



AGENDA
BASEHOR PLANNING COMMISSION

December 8, 2015 7:00 p.m.
Basehor City Hall

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes** of the preceding meeting
 - a. **Minutes of the October 6, 2015 Planning Commission Meeting**
4. **Unfinished Business**
 - a. **None**
5. **New Business**
 - a. **E1-Public Hearing: High Point Downs 2nd Phase Preliminary Plat-** Request approval of a preliminary plat- A preliminary plat for the addition of seven lots in the High Point Downs Subdivision, submitted by Landplan Engineering, on behalf of the Albert J. Treff Trust.
 - b. **E2- Public Hearing: Prairie Lake Estates Phase 3 Replat-** Request for approval of a final plat- A replat of lots 71 and 72 within the Prairie Lake Estates Phase 3 Subdivision with an approximate location of Josh Street and 150th Street, submitted by Community National Bank.
 - c. **E3- Consider a special use permit for a monument sign to be located at 15602 Leavenworth Road-** Request approval of a special use sign permit at the Basehor Elementary School- The request is to approve an automatic changeable copy sign in a residential zoned district.
6. **Open Agenda**
 - a. Discussion about allowed uses in I-1 Zoning Districts (Light Industrial Zoning Districts).
 - b. Discussion about allowed uses in CP-2 Zoning (General Business District), specifically the clarification of early childhood learning centers (infant to pre-K) being considered a school.
7. **Reports from Special Committees**
 - a. **None**
8. **Planning Directors Report**
 - a. **None**
9. **Adjournment**

**Minutes of the October 6, 2015
Planning Commission Meeting**

MINUTES
BASEHOR PLANNING COMMISSION
October 6, 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, Ed Bush and Cecil Swenson

Staff Present: Mitch Pleak, City Engineer; Connie Leggett, Utility Billing; Shannon Marcano, City Attorney; Chief Lloyd Martley, City Administrator

Members Absent: Commissioners Fred Farris, Rae Nicholson

C. Approval of Minutes

Chair Gallion called for a motion to approve the September 15th minutes. Motion was made by Commissioner Haag to accept the minutes and seconded by Commissioner Gall. Chair Gallion called for a vote, Motion passed 5-0.

D. Unfinished Business – None

E. New Business –

1. Public Hearing: Basehor Town Center – Request for approval to revise the Preliminary Development Plan for Basehor Town Center with an approximate location between 155th Street and 147th Street (2400–2600 Block).

Mitch Pleak explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for Basehor Town Center and that the staff approves the request and that the staff recommendations are met.

Bobbie Lucas from Cornerstone Associates, LLC explained who they are and the type of development that they are planning to build.

Judd Clussen from Phelps Engineering, Inc. explained the design and landscaping of the development a bit more in detail.

Chair Gallion called for a motion to open the public hearing. Commissioner Gall made the motion and Commissioner Bush seconded. Chair Gallion called for a vote and the motion to open the public hearing was passed 5-0 at 7:28 p.m.

Bob Mulich at 15326 N. Circle Drive asked if the development on the south side was going to be right up against any of the existing single family homes.

Mitch Pleak responded to the Mr. Mulich's question that the answer would be no, not at this time but in the future in a different phase it may very well be right up against homes.

Chair Gallion called for a motion to close the public hearing. Commissioner Gall made the motion and Commissioner Bush seconded. Chair Gallion called for a vote 5-0 and the public hearing closed at 7:31 p.m.

Commissioner Bush asked if Mitch Pleak could explain for the record the reasoning behind the 10' setback for zoning purposes rather than the 30' setback.

Mitch Pleak responded to Commissioner Bush's question about the 10' setback stating that the development will be in a planned residential district and to get that zoning it would require a preliminary development plan which would allow for modifications to the setbacks for change.

