Planning Commission
City of Basehor, Kansas

Tuesday, June 2, 2015

City Hall Council Chambers

Regular Meeting – 7:00 p.m.

AGENDA
BASEHOR PLANNING COMMISSION
June 2, 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 April 7, 2015 Planning Commission meeting.**

D. Unfinished Business

E. New Business

1. **Public Hearing: Schlup's Addition Final Plat – Request for Approval of a Short-Form Plat – Located at the northeast corner of 154th Terrace and Ripley Street submitted by Philip Schlup.**

F. Open Agenda

G. Reports from Special Committees

H. City Engineer's Report

I. Adjournment

Minutes of the April 7, 2015
Planning Commission Meeting

MINUTES
BASEHOR PLANNING COMMISSION
April 7, 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

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 March 3, 2015 minutes. Chair Gallion called for a vote, Motion passed 4-0.

Call to Public –

Joe Herring from Herring Surveying, 315 N. 5th Street, Leavenworth KS, spoke about the lot split that tract 2 would have to meet the Basehor City Code for sewer connection.

Mitch Pleak was asked about his staff recommendations and what they might pertain to what is being requested by the property owner and the surveying company.

Steve Rosenthal, 15510 State Avenue, #7, Basehor KS spoke about understanding the reason for the rules and regulations for the city code pertaining to the comprehensive plan on Tract 2 and the owners understanding of what is required for Tract 2.

Commissioner Gallion called for a motion to close "***Call to Public***", Commissioner Gall made the motion and Commissioner Haag seconded. Motion passed 4-0 at 7:18 p.m.

***D. Unfinished Business* – None**

E. New Business –

1. Consider a Lot Split for Lot 4 of South Basehor Plat.

Mitch Pleak spoke in part of the 2.5 acres of property and how it is situated, how the property is zoned and that it meets all of the city's requirements. Staff recommendations and those being that the lot split will be recorded at the Register of Deeds office with a recorded copy provided to the City, No building permit for Tract 2 will be approved until sanitary sewer is

extended to Tract 2 and 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.

Commissioner Gallion called for a motion; Commissioner Gall called to motion to approve the lot split for Lot 4 as submitted by the Banzhaf Trust located at 15301 Parallel Road inline to Staff Recommendations with the following recommendations: 1. The applicant shall have the lot split recorded at the Register of Deeds Office, with a recorded copy provided to the City 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. Commissioner Bush seconded the motion, Motion passed 4-0.

2. City Council Retreat Update

Mitch Pleak gave an update on the Council Retreat that took place on March 27th, 2015 and items that were discussed such as the budget and the flat mill levy. The projects that were talked about are as follows: Proposal for Leavenworth Road sidewalk improvement for an approval from council for a 6 ft sidewalk, aiming for this project to end August 2016, estimated amount for project is between $600 and $800 Thousand; 155th Street and Wolfcreek Parkway to Leavenworth Road, estimated 11 million dollars for roadway project; City Campus on 158th Street with an estimated 7.9 million to build; City Park expansion, City Superintendent Gene Myracle has the okay to go ahead and start the work on that project; Landauer Sanitary Sewer Rehabilitation project, working on preliminary designs and study for Parallel Road and 155th subdivision area; The Mayor would like to schedule a Planning Commission Council Retreat in the near future.

***F. Open Agenda* – None**

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

H. City Engineer's Report –

Mitch Pleak stated that building permits are consistent with how things are from last year. Domino's will open in about 2 week and still working on leads for members for the Planning Commission positions that are available.

I. Adjournment -

Commissioner Haag made the motion to adjourn and Commissioner Bush seconded. Chair Gallion called for a vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 8:06 p.m. from Chair Gallion.

Submitted for approval with/without additions or corrections this 2th day of June, 2015.

Jon Gallion, Chair	Connie Leggett, Planning Secretary

Unfinished Business

New Business

Agenda Item No. E1
Planning Commission – June 2, 2015

Public Hearing: Schlup's Addition Final Plat – Request for Approval of a Short-Form Plat – Located at the northeast corner of 154th Terrace and Ripley Street submitted by Philip Schlup.

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 at their meeting on July 6, 2015.

Staff Recommendation

Staff recommends that the Planning Commission approve Schlup's Addtion Final Plat, with stipulations stated in the staff report.

SCHLUP'S ADDITION FINAL PLAT – REQUEST FOR APPROVAL OF A SHORT-FORM PLAT - A tract of land in the Northwest ¼ of the Northwest ¼ of Section 35, Township 10 South, Range 22 East in the City of Basehor, Leavenworth County, Kansas containing 1.96 acres more or less.

