Planning Commission
City of Basehor, Kansas

Tuesday, April 7, 2015

City Hall Council Chambers

Regular Meeting – 7:00 p.m.

AGENDA
BASEHOR PLANNING COMMISSION
April 7, 2015
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 March 3, 2015 Planning Commission meeting.**

D. Unfinished Business

E. New Business

1. **Consider a Lot Split for Lot 4 of South Basehor Plat.**
2. **City Council Retreat - Update**

F. Open Agenda

G. Reports from Special Committees

H. City Engineer's Report

I. Adjournment

Minutes of the March 3, 2015 Planning Commission Meeting

MINUTES
BASEHOR PLANNING COMMISSION
March 3, 2015
BASEHOR CITY HALL

PLANNING COMMISSION MEETING
7:00 P.M.

A. Call to Order

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

Pledge of Allegiance

B. Roll Call

Members Present: Commissioners Terry Gall, Jon Gallion, Dennis Haag and Ed Bush

Staff Present: Mitch Pleak, City Engineer; Connie Leggett, Utility Billing Clerk/Planning Secretary; Shannon Marcano, City Attorney

Members Absent: Commissioners Fred Farris and Tracey Hannah

C. Approval of Minutes

A motion was made by Commissioner Gall and seconded by Commissioner Bush to approve the December 2, 2014 minutes. Chair Gallion called for a vote, Motion passed 4-0.

***D. Unfinished Business* – None**

***E. New Business* –**

1. Executive Session – Attorney Client Privilege.

Commissioner Gallion called for a motion for Executive Session, Commissioner Gall made the motion to begin the Executive Session for Attorney Privilege for 30 minutes and Commissioner Haag seconded. Commissioner Gallion called for a vote and the motion passed 4-0.

Session started at 7:03 pm and ended at 7:33 pm

An additional 30 minutes was requested by the Planning Commission. Commissioner Haag made a motion to extend the Executive Session for an additional 30 minutes and Commissioner Bush seconded. Commissioner Gallion called for a vote and the motion passed 4-0.

Session started at 7:33 pm and ended at 8:03 pm

An additional 15 minutes was requested by the Planning Commission. Commissioner Gall made the motion to extend the Executive Session for an additional 15 minutes and Commissioner Bush seconded. Commissioner Gallion called for a vote and the motion passed 4-0.

Session started at 8:03 pm and ended at 8:18 pm.

F. Open Agenda – **None**

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

H. City Engineer's Report –

Having the Council Retreat on March 27th from 9:00 am to 3:00 pm. On March 10, 2015 there will be a meeting with K-Dot that will be a briefing on the future plans of K-7 HWY, it will be held at the Lansing Community Center from 6:00 pm to 7:00 pm and all is welcome to attend. Next Planning Commission meeting will be next month pertaining to lot split.

I. Adjournment -

Commissioner Bush made the motion to adjourn and Commissioner Haag seconded. Chair Gallion called for a vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 8:25 p.m. from Chair Gallion.

Submitted for approval with/without additions or corrections this 7th day of April, 2015.

_____ _____

Jon Gallion, Chair Connie Leggett, Planning Secretary

Unfinished Business

New Business

Agenda Item No. E1
Planning Commission – April 7, 2015

Consider a Lot Split for Lot 4 of South Basehor Plat as submitted by Banzhaf Trust located at 15301 Parallel Road.

Narrative

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

Staff will be available for discussion at the meeting.

The lot split does not require City Council approval.

Staff Recommendation

Staff recommends the approval of the lot split with the following conditions:

1. The applicant shall have the lot split recorded at the Register of Deeds Office, with a recorded copy provided to the City.
2. No building permit for Tract 2 will be approved, until sanitary sewer is extended to Tract 2.
3. A note shall be added to the lot split stating: No building permit for Tract 2 will be approved, until sanitary sewer is extended to Tract 2.