Chair Gallion called for a motion to approve the request and Commissioner Gall made the motion to approve the revised Preliminary Development Plan for the Basehor Town Center with an approximate location between 155th Street and 147th Street submitted by the Duane L. Becker Trust with the staff recommendations:

1. The developer shall pay park fees in the amount of \$9,600 prior to the issuance of a building permit.
2. The developer shall pay transportation excise taxes in the amount of \$18,700.29 prior to the issuance of a building permit.
3. Landscaping shall be installed and approved by the City prior to issuance of certificates of occupancy.
4. A sign application shall be submitted and approved for all signage within the development.

Commissioner Bush seconded the motion. Chair Gallion called for a vote and the motion passed 5-0.

2. Legacy Senior Residences – Request for Approval of a Final Development Plan for Legacy Senior Residences within the Basehor Town Center Development Plan with approximate location of 155th Street and Elm Street.

Mitch Pleak explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for Basehor Town Center and that the staff approves the request and that the staff recommendations are met.

Chair Gallion called for a motion. Commissioner Haag made the motion to approve Final Development Plan for Area 7 Plan for Legacy Senior Residences within the Basehor Town Center Development Plan with approximate location of 155th Street and Elm Street the request with the staff recommendations;

1. The developer shall pay park fees in the amount of \$9,600 prior to the issuance of a building permit.
2. The developer shall pay transportation excise taxes in the amount of \$18,700.29 prior to the issuance of a building permit.

3. Landscaping shall be installed and approved by the City prior to issuance of certificates of occupancy.
4. A sign application shall be submitted and approved for all signage within the development.

Commissioner Swenson seconded the motion. Chair Gallion called for a vote and the motion passed 5-0.

3. Public Hearing: Legacy Senior Residences Final Plat – Request for Approval of a Final Plat within the Basehor Town Center Development Plan with an approximate location of 155th Street and Elm Street.

Mitch Pleak explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for Basehor Town Center and that the staff approves the request and that the staff recommendations are met.

Bobbie Lucas had a question pertaining to the final plat that was submitted by Mr. Mussett and Becker Trust to getting finalized prior her getting the deed to the property.

Mitch Pleak answered Ms. Lucas' question with a yes, once everything goes through she will then receive the deed.

Chair Gallion called for a motion to open the public hearing. Commissioner Haag made the motion and Commissioner Bush seconded. Chair Gallion called for a vote and the motion to open the public hearing was passed 5-0 at 7:43 p.m.

Dave Breuer at 14114 Nelson Court had a question pertaining to the landscaping and the trees and what would be done if any died, what type of replacement guarantee was there in place if that happened.

Pete Oppermann of Oppermann Land Design answered Mr. Breuer's question with the replacement policy.

Chair Gallion called for a motion to close the public hearing. Commissioner Swenson made the motion and Commissioner Bush seconded. Chair Gallion called for a vote 5-0 and the public hearing closed at 7:47 p.m.

Chair Gallion called for a motion. Commissioner Gall made the motion to approve the Request for Approval of a Final Plat within the Basehor Town Center Development Plan with an approximate location of 155th Street and Elm Street with the staff recommendations:

1. Submit public improvement plans.
2. Submit certification by the County showing that all due or unpaid taxes have been paid in full.
3. A subdivision improvements agreement shall be agreed to and executed by the City Council and Cornerstone Associates, LLC and filed with the Leavenworth County Register of Deeds before the final plat will be released for recording.
4. The final plat shall be recorded with the Leavenworth County Register of Deeds before building permits will be issued.

Commissioner Haag seconded the motion. Chair Gallion called for a vote and the motion passed 5-0.

F. Open Agenda – None

G. Reports from Special Committees – None

H. City Engineer's Report –

Mitch Pleak gave the announcement that Commissioner Rae Nicholson had had her baby, Cora Jane and that she and baby were doing well and there will be a card sent.

Mitch made the announcement that this meeting was his official final meeting with the Planning Commission and that he wanted to extend his thanks to everyone on the board.

Chair Gallion extended his thanks to Mitch and said he would be greatly missed.

Commissioners Haag and Bush extended their thanks to Mitch for his years of service to the Commission and devotion to the City.

Chair Gallion announced that Mitch's replacement as Planning Director will be Mark Lee and that he will be taking over effective Monday, October 12, 2015.

