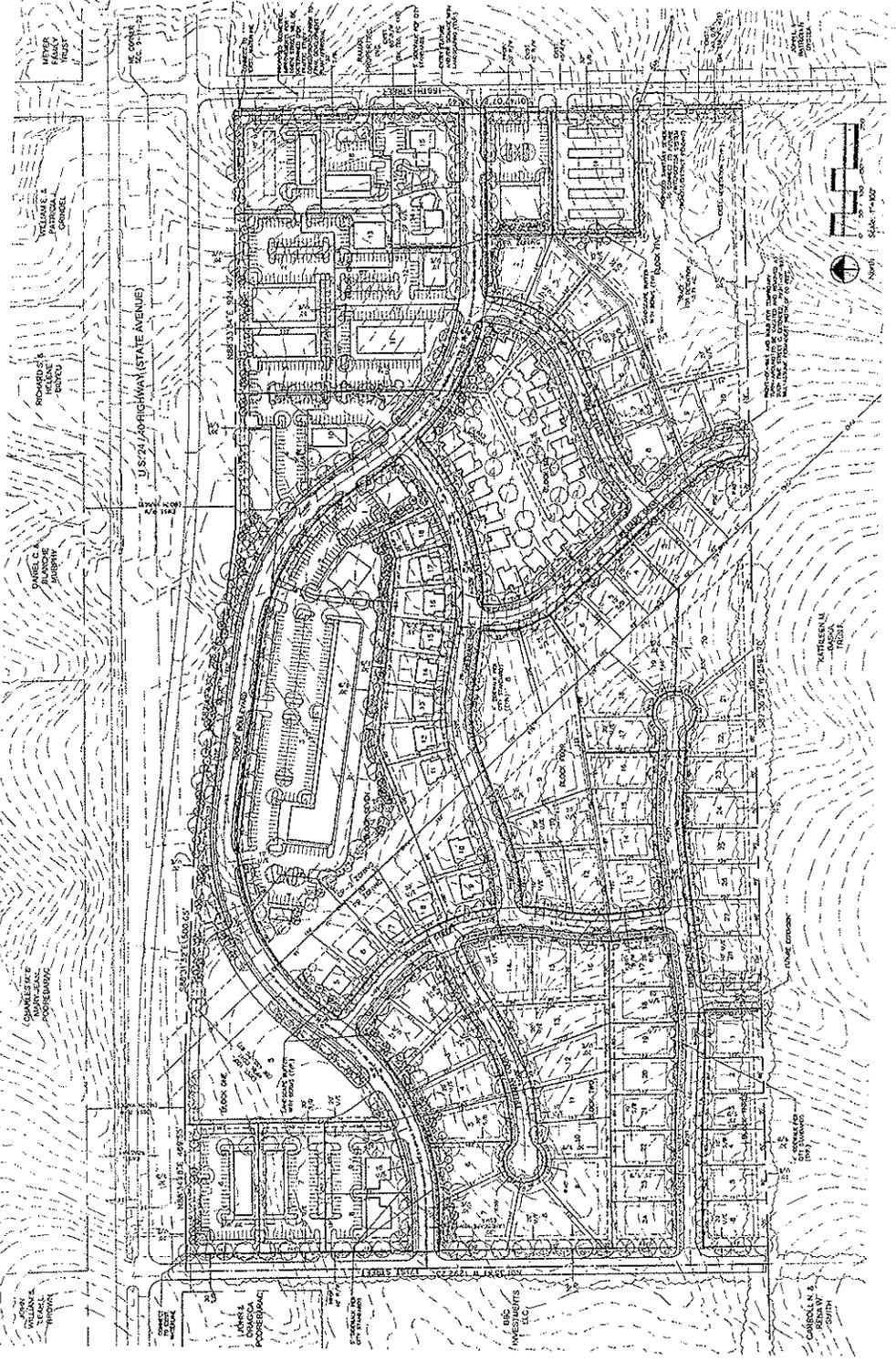
**Legal Description**

Block 10, Lot 10, of the 10th Block, of the 10th Addition, of the 10th District, of the City of Oklahoma City, Oklahoma, containing approximately 0.10 acre, more or less, as shown on the plat of the 10th Addition, of the 10th District, of the City of Oklahoma City, Oklahoma, recorded in the Oklahoma State Archives, Oklahoma County, Oklahoma, Book 10, Page 10.