MEETING DATE: **June 2, 2015**
REPORT WRITTEN: **May 27, 2015**

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission approve Schlup's Addition Final Plat with the stipulations stated in the staff report.

APPLICANT:
- The applicant/owner is Philip Schlup.
- The surveyor is ATLAS Surveyors, LLC.

Request:
- The applicant is requesting approval of a Final Plat for 1 single family residential lot.

ZONING:
- The property is currently zoned "R-1" Single Family Residential District.

COMPREHENSIVE PLAN:
- The Comprehensive Plan designates this property as "R-1" Single Family Residential District.

SURROUNDING ZONING:
- North — To the north, abutting the proposed plat, is existing single family homes with "R-1" Single Family Residential Zoning.
- South — Directly south is Ripley Street. Across Ripley Street is existing single family homes with "R-1" Single Family Residential Zoning.
- East — To the east, abutting the proposed plat, is existing single family homes with "R-1" Single Family Residential Zoning.
- West — Directly west is 154th Terrace. Across 154th Terrace is existing single family homes with "R-1" Single Family Residential Zoning.

LOCATION:

BACKGROUND:

The proposed plat will generate 1 lot for the purpose of a single family house. The lot contains 1.96 acres.

Chapter 2, Section 104 of the Subdivision Regulations allows for a short-form plat procedure for the purpose and intent of providing a means of approving a subdivision of land that contains four (4) lots or less. Short-form plats shall serve as the final plat of the subdivision. The submission and approval of a preliminary plat is not required as a prerequisite for a short-form plat approval; provided, that the public hearing requirements outlined in preliminary plats are met.

FINAL PLAT:

Lots:

- The plat includes 1 lot on 1.96 acres.
- The lot meets all area and setback requirements for R-1 Districts. The following table outlines the required regulations per Article 7, Section 2 of the Basehor Zoning Ordinance and what is provided with the application:

Criteria	Required	Provided
Front Setback	35'	35'
Side Setback	12'	15'
Rear Setback	45'	45'
Minimum Lot Size	10,000 SF	85,347 SF
Maximum Density	3.5/AC	0.51/AC
Minimum Lot Width	90'	247.6'

- Per Chapter 5, Section 105.3 of the Subdivision Regulations states: *Where the proposed subdivision is a resubdivision or concerns an area presently abutting or containing any existing public street with less than the minimum required right-of-way width or roadway width, land shall be dedicated so as to provide a minimum street right-of-way width established by the Regulations and/or City Policy.*

  Per the Streets/Transportation Section of the Comprehensive Plan (Pg. 19) states: *Goal: Establish an efficient transportation system capable of supporting the community's growing population while keeping maintenance costs to a minimum. Acquire right-of-way for anticipated future roadways during the subdivision of property throughout the City is the Action Step 7 for the Strategy: Ensure a strong transportation system.*

  Per the Transportation Section of the Comprehensive Plan (Pg. 9), Local streets shall have a right-of-way width of 50'

  154th Terrace has a right-of-width abutting the proposed plat of 25'. Ripley Street has a right-of-width abutting the proposed plat of 40'. Per the Comprehensive Plan and the Subdivision Regulations, shall require the dedication of additional right-of-way abutting the proposed plat along 154th Terrace and Ripley Street to minimum street right-of-way width of 50'.

  The existing right-of-ways along 154th Terrace and Ripley Street were dedicated in final plats abutting the proposed plat.

- The property does have an existing barn located at on the corner of 154th Terrace and Ripley Street. The existing structure is non-conforming per the zoning regulations. Due to the structure being non-conforming, any dedication of right-of-way or easements over or under the structure shall not be required. Such dedication would make the existing structure more non-conforming than currently as-is.

- WOW! Communications has an existing blanket easement over the proposed plat. The existing blanket easement will need to be reduced before a building permit could be approved.

Utilities/Municipal Services:

- Existing sanitary sewer infrastructure is located at the northwest corner of the proposed plat.
- Utility easements are identified on the plat.

Streets/Traffic Impact:

- The plat abuts 154th Terrace and Ripley Street. Per the site plan access will be off of 154th Terrace.
- 1 residential lot will be generated with the plat. The additional traffic created by the proposed plat will be minimal.

Stormwater Management:

- The property slopes to the south. The slope of the property is approximately 2%.
- Stormwater detention facilities are not required.