I. Adjournment -

Chair Gallion called for a motion to adjourn and Commissioner Haag made the motion and Commissioner Bush seconded. Chair Gallion called for a vote. Motion passed 5-0. There being no further discussion, the meeting was adjourned at 7:57 p.m. from Chair Gallion.

Submitted for approval without additions or corrections this 3rd day of November, 2015.

Jon Gallion, Chair

Connie Leggett, Utility Billing Clerk

Unfinished Business

**New Business
Agenda Item E1**

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. E1

Topic: **Public Hearing: High Point Downs 2nd Phase Preliminary Plat-** Request approval of a preliminary plat- A preliminary plat for the addition of seven lots in the High Point Downs Subdivision, submitted by Landplan Engineering, on behalf of the Albert J. Treff Trust.

Action Requested: Staff recommends that the Planning Commission approve the Preliminary Plat for High Point Downs 2nd Plat – Request for Approval of a Preliminary Plat, with the stipulations stated in the staff report.

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 January 4, 2016.

Presented by: Mark Lee-Planning & Zoning Director

Administration Recommendation:

Staff recommends approval of the proposed plat with the conditions listed in the Staff Report.

Committee Recommendation: N/A

Attachments:

Public Hearing Notice (1 page)
Application and Receipt (4 pages)
Staff report (7 pages)
Preliminary Plat Review Letter (1 page)
Additional Items Submitted by Applicant (3 pages)
Copy of Submitted Preliminary Plat (1-24x36 page)
Copy of Existing Plat (1-11x17 page)

Projector needed for this item?

No



The City of Basehor

PUBLIC HEARING NOTICE CITY OF BASEHOR PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold the following public hearings on December, 8, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.

1. A Preliminary Plat for High Point Downs 2nd Phase submitted by Landplan Engineering, PA on properties in Section 22, Township 10 South, Range 22 East, containing the following description:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 1°37'23" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION, 993.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°22'37" EAST, 409.86 FEET; THENCE SOUTH 2°01'09" EAST, 320.00 FEET; THENCE NORTH 87°58'51" EAST, 240.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4,258.89 FEET, AN ARC LENGTH OF 135.30 FEET, A CHORD BEARING SOUTH 5°46'41" EAST, AND A CHORD LENGTH OF 135.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BELMONT COURT; THENCE SOUTH 87°58'51" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 254.58 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AND ARC LENGTH OF 111.78 FEET, A CHORD BEARING NORTH 85°12'22" WEST, AND A CHORD LENGTH OF 111.52 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AND ARC LENGTH OF 96.76 FEET, A CHORD BEARING NORTH 80°31'28" WEST, AND A CHORD LENGTH OF 82.35 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK THREE, HIGH POINT DOWNS 1ST PLAT, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS; THENCE NORTH 45°57'49" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 201.18 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 88°22'30" WEST, ALONG SAID NORTH LINE OF LOT 1, 75.06 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 1°37'23" WEST, ALONG SAID WEST LINE, 282.83 FEET TO THE POINT OF BEGINNING; CONTAINS 4.359 ACRES, MORE OR LESS.

2. Prairie Lake Estates Replat submitted by Community National Bank. The proposed plat is located at the southwest corner of Josh Street and 150th Street within the Prairie Lake Estates Phase 3 Plat. The property description is:

Lot 71 and 72, PRAIRIE LAKE ESTATES PHASE 3, in the City of Basehor, in Leavenworth County, Kansas.

All persons who desire to comment for or against said applications are invited to appear at the time and place mentioned above. Copies of the applications and full legal descriptions are available for review during normal business hours at Basehor City Hall. Questions about the applications may be directed to Mark Lee, Planning & Zoning Director 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 HIGH POINT DOWNS 2nd FLAT		Total Site Acreage 4.359	Present Zoning R-1
Legal Description (May be attached as separate sheet) SEE ATTACHED		Proposed Zoning R-1	
Project Address / General Location 21026 159th STREET, BASEHOR, KANSAS 66007		Presubmittal Date 10/08/2015	
Parcel ID Number (CAMA Number) 157260000003000 AND 157260000002000		Floor Area Classification E	
Property Owner Name ALBERT J. TREFF TRUST	Phone 913-202-0617	Fax N/A	
Property Owner Address 17230 174th STREET	City BASEHOR	State KANSAS	Zip 66007
Applicant's Name (if different from above) LANDPLAN ENGINEERING, PA	Phone 785-843-7530	Fax 785-843-2410	
Applicant's Address 1310 WAKARUSA DRIVE	City LAWRENCE	State KANSAS	Zip 66049
Applicant's mobile phone 785-691-8663	Property Owner and/or Applicant's E-mail address brian.sturm@gmail.com		