- General Notes**
1. THESE PLANS WERE PREPARED BY THE ARCHITECT AND ENGINEER FOR THE PURPOSE OF OBTAINING PERMITS FROM THE CITY OF OKLAHOMA CITY.
  2. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED BY THE CITY OF OKLAHOMA CITY THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF OKLAHOMA CITY ZONING ORDINANCES.
  3. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED BY THE CITY OF OKLAHOMA CITY THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF OKLAHOMA CITY ZONING ORDINANCES.
  4. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS BEEN ADVISED BY THE CITY OF OKLAHOMA CITY THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF OKLAHOMA CITY ZONING ORDINANCES.



A Preliminary Development Plan for  
**HONEYCREEK FARMS**  
 Baselor, Kansas



**Plant Schedule**

SYMBOL	PLANT NAME	QUANTITY	NOTES
⊙	PLANT NAME	10	...
⊙	PLANT NAME	20	...
⊙	PLANT NAME	30	...
⊙	PLANT NAME	40	...
⊙	PLANT NAME	50	...

**CP-2 General Business District Project Summary**

ITEM NO.	DESCRIPTION	AMOUNT	TOTAL
101.1	...	...	...
101.2	...	...	...
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101.6	...	...	...
101.7	...	...	...
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**Planned Residential District Project Summary**

ITEM NO.	DESCRIPTION	AMOUNT	TOTAL
102.1	...	...	...
102.2	...	...	...
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102.30	...	...	...

**Comprehensive Project Summary**

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**Planned Residential District Project Summary**

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Affidavit in Proof of Publication

STATE OF KANSAS  
Leavenworth County

(Published in the Basehor Sentinel, Thursday, April 11, 2013)

**PUBLIC HEARING NOTICE**  
**CITY OF BASEHOR**  
**PLANNING COMMISSION**

Eric Moore of the Legal Dept. of the Basehor Sentinel being first duly sworn, deposes and says:

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold a public hearing on Tuesday, May 7, 2013 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas to consider Honey Creek Farms Replat submitted by Peoples Bank. The proposed plat is located on the south side of US-24/40 between 170th Street and 166th Street. The property description is:

That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Leavenworth County, Kansas, with a general paid circulation on a weekly basis in Leavenworth County, Kansas, and that said newspaper is not a trade, religious or fraternal publication, and which newspaper has been admitted to the mails as periodicals class matter in said County, and that a notice of which is hereto attached, was published in the regular and entire issue of the Basehor Sentinel

All of Lot 1, Block 6, Honey Creek Farms, a subdivision in the City of Basehor, Leavenworth County, Kansas also beginning in the Northeast Quarter of Section 9, Township 11 South, Range 22 East.

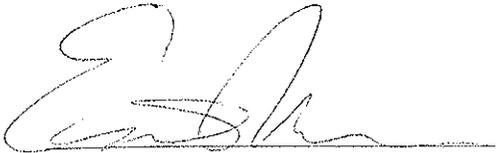
All persons who desire to comment for or against said application are invited to appear at the time and place mentioned above. Copies of the application and full legal description are available for review during normal business hours at Basehor City Hall. Questions about the application may be directed to Mitch Pleak, City Engineer at 913-724-1370.