Staff Report

Date: **March 31, 2015**

Subject: **Lot Split for Lot 4 of South Basehor Plat located at 15301 Parallel Road**

GENERAL INFORMATION

Applicant: **David Banzhaf**
Elizabeth Banzhaf Trust
9423 Pinyon TRL
Lone Tree, CO 80124

Owner: **Elizabeth Banzhaf Trust**

Address: **15301 Parallel Road**
Basehor, KS 66007

Surveyor: **Herring Surveying Company**

SITE INFORMATION

Location: 15301 Parallel Road
Current Zoning: "R-1" Single Family Residential District
Future Land Use Map: "R-1" Single Family Residential District

STAFF ANALYSIS

Site Characteristics:
Lot 4 currently contains one (1) single family home. The existing lot is 4.81 acres (209,524 square feet). The proposed lot split will create two (2) tracts. Tract 1 will be 2.35 acres (102,366 square feet). Tract 2 will be 2.46 acres (107,158 square feet). The minimum lot area for "R-1" zoning is 10,000 square feet.

Character of Neighborhood:
The immediate area consists of "R-O" Suburban Residential District and "R-1" Single Family Residential District.

Adjacent Property:

	Zoning	Use
North:	"R-1"	Single Family
South:	"R-O"	Suburban Residential
East:	"R-1"	Single Family
West:	"R-1"	Single Family

Conformance with the Comprehensive Plan:
Per the Comprehensive Plan (Page 28): *Single Family Residential is considered Low Density Residential consisting mainly of single family detached dwellings. The intent of this district is to create a transition between Suburban Residential (R-O) and Two-Family Residential (R-2) development patterns. Low Density Residential neighborhoods are typically located away from major shopping centers and major thoroughfares, such as Highway 24 and 7; however they still remain connected to these services with convenient access and interconnected roadway systems. Lowy Density Residential neighborhoods are within walking distance to community facilities and services that will be utilized by residents of the neighborhood, including schools, parks, and other community facilities. Where topographically feasible, neighborhoods should be bounded by parks, public areas or collector streets with accessible connection to work, shopping and leisure activities.*

The proposed lot split request is in conformance with the comprehensive plan.

Conformance with the Future Land Development Plan:
The Future Development Plan identifies this area as "R-1" Single Family. The proposed lot split request is in conformance with the Future Development Plan.

Traffic Impact:
If approved, an additional access to Chestnut Street will be required. The additional access point will not generate a significant increase in traffic for Chestnut Street.

Drainage Impact:
The proposed lot split will not affect the drainage characteristics of the lot.

Sanitary Sewer Impact:
An existing house is located in Tract 1. The house is currently served by a private septic system located within Tract 1. Leavenworth County manages all septic systems within the City. Tract 2 is vacant. Per the Leavenworth Sanitary Code, any new construction on Tract 2 will require the connection to public sanitary system due to it being located within 660 feet of an existing public sanitary system.

STAFF COMMENTS:
Staff recommends approval of the lot split with the following conditions:

1. The applicant shall have the lot split recorded at the Register of Deeds Office, with a recorded copy provided to the City.
1. No building permit for Tract 2 will be approved, until sanitary sewer is extended to Tract 2.
2. A note shall be added to the lot split stating: No building permit for Tract 2 will be approved, until sanitary sewer is extended to Tract 2.

LOT SPLIT

Lot 4, SOUTH BASEHOR, City of Basehor, Leavenworth County, Kansas.

PREPARED FOR:

David Banzhaf
15301 Parallel Road
Basehor, KS 66007
PID # 181-02-0-10-02-002

SURVEYOR'S DESCRIPTION:

TRACT 1:

The North 468.00 feet of Lot 4, SOUTH BASEHOR, City of Basehor, Leavenworth County, Kansas, more fully described as follows: Beginning at the Northwest corner of said Lot 4; thence North 88 degrees 18'14" East for distance of 219.25 feet to the Northeast corner of said Lot 4; thence South 01 degrees 40'49" East for a distance of 468.00 feet along the East line of said Lot 4 to a 1/2" Bar Cap LS-1296; thence South 88 degrees 18'14" West for a distance of 219.12 feet to a 1/2" Bar Cap LS-1296 on the West line of said Lot 4; thence North 01 degrees 41'46" West for a distance of 468.00 feet along said West line to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 2.35 acres (2.5 acres including right of way), more or less.
Error of Closure - 1 : 2047197