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 checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat / Replat

PROJECT INFORMATION

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

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

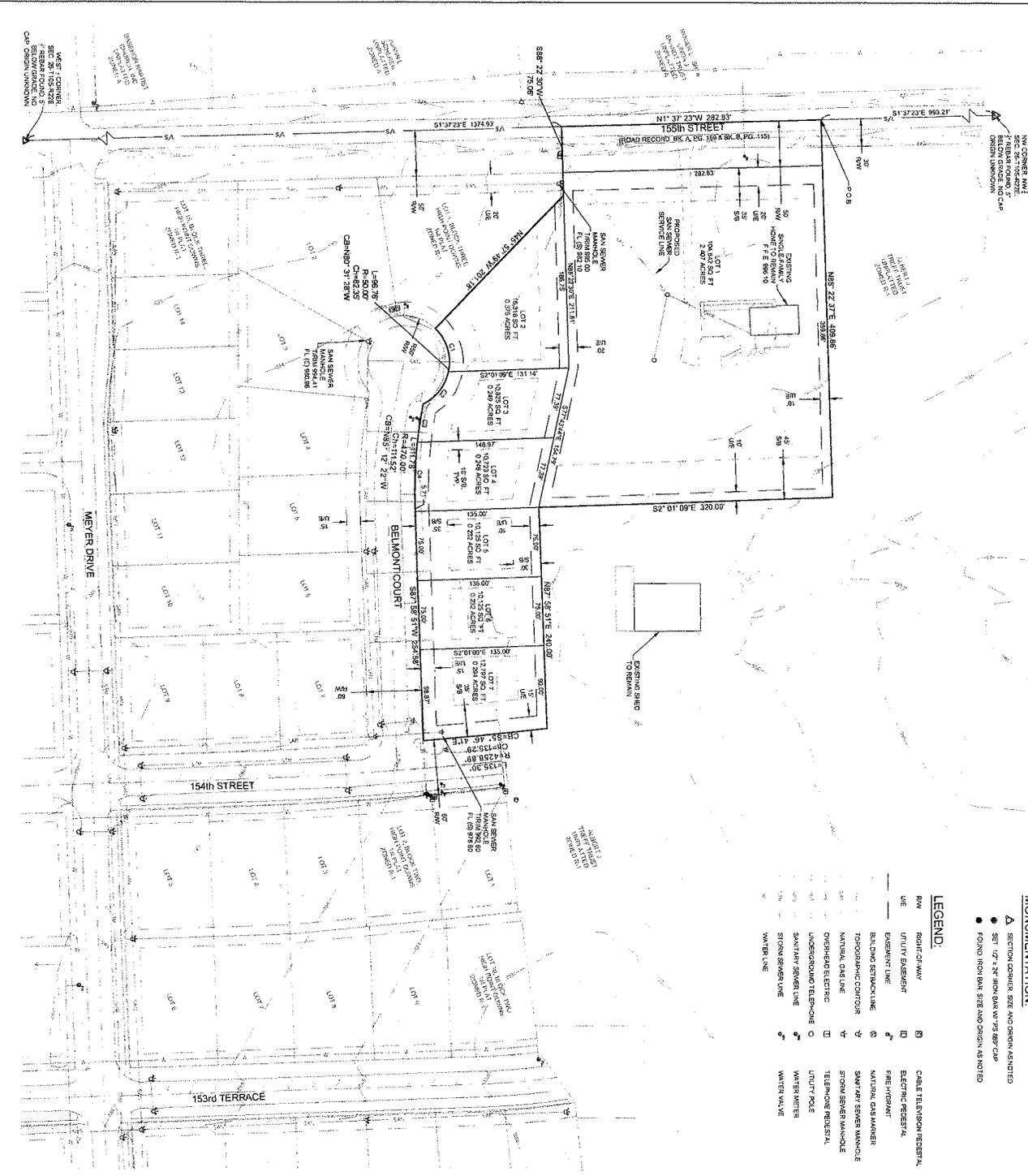
Total Site Area	Existing Floor Area	Existing Building Footprint	Open Space Area
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots 7	Maximum Lot Size 2.407 AC.	Minimum Lot Size 0.232 AC.	Average Lot Size 0.576 AC.
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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 <u>Albert Treff by Greg Treff</u> POA Signature Date 10.9.2015	Office Use Only		
	<input checked="" type="checkbox"/> Filing Fee \$ 285.00	<input checked="" type="checkbox"/> Received by _____	<input type="checkbox"/> # of Plans 10
<input type="checkbox"/> Attached Legal Description		<input checked="" type="checkbox"/> Property Ownership List	