PLANNING COMMISSION  
CITY OF BASEHOR, KANSAS

Said newspaper is published weekly 52 weeks a year; has been so published continuously and uninterruptedly in said county and state for a period of more than one year prior to the first publication of said notice and been admitted at the post office of Basehor in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for I consecutive weeks the first publication thereof being made as aforesaid on 04/11/2013 with publications being made on the following dates:

04/11/2013



Subscribed and sworn to before me this



Notary Public

My Appointment expires: March 15, 2015

Notary And Affidavit	\$0.00
Additional Copies	\$0.00
Publication Charges	\$33.00
	<u>                    </u>
	\$33.00



**CITY OF BASEHOR**

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



**APPLICATION FORM**

Project Name & Description <i>Money Creek Farms Replat</i>		Total Site Acreage <i>3.66</i>	Present Zoning <i>R-10</i>
Legal Description (May be attached as separate sheet) <i>Lot 1 Block 1</i>			Proposed Zoning <i>R-10</i>
Project Address / General Location <i>Pinehurst Drive, Sheridan, MO</i>			Presubmittal Date
Parcel ID Number (CAMA Number) <i>18200000000000000000</i>			Floor Area Classification <i>F</i>
Property Owner Name <i>Peoples Bank</i>	Phone <i>913 230 1178</i>	Fax <i>913 652 0028</i>	
Property Owner Address <i>PO Box 3330</i>	City <i>Lawrence</i>	State <i>KS</i>	Zip <i>66044</i>
Applicant's Name (if different from above) <i>Mike Bates</i>	Phone <i>913 239 1178</i>	Fax <i>913 652 0028</i>	
Applicant's Address <i>13180 Medical Ave</i>	City <i>Overland Park</i>	State <i>KS</i>	Zip <i>66115</i>
Applicant's mobile phone	Property Owner and/or Applicant's E-mail address		

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

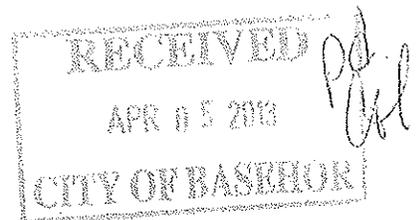
PROJECT INFORMATION	
Existing Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Other _____	
Proposed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

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots <i>15</i>	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 an 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 <i>Mike Bates</i> vs. <i>9/3/13</i>	Office Use Only <input checked="" type="checkbox"/> Filing Fee \$ <i>650.00</i> [ ] Received by <i>[Signature]</i> [ ] # of Plans _____ <input type="checkbox"/> Attached Legal Description [ ] Property Ownership List
Signature	Date



**Agenda Item No. E3  
Planning Commission – May 7, 2013**

**Consider a Final Plat for Block 6, Honeycreek Farms, submitted by Peoples Bank on the following described property:**

**ALL OF LOT 1, BLOCK 6, HONEYCREEK FARMS, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS ALSO BEING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 22 EAST.**

**Narrative**

A staff report and other supporting information is provided in the agenda packet.

Staff will be available for discussion at the meeting.

The City Council may consider this item on June 3, 2013.

**Staff Recommendation**

Staff recommends approval of the final plat with the following conditions:

1. City Council approves the preliminary plat.
2. Add note: No driveway shall abut Pinehurst Drive.
3. Add note: Minimum side yard setback is 7.5' and rear yard setback is 30'.
4. Add note: Minimum ground floor area and corresponding classification shall be 1,200 S.F. (class "F")
5. Title insurance certification shall be submitted by the applicant and verified by the City Clerk.
6. Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full.

## Staff Report

**Date:** April 22, 2013

**Subject:** Consider the Final Plat for Block 6, Honeycreek Farms, submitted by Peoples Bank on the following described property:

ALL OF LOT 1, BLOCK 6, HONEY CREEK FARMS, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS ALSO BEING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 22 EAST.

### GENERAL INFORMATION

**Applicant:** Peoples Bank

**Owner:** Peoples Bank

**Address:** P.O. Box 8330  
Lawrence, KS 66049

### SITE INFORMATION

**Location:** Pinehurst Drive between Sheehan Road and Freeman Drive.  
**Current Zoning:** "PR" Planned Residential District.