Transportation Excise Tax:

Per the excise tax (Ord. 387), $0.09 per square foot is taxed for platting real property up to $2,600. The proposed lot is 85,347 square feet. $0.09 x 85,347 = $7,681.23. $2,600 shall be collected with the building permit.

Parkland Fee:

Per the City's fee schedule, the park fee for a residential lot is $200 and is collected with the building permit.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat, with the following stipulations:

1. 25' shall be dedicated for 154th Terrace right-of-way along the west lot line from the north lot line to the north building face of the existing barn.
2. 10' shall be dedicated for Ripley Street right-of-way along the south lot line from the east building face of the existing barn to the east lot line.
3. The side yard (north lot line) utility easement shall be 15'.
4. Utility easements shall be revised and identified as "Utility Easement" or "U/E".
5. Remove the barn from the face of the plat
6. The blanket easement shall reference a book and page.

FINAL PLAT
SCHLUP'S ADDITION

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 22 EAST IN THE CITY OF BASEHOR LEAVENWORTH COUNTY, KANSAS

LOCATION MAP
SECTION 35-10-22

Mapcheck 1: Schlup Addition
Closure Summary
Precision: 1 part in: 278559.554'
Error distance: 0.000'
Error direction: N69° 01' 09.44"W
Area: 85346.07 Sq. Ft.
Square area: 85346.973
Perimeter: 1186.844'
Point of Beginning
Easting: 51076.0834'
Northing: 7222.3671'
Side 1: Line
Direction: N00° 04' 03.02"W
Angle: [179.9325 (d)]
Deflection angle: [-000.0675 (d)]
Distance: 250.005'
Easting: 51073.9810'
Northing: 7572.3719'
Side 2: Line
Direction: N89° 38' 12.98"E
Angle: [-000.2958 (d)]
Deflection angle: [089.7044 (d)]
Distance: 247.003'
Easting: 51322.5794'
Northing: 7573.9370'
Side 3: Line
Direction: S00° 04' 03.02"E
Angle: [-089.7044 (d)]
Deflection angle: [090.2956 (d)]
Distance: 307.400'
Easting: 51321.0412'
Northing: 7266.5375'
Side 4: Line
Direction: S50° 20' 10.89"W
Angle: [-129.5961 (d)]
Deflection angle: [220.4939 (d)]
Distance: 67.264'
Easting: 51271.2811'
Northing: 7223.0240'
Side 5: Line
Direction: S89° 38' 12.98"W
Angle: [-140.6594 (d)]
Deflection angle: [039.3006 (d)]
Distance: 193.172
Easting: 51076.0530'
Northing: 7222.3673'

NOTES:

1. All measurements are shown in feet.

2. ROW and existing private ways are shown per surrounding plats

3. Basis of Bearing: Kansas North Zone, U.S. State Plane, NAD 83

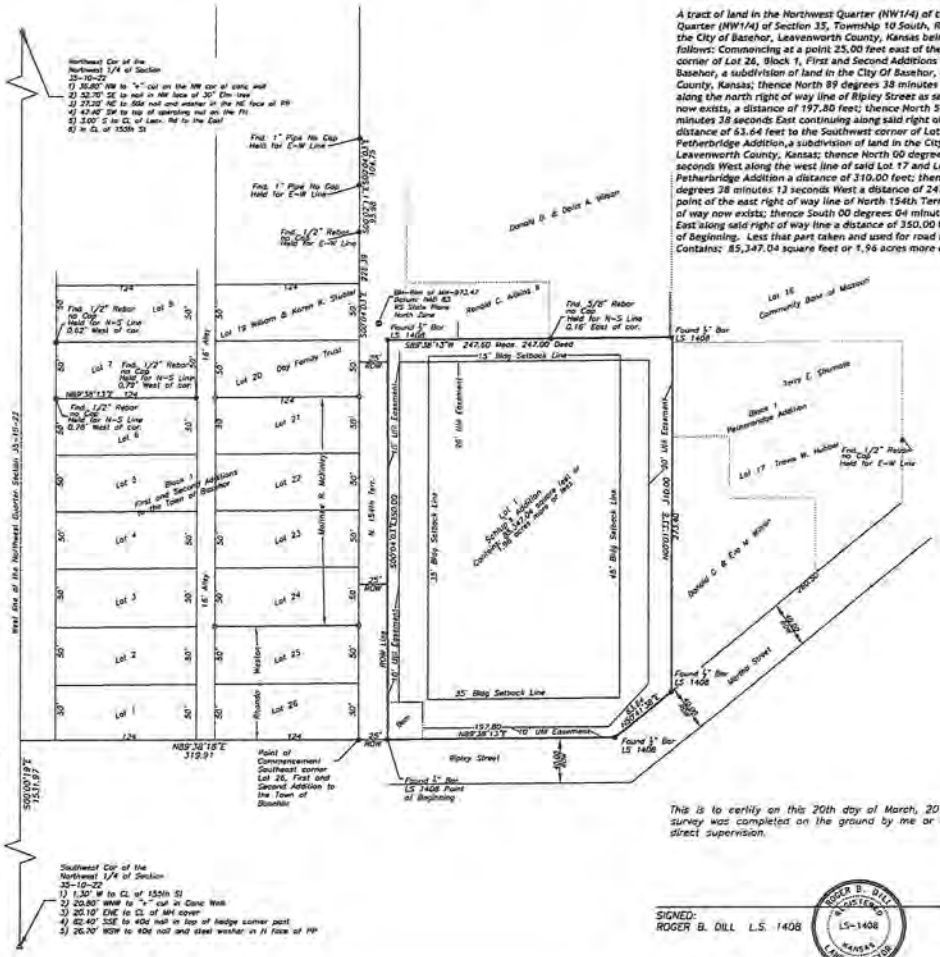
4. The shown property contains a blanket easement belonging to WOW cable.