Tract 2:

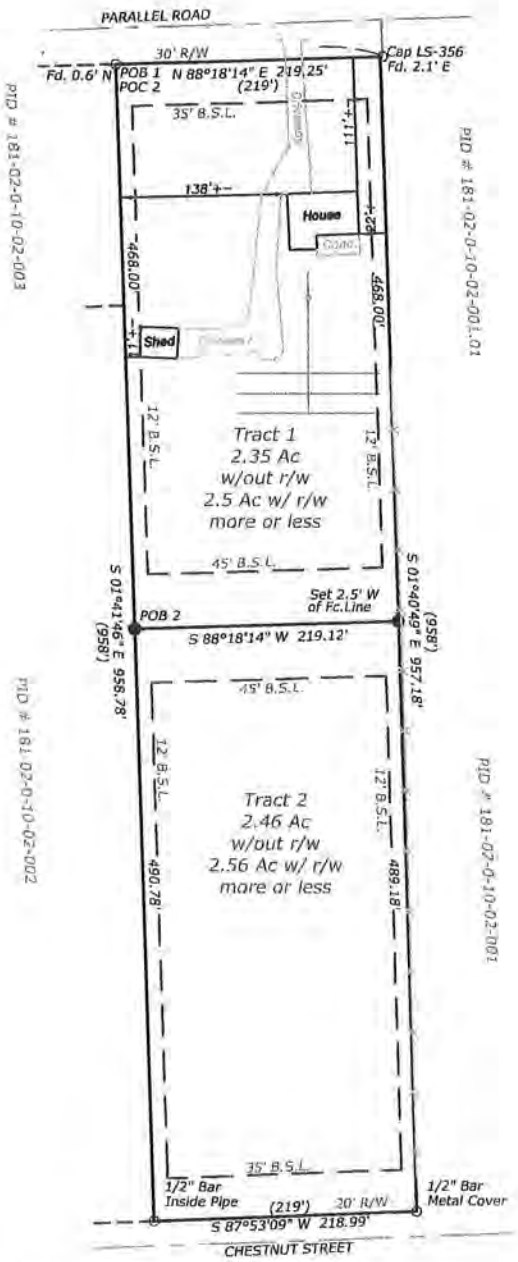
A tract of land being a part of Lot 4, SOUTH BASEHOR, City of Basehor, Leavenworth County, Kansas, more fully described as follows: Commencing at the Northwest corner of said Lot 4; thence South 01 degrees 41'46" East for a distance of 468.00 feet along the West line of said Lot 4 to the TRUE POINT OF BEGINNING, said point being a 1/2" Bar Cap LS-1296; thence North 88 degrees 18'14" East for a distance of 219.12 feet to a 1/2" Bar Cap LS-1296 on the East line of said Lot 4; thence South 01 degrees 40'49" East for a distance of 489.18 feet along said East line to the Southeast corner of said Lot 4; thence South 87 degrees 53'09" West for a distance of 218.99 feet to the Southwest corner of said Lot 4; thence North 01 degrees 41'46" West for a distance of 490.78 feet along the West line of said Lot 4 to the point of beginning.
Together with and subject to covenants, easements, and restrictions of record.
Said property contains 2.46 acres (2.56 acres including right of way), more or less.
Error of Closure - 1 : 622478

NOTES:

1) This survey does not show ownership or easements.
2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
3) All record and measured distances are the same, unless otherwise noted.
4) Error of Closure - See Descriptions
5) Basis of Bearing - KS SPCS Zone N 1501
6) Point Origin Unknown, unless otherwise noted.
7) Referenced Surveys -
(plat) - Recorded Plat of SOUTH BASEHOR
(WRS) - W.R.Sasche SUrvey Book "J" Page 140 dated 1959
(REB) - R.E.Bacon Survey Book S-8 Pg.54 dated 1971
8) Road Records - as per SOUTH BASEHOR Plat
9) Referenced Deeds Book 739 Page 644
10) Survey prepared without the benefit of a title commitment.
11) Fence Lines do not necessarily denote property lines.
12) Current Zoning R-1

LEGEND:

- ○ - 1/2" Bar Found, unless noted
- ● - 1/2" Bar Set Cap No.1296
- ( ) - Previous Deeded / Measured
- ⌀ - Power Pole
- ⊗ - Gas Meter
- x——— - Old Barb Wire Fence
- POB - Point of Beginning
- B.S.L. - Building Setback Line
- U/E - Utility Easement
- r/w - Right of Way



PLANNING ADMINISTRATOR:

I, the City Planning Administrator of the City of Basehor, do hereby approve the foregoing Lot Split on this _____ day of _____, 2015.

_____
City of Bashor Planning Administrator

COUNTY SURVEYOR

I hereby certify that this document has been reviewed by me and is being filed for survey information only.

_____
Wayne Malnicof, RLS

NORTH

Scale 1" = 100'

100 0 100 200 300

1" = 100'

K-15-883
March 18, 2015 Rev. 3/25/15

J.Herring, Inc. (dba)
HERRING SURVEYING COMPANY
315 North 5th Street, Leav., KS 66048
Ph. 913.651.3858 Fax 413.487.7256
Email – survey@teamcash.com

JOSEPH A. HERRING REGISTERED LS - 1296 KANSAS LAND SURVEYOR

I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of February thru March 2015 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring
LS # 1296

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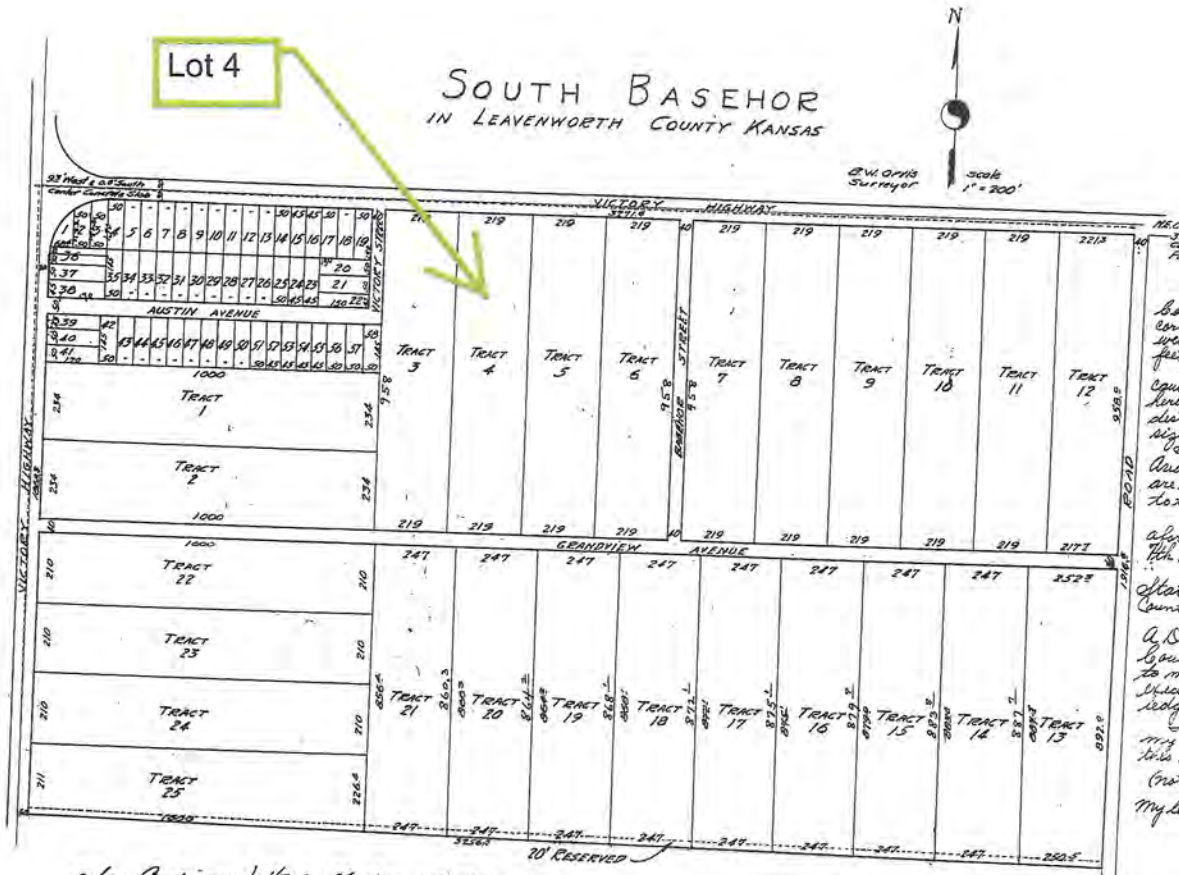