### STAFF ANALYSIS

#### Background

The proposed plat is a replat of Block 6 of Honeycreek Farms and consists of 3.6 acres. Honeycreek Farms Plat was approved in May of 2004. The existing development plan identifies Block 6 having 16 patio homes (1 ownership) with a density of 4.4 units per acre or 1 unit per 9,821 square feet. Patio homes generally are a higher density than single-family homes. The existing development plan also has a minimum ground floor area classification of 1,200 S.F.

The proposed plat includes 15 single-family homes with the minimum ground floor area classification of 1,200 S.F., which is equal to the entire Honeycreek Farms Plat. The proposed average lot size is 10,475 square feet. The proposed plat will not change any lots outside of Block 6 in the Honeycreek Farms Plat.

#### Surrounding Property

The proposed replat is located on Pinehurst Drive between Sheehan Road and Freeman Drive. The current zoning is Planned Residential. "CP-2" General Business District and established townhomes are located to the north. The subject block is currently vacant. To date Honeycreek Farms includes single-family homes and townhomes.

### Adjacent Property

	<u>Zoning</u>	<u>Use</u>
North:	"CP-2"	General Business District
South:	"PR"	Planned Residential
East:	"PR"	Planned Residential
West:	"PR"	Planned Residential

### Traffic Impact

Access to the replat is thru Pinehurst Drive. The proposed plat will not have any impact to Pinehurst Drive.

### Stormwater Management

Stormwater Management facilities will not be changed with the approval of the subject plat.

### Utilities

No new utilities will be proposed with the subject plat.

### Transportation Excise Tax

Since the existing plat was annexed, \$1,747.48 was applied to all new construction permits per lot. The excise tax of \$1,747.48 per lot will continue with the proposed plat.

### Park Fees

Since the existing plat was annexed, \$200 per residential unit was applied to all new construction permits per lot. The park fee of \$200 per lot will continue with the proposed plat.

### Subdivision Regulation Requirements:

The items to be included on the final plat per the Subdivision Regulations requirements:

- 1. The lines and names of all proposed streets or other ways or easements, and other open spaces intended to be dedicated for public use or granted for use of inhabitants of the subdivision.** Provided within the submitted plat.
- 2. Lines and names of all adjoining streets within 200 feet.** This is shown within the submitted plat.
- 3. Metes and bounds describing the plat and the contents within the plat associated with any lots, easements, and tracts of lands. This information shall be represented in a way that any lot line can be located in the field.** This is provided within in the submitted.
- 4. The location of all building setback lines.** Applicant shall provide the minimum side yard and rear yard setbacks.
- 5. Suitable primary control points.** This is provided within the submitted plat.
- 6. Location and elevation of a permanent benchmark.** This is provided within the submitted plat.
- 7. The location of all permanent monuments with the distances and bearings plainly marked.** This is provided within the submitted plat.
- 8. Date of preparation, title, north point, and scale shall be included with the plat.** This is provided within the submitted plat.
- 9. Error of Closure.** The perimeter of the plat is under 10,000 feet. Per the subdivision regulations the error allowed is 1 ft in 10,000 ft. The error of closure for the plat is 1 ft in 665,071 ft, which is adequate.

10. **Identification system for all lots and blocks, and the area in square feet of each lot.** This is provided within the submitted plat.
11. **Certification of the land surveyor preparing the plat, seal, and signature.** This is provided within the submitted plat.
12. **Acknowledgement of a notary.** This is provided within the submitted plat.
13. **A certification of the Planning Commission showing its approval of the plat.** This is provided within the submitted plat.
14. **The approval of the City Council.** Action has not been taken.
15. **The certificate of the Register of Deeds.** This is provided.
16. **The title insurance certification showing that the proposed sub divider owns all the property within the plat and that it is free from encumbrances and liens.** The applicant has yet to submit the title insurance certification.
17. **Statement by the owner dedicating streets, rights-of-way, and sites for public use.** This is provided.
18. **Such other certificates, affidavits, endorsements, or dedication as may be required by the Planning Commission in the enforcement of these Regulations.** Action has not been taken by the Planning Commission.
19. **Purpose for which sites, other than residential lots, are dedicated or reserved.** This is provided.
20. **Proper margins and lettering on the sheet that contains the plat.** Margins and lettering are properly shown.
21. **Legal description of the subdivision.** This was submitted with the plat.
22. **Public improvement plans associated with the final plat.** Not applicable.
23. **Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full.** Applicant has yet to submit certification by the County showing that all due or unpaid taxes have been paid in full.
24. **Subdivision Improvements Agreement.** Not applicable.