DEDICATION:

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

Pridgeon & Pridgeon
0 25 50

△ DENOTES FOUND MONUMENT AS NOTED
● DENOTES FOUND CORNER AS NOTED
□ DENOTES SET CORNER IN CONCRETE WITH 1/2" BAR LS 1408



Description:

A tract of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 10 South, Range 22 East in the City of Basehor, Leavenworth County, Kansas being described as follows: Commencing at a point 25.00 feet east of the Southeast corner of Lot 26, Block 1, First and Second Additions to the Town of Basehor, a subdivision of land in the City Of Basehor, Leavenworth County, Kansas; thence North 89 degrees 38 minutes 13 seconds East along the north right of way line of Ripley Street as said right of way now exists, a distance of 197.80 feet; thence North 50 degrees 41 minutes 38 seconds East continuing along said right of way line a distance of 63.64 feet to the Southwest corner of Lot 17, Block 1, Petherbridge Addition, a subdivision of land in the City of Basehor, Leavenworth County, Kansas; thence North 00 degrees 01 minutes 33 seconds West along the west line of said Lot 17 and Lot 16 in said Petherbridge Addition a distance of 310.00 feet; thence South 89 degrees 38 minutes 13 seconds West a distance of 247.60 feet to a point of the east right of way line of North 154th Terrace as said right of way now exists; thence South 00 degrees 04 minutes 03 seconds East along said right of way line a distance of 350.00 feet to the Point of Beginning. Less that part taken and used for road right of way. Contains: 85,347.04 square feet or 1.96 acres more or less.

This is to certify on this 20th day of March, 2015 this field survey was completed on the ground by me or under my direct supervision.

SIGNED: ROGER B. DILL L.S. 1408 DATE:

ROGER B. DILL LS-1408 KANSAS LAND SURVEYOR

Date of Preparation: March 25, 2015

CITY APPROVALS:

Approved by the Planning Commission of the City of Basehor, Leavenworth County, Kansas, this ___ day of _____, 20__.

Jon Gallion, Chairman — Connie Leggett, Secretary

Approved by the Governing Body of the City of Basehor, Leavenworth County, Kansas, this ____ day of _____, 20__.

David K. Bruer, Mayor — Katherine Renn, City Clerk

CITY ENGINEER'S APPROVAL:

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

City Engineer — Date

COUNTY APPROVALS:

REGISTER OF DEED CERTIFICATE:
Filed for Record on this ____ day of _____, 20__ at: _____ o'clock _M, in Book _____, Page _____ in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds

COUNTY SURVEYOR:
I hereby certify this plat meets the requirements of K.S.A.-58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

Leavenworth County Surveyor, Wayne Malnicof, P.S. — Date

Disclaimer: Leavenworth County, Kansas, does not represent, warrant or guarantee that the details shown on this document and provided by the applicant, or any agent of the applicant, including any survey information, should be relied upon by any third party as being wholly or partially accurate and complete.