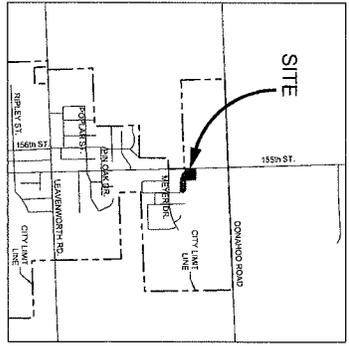
MONUMENTATION:

- ▲ SECTION CORNER, SIZE AND ORIGIN AS NOTED
- SET 1/2" X 2" IRON BARS WITH 5/16" CAP
- FOUND FROM BAR, SIZE AND ORIGIN AS NOTED

LEGEND:

- RIGHT OF WAY
- UTILITY easement
- ROCKET LINE
- BUILDING SETBACK LINE
- TOPOGRAPHIC CONTOUR
- NATURAL GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- CABLE TELEVISION FIBER OPTIC
- ELECTRIC POWER LINE
- FIRE HYDRANT
- NATURAL GAS METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE MEDICAL
- UTILITY POLE
- WATER METER
- WATER VALVE

VICINITY MAP:



LEGAL DESCRIPTION:

A PART OF LAND IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 10 WEST, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS: ...

GENERAL NOTES:

1. OWNER: ALBERT J. TRIST, TRUST
2. LAND PLANNING: LANDPLAN ENGINEERING, P.A.
3. SURVEYOR: LAMBERT KANSAS SURVEYORS
4. TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY BY LAMBERT KANSAS SURVEYORS
5. PROPOSED ZONING: R-1
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. THE SUBJECT PROPERTY IS SUBJECT TO THE CITY OF BERKSHIRE, KANSAS, ZONING ORDINANCE, CHAPTER 170, ARTICLE 17.01, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT.
8. THE SUBJECT PROPERTY IS SUBJECT TO THE CITY OF BERKSHIRE, KANSAS, ZONING ORDINANCE, CHAPTER 170, ARTICLE 17.01, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT.
9. THE SUBJECT PROPERTY IS SUBJECT TO THE CITY OF BERKSHIRE, KANSAS, ZONING ORDINANCE, CHAPTER 170, ARTICLE 17.01, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT.
10. THE SUBJECT PROPERTY IS SUBJECT TO THE CITY OF BERKSHIRE, KANSAS, ZONING ORDINANCE, CHAPTER 170, ARTICLE 17.01, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT.
11. THE SUBJECT PROPERTY IS SUBJECT TO THE CITY OF BERKSHIRE, KANSAS, ZONING ORDINANCE, CHAPTER 170, ARTICLE 17.01, WHICH IS INCORPORATED BY REFERENCE INTO THIS PLAT.

SITE SUMMARY:

ACRES: 1.18
 TOTAL LOTS: 15
 TOTAL AREA: 14,425.57 SQ. FT.
 TOTAL AREA: 0.33 AC.
 TOTAL AREA: 14,425.57 SQ. FT.
 TOTAL AREA: 0.33 AC.