#### **Recommendation by Planning Staff**

Staff recommends approval of the final plat with the following conditions:

1. City Council approves the preliminary plat.
2. Add note: No driveway shall abut Pinehurst Drive.
3. Add note: Minimum side yard setback is 7.5' and rear yard setback is 30'.
4. Add note: Minimum ground floor area and corresponding classification shall be 1,200 S.F. (class "F").
5. Title insurance certification shall be submitted by the applicant and verified by the City Clerk.
6. Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full.







**Agenda Item No. E4  
Planning Commission – May 7, 2013**

**Consider a special use permit for a monument sign to be located at 15540 Leavenworth Road.**

**Narrative**

April 19, 2013, Holy Angels Catholic Church submitted a request for a special use sign permit to exceed the size requirements for residential zoned districts and the allowance of an automatic changeable copy sign. The existing sign will be modified to the proposed sign schematic attached. The existing sign is 46 square feet and has a height of 4 feet. External detached lights illuminate the existing sign.

The proposed sign has an average height of 8.5 feet with the tallest portion being 12 feet. The proposed sign is 134 square feet and includes an automatic changeable copy component. The sign includes 3 faces totaling 64 square feet. The base component is 70 square feet. The proposed sign will use the existing external detached lights for illumination with no new illumination proposed. The automatic changeable copy component will be turned off at 10:00 p.m. nightly.

The proposed sign is located on the north side of Leavenworth Road. The proposed sign will face the east and west. The sign is located on an 18-acre tract of ground with 3 buildings. The tallest building has a height of 55 feet.

**Adjacent Property**

	<b>Zoning</b>	<b>Use</b>
North:	“R-1”	Single Family Residential
South:	“R-1”	Single Family Residential
East:	“R-O”	Suburban Residential
West:	“R-1”	Single Family Residential

**Distance to Residential Homes North of Leavenworth Road**

East - Approximately 1,900 feet.

West – Approximately 630 feet and owned by the applicant.

**Distance to Residential Homes South of Leavenworth Road.**

East - Approximately 110 feet

West - Approximately 135 feet.

**Regulations**

Per the sign regulations (Section 6.1.6), church signs shall adhere to the specific zoning sign regulations as the abutting property. In the case where multiple zoning abuts such property, the more restrictive zoning shall apply.

Residential zoning district regulations apply.

Per the residential zoning district regulations (Section 6.2.2), 1 subdivision monument sign shall be allowed per subdivision entrance. Such sign shall not exceed 6 feet in height and 60 square feet. Automatic changeable copy signs are not allowed. The proposed sign is not a subdivision sign but an identification sign similar to a business. CP-1 Neighborhood Business district zoning can be

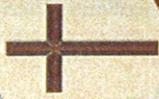
located near residential districts. Per CP-1 sign requirements (Section 6.3.2), 1 monument sign is allowed with a maximum size of 80 square feet and height of 10 feet.

Per the sign regulations (Section 6.3.5(c)), changeable copy sign (automatic) are required to be turned off no later than 10:00 p.m. if located within 100 feet and/or abutting a residential zoned district.