EXECUTION:
The undersigned proprietor states that all taxes of the above described tract of land have been paid in testimony whereof, _____ has caused this instrument to be executed, this _____ day of _____, 20__

By: PHILIP SCHLUP

ACKNOWLEDGEMENT:
State of Kansas)
) ss.
County of Leavenworth)

Be it remembered that on this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said County and State, came Philip Schlup, who is personally known to me to be the same person who owns the property shown thereto, and such duly acknowledged the execution plat being made with their desire and do dedicate the areas shown on this plat to the perpetual use of the public for specific purposes stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public — My commission Expires: _____

Print Name

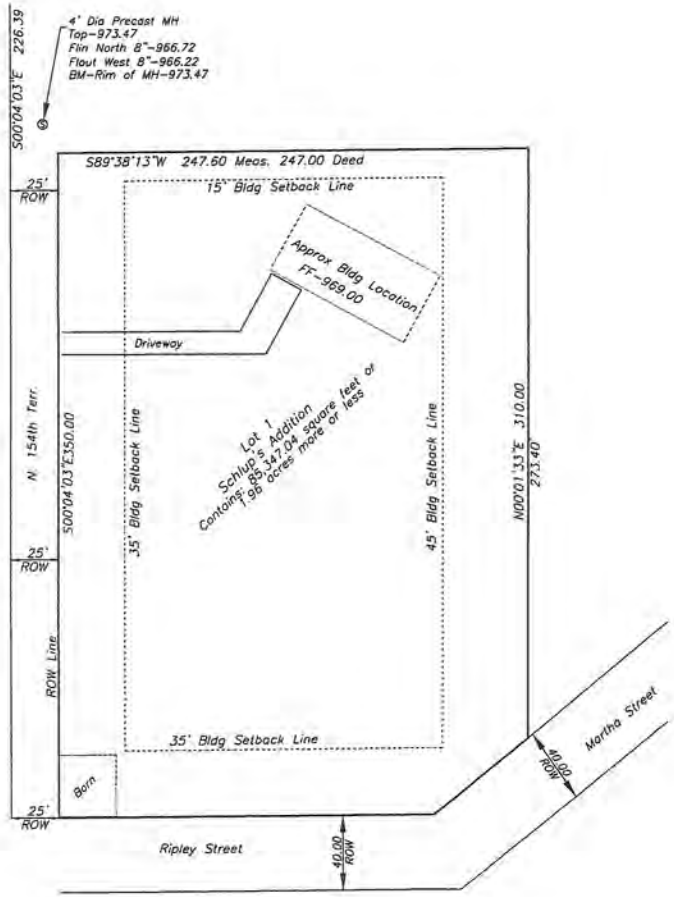
Prepared For:

Philip D. Schlup
1430 Woodlawn Drive
Warrensburg, Missouri 64095

FINAL PLAT SCHLUP'S ADDITION
BOUNDARY SURVEY SECTION 35-10-22

ATLAS SURVEYORS, LLC.
207 South 5th Street | Leavenworth, Kansas 66048 | 913.682.8600 | 913.682.8606 (F)

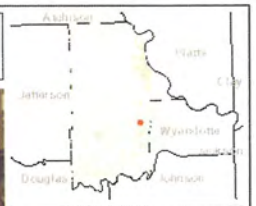
FINAL PLAT
SCHLUP'S ADDITION
SITE PLAN



Zoning- R-1
Prepared For: 4/7/15

Philip D. Schlup
1430 Woodlawn Drive
Warrensburg, Missouri 64095

Leavenworth County, KS



Legend

- Address Point
- Address Points Leavenworth
- Parcel
- Parcel Number
- Subdivisions
- Lot Line
- City Limit Line
- Major Road
  - <all other values>
  - 70
- Road
- Railroad
- Contour
- Section
- County Boundary

1: 960

Notes

160.1 0 80.04 160.1 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

Affidavit in Proof of Publication

STATE OF KANSAS
Wyandotte County

Shanice Varnado of the Legal Dept. of the Bonner Springs Chieftain being first duly sworn, deposes and says:

That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Wyandotte County, Kansas, with a general paid circulation on a weekly basis in Wyandotte 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 Bonner Springs Chieftain

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 five years prior to the first publication of said notice and been admitted at the post office of Bonner Springs 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 1 consecutive weeks the first publication thereof being made as aforesaid on 05/14/2015 with publications being made on the following dates:

05/14/2015

Subscribed and sworn to before me this

Notary Public

My Appointment expires: March 15, 2019

Notary And Affidavit	$0.00
Additional Copies	$0.00
Publication Charges	$52.00
	$52.00