This plat of South Basehor covers land in Leavenworth County, described as follows:- Beginning at the North East Corner of Section 2 - Twp. 11 - R. 22 - thence south 1916.6 feet, thence west 3256.5 feet, thence North 1863.3 feet, thence East 3271.6 feet to place of beginning.

The undersigned owners of the above described land have caused the same to be subdivided into lots and tracts as shown hereon, the lots being numbered in small figures and the tracts designated by name (TRACT) and number the exact size and dimension of which are shown upon this plat.

The parcels of land intended for public use are streets, Avenues and Roads, the names thereof and directions of which are indicated on this plat and they are hereby dedicated to the public for use for such.

In Testimony Whereof, I, Frank H. Sweet, the owner of aforesaid land has hereto subscribed his name this 7th day of June A.D. 1924

Frank H. Sweet.

State of Kansas } ss.
County of Leavenworth }

Be It Remembered, that on this 7th day of June A.D. 1924, before me a Notary Public in and for the County and State aforesaid, came Frank H. Sweet to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

(Notarial Seal) T.M. Fotherbridge
Notary Public

My Commission expires March 8th-1927.

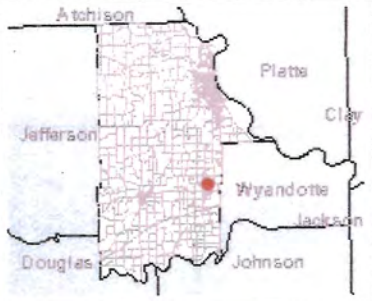
Approved June 19th-1924
Malcolm McNaughton
County Attorney

See Ordinance #18 Vacating Streets & Changing Name of Streets
Book 472 Page 403

File No. 5071.
State of Kansas, Leavenworth County, ss.
This instrument was filed for record in the office of the Register of Deeds in and for said County, on the 20th day of June A.D. 1924 at 10:30 o'clock A.M., duly recorded in Book 4 on page 31.

Register of Deeds.