CODE	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
C1	LOT 1	1,000.00	0.023
C2	LOT 2	1,000.00	0.023
C3	LOT 3	1,000.00	0.023
C4	LOT 4	1,000.00	0.023
C5	LOT 5	1,000.00	0.023
C6	LOT 6	1,000.00	0.023
C7	LOT 7	1,000.00	0.023
C8	LOT 8	1,000.00	0.023
C9	LOT 9	1,000.00	0.023
C10	LOT 10	1,000.00	0.023
C11	LOT 11	1,000.00	0.023
C12	LOT 12	1,000.00	0.023
C13	LOT 13	1,000.00	0.023
C14	LOT 14	1,000.00	0.023
C15	LOT 15	1,000.00	0.023



**HIGH POINT DOWNS 2nd PLAT
 BASEHOR, LEAVENWORTH COUNTY, KANSAS
 PRELIMINARY PLAT**

REV.	DATE	DESCRIPTION

DATE: 10/20/2023	BY: JMM
DRAWN BY: JMM	CHECKED BY: JMM
SCALE: 1" = 50'	SHEETS: 1 OF 1

LANDPLAN ENGINEERING
 Lawrence, KS • Kansas City, MO • The Woodlands, TX
 1310 Wolcott Drive, Suite 100
 Lawrence, KS 66044
 785.843.7535 (p) 785.843.2416 (f)
 info@landplan-pa.com | www.landplan-pa.com

City of Basehor

2620 N 155th St

Basehor, KS 66007

Phone: (913) 724-1370

Fax: (913) 724-3388

Albert J. Treff Trust

17230 174th Street

Basehor, KS 66007

Pay by Account In Full



TOTAL AMOUNT DUE

\$ 285.00

Pay by Invoice Code	Type	Record No.	Invoice No.	Address	Amount Due
	PZE Process	PPP-001-15	00000340	21026 155TH ST	\$ 285.00
	Effective Date:	10/21/2015	Amount Cost:	\$285.00	
Total Amount Due					\$ 285.00

City of Basehor

Received From: Albert J. Treff Trust
Date: 10/21/2015 Time: 2:04:42 PM
Receipt: 47431
Cashier: shernandez

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00000340	\$285.00
TOTAL	\$285.00
Check 6427	\$285.00
Total Tendered:	\$285.00
Change:	\$0.00

PRELIMINARY PLAT HIGH POINT DOWNS 2ND PLAT– REQUEST FOR APPROVAL OF A PRELIMINARY PLAT – A Preliminary Plat of Lots 1-7 in the High Point Downs 2nd Plat.

MEETING DATE: December 8, 2015
REPORT WRITTEN: October 29, 2015

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Preliminary Plat for High Point Downs 2nd Plat, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is Landplan Engineering, PA, on behalf of the Albert J. Treff Trust.
- The surveyor is Landplan Engineering.

REQUEST:

- The applicant is requesting approval of a preliminary plat to add an additional seven (7) lots to the High Point Downs subdivision including platting a 2.4 acre tract on which an existing residential structure will remain, thus removing the parcel from the existing 73+/- acre tract.

ZONING:

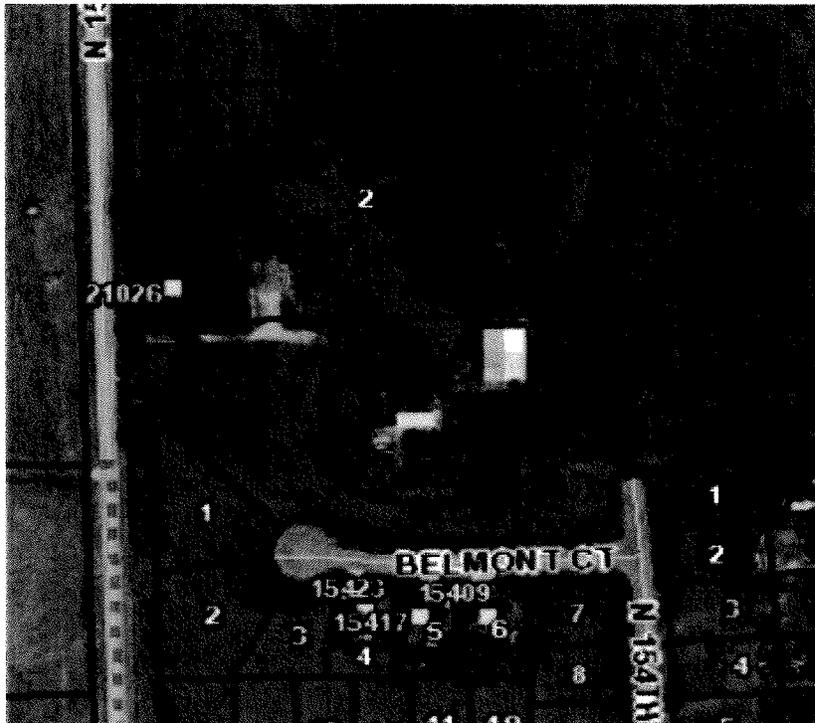
- The property is currently zoned “R-1” Single Family Residential District.

SURROUNDING ZONING:

- North “R-1” Single Family Residential District.
- South “R-1” Single Family Residential District.
- East “R-1” Single Family Residential District.
- West “R-1” Single Family Residential District.

BACKGROUND:

The High Point Downs Subdivision was initially platted in 2006. The current area included in the preliminary plat is vacant, excluding the existing Treff residence. The proposed preliminary plat area is located directly north of Belmont Court. The surrounding area consists mainly of multiple single family residences with the remaining area being comprised of agricultural use. The proposed plat includes six residential lots with an average lot size of 11,818 S.F. excluding the 2.4 acre tract (Lot 1). The proposed preliminary plat indicates a dwelling size classification of “E” (1,300 S.F.). The proposed development will not change any lots outside of the proposed preliminary plat area.



The typical preliminary and final plat procedures are being utilized for this application. The purpose of a preliminary plat is to provide a means of approving a subdivision of land to insure compliance with the subdivision regulations of the City of Basehor. It establishes the overall layout and design of the proposed subdivision and authorizes the applicant to prepare a final plat. Any deviation of the final plat from the intent of the approved preliminary plat as determined by the Planning Commission shall cause the re-initiation of the preliminary platting process as described in Chapter II; Section 102(6).

Traffic Impact

Additional traffic will be created by the proposed preliminary plat. The increase in traffic created by the addition of the six new lots though was preconceived in the entirety of the development and creates no new hazards.

Stormwater Management

Stormwater Management facilities will not be changed with the approval of the subject plat. A letter has been provided by Landplan Engineering that states the additional drainage from the six lots can be handled by the existing retention pond as the water flow is to the area currently.

Utilities

No new utilities will be proposed with the subject plat. As part of the preliminary plat, a 15' utility easement is proposed along Belmont Court and north along 154th Street. Along with this easement is an additional 10' utility easement along the north side of the proposed lots. The additional 2.4 acre tract indicates a 10' utility easement surrounding the property and a 20' utility easement along 155th Street. Staff has informed all utility companies of the application for the proposed preliminary plat.

Subdivision Regulations Requirements

The items to be submitted with and included on the preliminary plat per the Subdivision Regulations requirements and any appropriate comments from the applicant are provided in the included checklist.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of High Point Downs 2nd Plat application, with the following stipulations:

1. The applicant shall adhere to the requirements of submittal for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission.



PRELIMINARY PLAT CHECKLIST

A preliminary plat application submitted for approval by the Planning Commission must include the following required submittal items. Failure to provide this information by the application deadline may result in the application not being accepted until all required information is submitted.

This document shall be submitted with the preliminary plat application and shall be signed by the applicant or an authorized agent. Any item not checked or checked "N/A" or "NO" requires a written explanation accompanying this checklist.