HEIDI L. STEIN
NOTARY PUBLIC
My Appt. Expires
STATE OF KANSAS

(First published in The Chieftain May 14, 2015)

PUBLIC HEARING NOTICE
CITY OF BASEHOR
PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold a public hearing on Tuesday, June 2, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas to consider Schlup's Addition Final Plat submitted by Philip Schlup. The proposed plat is located at the northeast corner of 154th Terrace and Ripley Street. The property description is:

A tract of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 10 South, Range 22 East in the City of Basehor, Leavenworth County, Kansas being described as follows: Commencing at a point 25.00 feet east of the Southeast corner of Lot 26, Block 1, First and Second Additions to the Town of Basehor, a subdivision of land in the City Of Basehor, Leavenworth County, Kansas; thence North 89 degrees 38 minutes 13 seconds East along the north right of way line of Ripley Street as said right of way now exists, a distance of 197.80 feet; thence North 50 degrees 41 minutes 38 seconds East continuing along said right of way line a distance of 63.64 feet to the Southwest corner of Lot 17, Block 1, Petherbridge Addition, a subdivision of land in the City of Basehor, Leavenworth County, Kansas; thence North 00 degrees 01 minutes 33 seconds West along the west line of said Lot 17 and Lot 16 in said Petherbridge Addition a distance of 310.00 feet; thence South 89 degrees 38 minutes 13 seconds West a distance of 247.60 feet to a point of the east right of way line of North 154th Terrace as said right of way now exists; thence South 00 degrees 04 minutes 03 seconds East along said right of way line a distance of 350.00 feet to the Point of Beginning. Less that part taken and used for road right of way. Contains: 85,347.04 square feet or 1.96 acres more or less.

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

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: Schlup Addition	Total Site Acreage: 2	Present Zoning: R-1
Legal Description (May be attached as separate sheet)		Proposed Zoning: R-1
Project Address / General Location: 0000 N 154th Terrace		Presubmittal Date: 4/20/15
Parcel ID Number (CAMA Number)		Floor Area Classification
Property Owner Name: Philip Schlup	Phone	Fax
Property Owner Address: 1430 Woodlawn dr.	City: ~~Basehor~~ Warrensburg	State: MO Zip: 64093
Applicant's Name (if different from above): Andrea Weishaupt	Phone: 913-702-5073	Fax
Applicant's Address: 15623 iron creek dr	City: Basehor	State: KS Zip: 66007
Applicant's mobile phone: Same	Property Owner and/or Applicant's E-mail address	

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

PROJECT INFORMATION

Existing Use
[ ] 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: 2 acres	Existing Floor Area: Ø N/A	Existing Building Footprint: N/A	Open Space Area
No. of Buildings: 1	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots: 1	Maximum Lot Size: 2	Minimum Lot Size: 2	Average Lot Size: 2

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 _____ 4/20/15
Signature **Date**

Office Use Only
[ ] Filing Fee $ 265.00 [ ] Received by SL [ ] # of Plans ____
[ ] Attached Legal Description [ ] Property Ownership List

SHEET A

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? Residential use

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

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? None

4. What Is the Relative Gain to the Public Health, Safety, and Welfare by the Destruction of the Value of the Petitioner's Property as Compared to the Hardship Imposed upon the Individual Landowners? None

5. How Does Your Request Conform with the Comprehensive Plan? Well

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. more tax revenue

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.

SHEET B

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

GENERAL REASON FOR APPEAL, EXCEPTION, OR INTERPRETATION

REASON FOR REQUEST

Is this a request for:

[ ] an interpretation of the zoning ordinance text, maps, or boundaries according to Article 17(6)A? (Includes appeals from decisions of any officer administering the provisions of the Zoning Ordinance as allowed in Article 17(11)A.)

[ ] a special exception as allowed in Article 17(10)A in the Zoning Ordinance?

[ ] a request for a variance from the Zoning ordinance as allowed in Article 17(14)A?

Explain, including the interpretation, exception or applicable section of the Zoning Ordinance. _____

REQUEST FOR VARIANCE

A request for a variance from the zoning ordinance may be granted upon the finding of the board that all of the following conditions have been met: **(Explain in detail how each of the following conditions have been met)**

a. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant. _____

b. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents. _____

c. That the strict application of the provisions of the Zoning Ordinance of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application. _____

d. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare or the harmonious development of the city. _____

e. That granting the variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance. _____

f. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the Zoning Ordinance provisions which are in question. _____

Open Agenda

Reports from Special Committees

City Engineer's Report

Adjournment