**Staff Recommendation**

The proposed automatic changeable component of the sign does meet the requirements for automatic changeable copy signs. Staff finds the illumination to have minimum impact to surrounding residential properties due to the use of the existing detached lighting and the automatic changeable copy sign being turned off at 10:00 p.m. Due to the majority of the sign being the base component with the location of the sign, staff finds the impact of the size of the sign to be minimal.

Planning Commission shall consider the special use permit.



# Holy Angels CATHOLIC CHURCH

**FISH FRY THIS FRIDAY NIGHT**  
**5:00 to 7:30**

— Mass Schedule: —  
Sat. 4:30pm - Sun. 8:15am & 10:30am



Proposed new sign, double sided. Existing brick and base at site.  
Dark Brown sign panel is 60" tall x 120" wide. Sign decorated with  
attached 3/16" metal letters as shown. "H" is 13" high and "CATHOLIC  
CHURCH" letters are 7" high.

Beige "tower" panel is 30" wide x 144" tall with angled top, cross  
design element (17.75" high) and three attached brown stripes.  
Small beige panel is 59.5" tall x 18" wide with angled top.  
Mass Schedule sign panels would be 16" tall x 96" wide  
Full color EMC: 20mm. 1'4" x 120" wide

New ID Sign and towers on existing brick  
Scale N/A - For Presentation Only

<b>Client Name:</b> Holy Angels Catholic Church 15440 Leavenworth Rd Boschhorst, KS 66007	<b>Start Date:</b> 01-21-13	<b>Last Revision:</b> 02-19-13	<b>Sheet No.:</b> 40780-4
<b>Client Approval:</b> Landlord Approval	<b>Drawings:</b> D	<b>Page:</b> 1	<b>Issue Date:</b> John Holms
<b>Designer:</b> Ann Holms			

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FOR OFFICE USE ONLY:  
 PERMIT NO. \_\_\_\_\_  
 OCCUPANCY: \_\_\_\_\_  
 ZONING: \_\_\_\_\_ REVIEWED: \_\_\_\_\_  
 FEE: \_\_\_\_\_

# City of BASEHOR

## MISCELLANEOUS PERMIT APPLICATION

PROJECT ADDRESS: 15440 Leavenworth Rd  
 LEGAL DESCRIPTION: \_\_\_\_\_

LOT BLOCK SUBDIVISION

APPLICANT: Ann Hoins (Young Sign Co) for Holy Angels Catholic Church  
 ADDRESS: \_\_\_\_\_ PHONE: 913-651-5432  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

Church Contact: Tom Steinmetz - 816-806-6244

TYPE of PERMIT

SINGLE FAMILY \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_ TENANT FINISH \_\_\_\_\_

(MP) PLUMBING \_\_\_\_\_ (AB) ACCESSORY BLDG. \_\_\_\_\_ (SP) SWIMMING POOL \_\_\_\_\_  
 (ME) ELECTRICAL \_\_\_\_\_ (MF) FENCE \_\_\_\_\_ (MA) SATELLITE/ANTENNA \_\_\_\_\_  
 (MH) MECHANICAL \_\_\_\_\_ (MD) DECK \_\_\_\_\_ (S) SIGN  \_\_\_\_\_  
 OTHER \_\_\_\_\_

WORK DESCRIPTION: Revise & Fabricate new monument sign with electronic message board for Holy Angels Church. Sign layout emailed to Mitch.

ESTIMATED VALUE: \_\_\_\_\_

CRAFT	CONTRACTOR	PHONE NO.	LICENSE NO.
PLUMBING	_____	_____	_____
ELECTRICAL	_____	_____	_____
MECHANICAL	_____	_____	_____
OTHER	<u>Young Sign Co Inc</u>	<u>913-651-5432</u>	_____

PROVIDE: BUILDING PLANS, PLOT PLAN, COMPLETE LIST OF ALL SUBCONTRACTORS.

APPLICANT SIGNATURE Ann Hoins DATE 4/18/13

**Open Agenda**

**Reports from Special Committees**

**City Engineer's Report**

**Adjournment**