Leavenworth County, KS



Legend

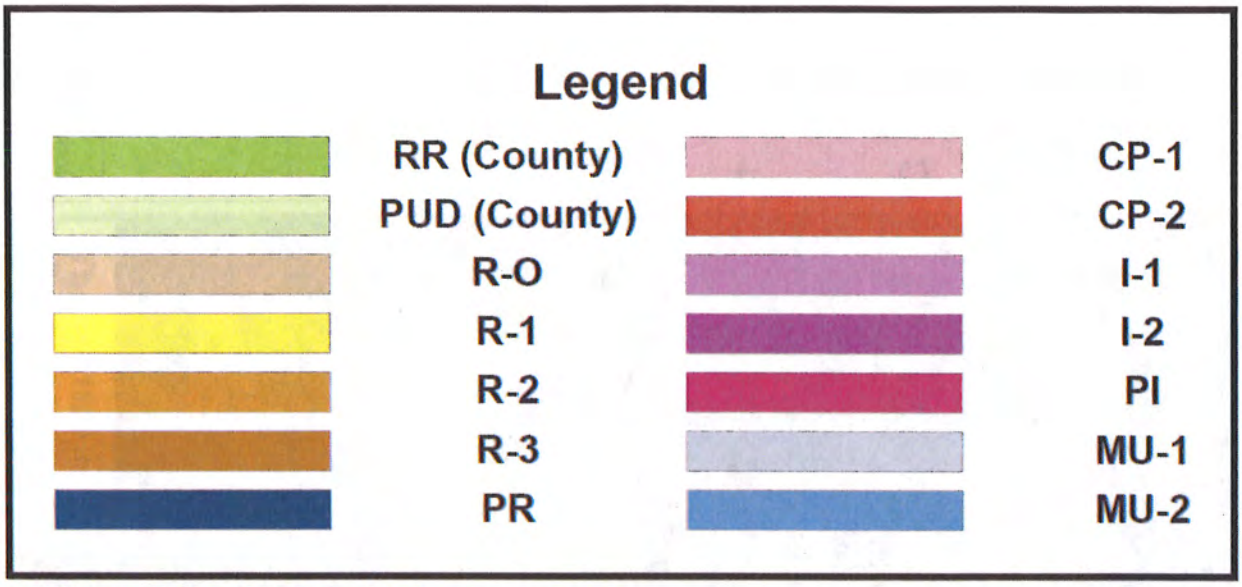
- Parcel
- Subdivisions
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
- Railroad
- Section
- County Boundary

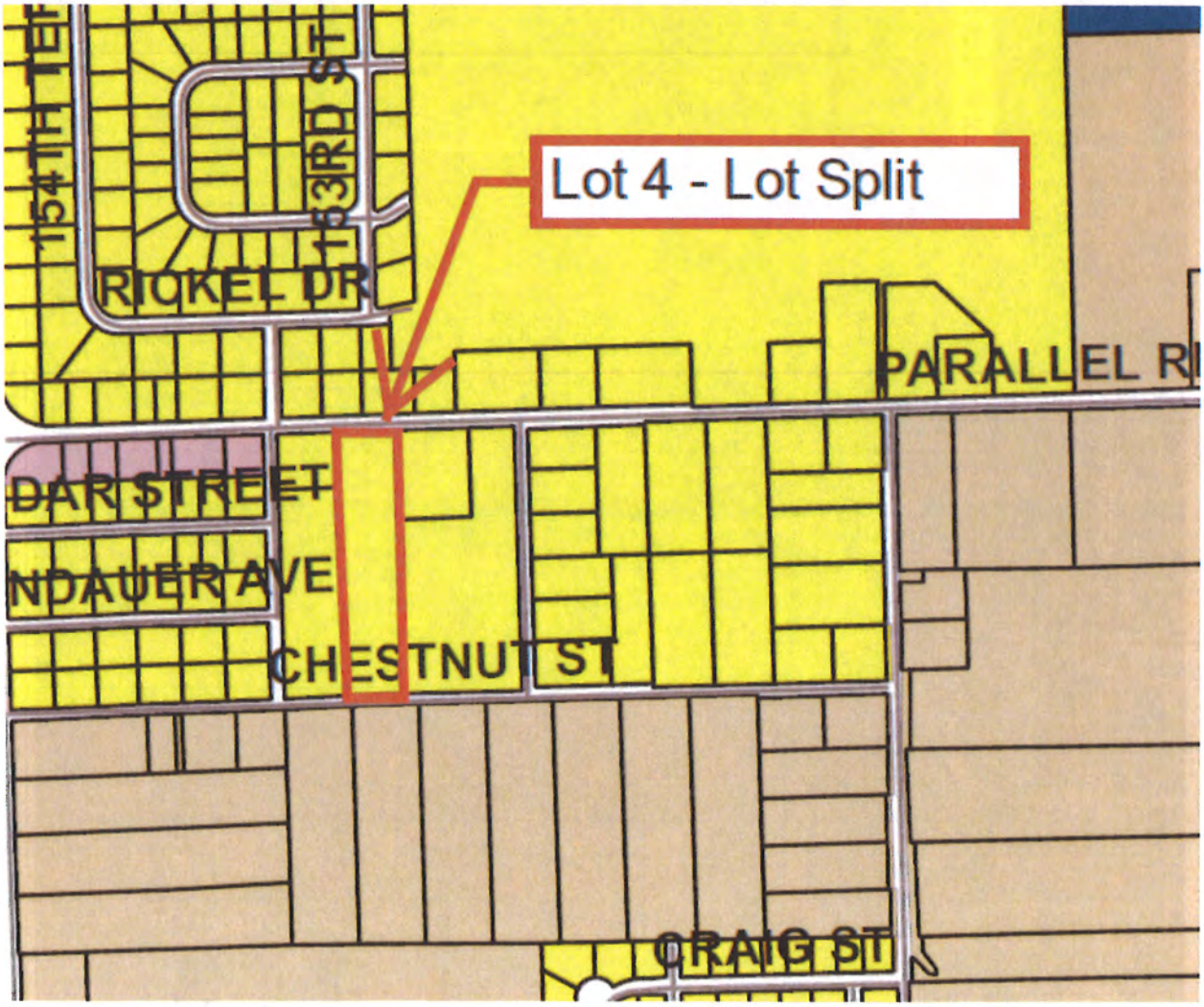
Notes

871.9 0 435.94 871.9 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zoning Map


Legend
RR (County)
PUD (County)
R-O
R-1
R-2
R-3
PR
CP-1
CP-2
I-1
I-2
PI
MU-1
MU-2


Lot 4 - Lot Split
154TH TER
153RD ST
RICKEL DR
PARALLEL RI
DAR STREET
NDAUER AVE
CHESTNUT ST
CRAIG ST

APPLICATION FORM

CITY OF BASEHOR

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

Project Name & Description	Total Site Acreage	Present Zoning
DAVID BANZHAF	5	R-1
Legal Description (May be attached as separate sheet)		**Proposed Zoning**
LOT 4 SOUTH BASEHOR		R-1
Project Address / General Location		**Presubmittal Date**
15301 PARALLEL ROAD		FEB 2015
Parcel ID Number (CAMA Number)		**Floor Area Classification**
181-02-0-10-02-002		
Property Owner Name	**Phone**	**Fax**
BANZHAF		
Property Owner Address	**City**	**State** **Zip**
Applicant's Name (if different from above)	**Phone**	**Fax**
JOE HERRING	913-651-3858	913-487-7256
Applicant's Address	**City**	**State** **Zip**
315 N. 5TH ST	LEAV	KS 66048
Applicant's mobile phone	**Property Owner and/or Applicant's E-mail address**	
913-547-2881	survey@teamcash.com	

APPLICATION TYPE	
[ ] **Annexation**	[ ] **Preliminary Development Plan** (Submit Sheet A)
[ ] **Rezoning** (Submit Sheet A)	[ ] **Final Development Plan** (Submit Sheet A)
[ ] **Conditional Use Permit** (Submit Sheet A)	[X] **Lot Split**
[ ] **Site Plan**	[ ] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[ ] **Final Plat / Replat**

PROJECT INFORMATION
Existing Use [X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Vacant [ ] Other _____
Proposed Use [X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] 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	Maximum Lot Size	Minimum Lot Size	Average Lot Size
2	2.5	2.5	2.5

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 _____ 3-25-15
Signature **Date**

Office Use Only
[X] Filing Fee $ 150.00 [X] Received by CB 3-26-15 [ ] # of Plans ____
[ ] Attached Legal Description [ ] Property Ownership List

Open Agenda

Reports from Special Committees

City Engineer's Report

Adjournment