Staff will review the application on the day of submittal to insure completion. Acceptance of an application by the City of Basehor does not constitute completion of requirements and/or compliance with all Planning & Zoning requirements or approval of a preliminary plat. **Additional information may be required due to the location, size, or complexity of the plat.**

REQUIRED SUBMITTAL ITEMS

YES	N/A	NO	
X			1) Application form, fee and checklist filled out accurately and completely, with all required signatures and appropriate fees paid.
X			2) Ten (10) copies of the preliminary plat , drawn to an appropriate standard engineering scale. Plans shall be on 24" X 36" sheets.
X			3) One (1) 8.5" X 11" reduction of the preliminary plat.
X			4) Digital files including a PDF of the plat and a MS Word document of the legal description.
X			5) Statement signed by property owner in support of the application-signature of owner on application shall satisfy this requirement.
X			6) List of residents including names and addresses of all owners within 1,000 feet of the proposed platted area.
X			7) Subdivisions proposing single family development must specify the minimum dwelling size classification or average dwelling size of existing and contiguous subdivisions.
	X		8) Floodplain modeling using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone A 100-year floodplain. (Contact City Engineer to obtain model and requirements).

REQUIRED SUBMITTAL ITEMS (CONT.)

YES	N/A	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Preliminary Stormwater Management Plan (2 copies). (See separate handout for requirements)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10) Traffic Study (2 copies) as required by the City Engineer.

REQUIRED PRELIMINARY PLAT INFORMATION

YES	N/A	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Name of subdivision (unique and numerically consistent) and the words "PRELIMINARY PLAT," prominently displayed as the title.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13) Date of preparation of preliminary plat and/or revisions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14) Scale, legend, and north arrow clearly shown, with orientation at top or left as north(not less than 1"=100' scale).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15) Vicinity map , drawn at a scale of 1"=2000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow. Note all airports, sanitary landfills, feedlots or similar uses within two miles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16) A legal boundary description with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17) Location of monuments , shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18) Boundary lines of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19) Platted and unplatted land within 1,000 feet shall be shown. Total acreage to be platted shall be indicated on preliminary plat. Exterior dimensions shall coincide with adjoining plats unless differences are noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20) Lots and tracts identified clearly , with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21) Layout, number and dimensions of proposed lots as well as building setback lines along public and private streets with dimensions in feet.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22) Note on plat indicating the phasing of the development and appropriate timetable if applicable.

REQUIRED PRELIMINARY PLAT INFORMATION (CONT.)

YES	N/A	NO	
X			23) Existing streets and driveways which abut, touch upon or extend through the subdivision and/or streets located within 400 feet of the plat. The description shall include types and widths of existing surfaces, right-of-way widths, and dimensions of any bridges and culverts.
	X		24) Location of existing open space, alleys, parks, streams, ponds, or other similar features within plat, and whether they are to be retained or removed.
X			25) Location of existing buildings and structures located within the area of the proposed preliminary plat.
X			26) Existing utilities, including sanitary sewer, force main, water main, gas mains, culverts and storm sewer pipe, street lights, electric conduits, and invert elevations of sewers at points of proposed connection.
X			27) Topography of the area contained in the plat and within 20 feet of the plat boundary shown by 2-foot contour intervals and proposed preliminary grading. Contour lines shall be legible but not overpowering.
X			28) Proposed street network, including right-of-way, bearings, tangents, and horizontal and vertical curvature data (use of flow direction arrows and percent of grade is permitted at preliminary for vertical curve data, unless otherwise specified/required) along the centerline of each street.
	X		29) Proposed parcels of land intended to be dedicated or reserved for parks, trails, schools, public uses or to be reserved for property owners within the
	X		30) Proposed utilities, including approximate location of sanitary sewer, water main, street lights, and storm sewer.
X			31) Existing and proposed easements with dimensions. Existing easements shall be labeled with book and page number. A 10-foot utility easement shall be shown adjacent to arterial streets. A 15-foot landscape easement shall be shown adjacent to arterial streets in R-E, R-SF, R-MF1, and R-MF2 districts.
	X		32) Any area within a federally designated floodplain. Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #2009XXXXXXX, July 16, 2015).
	X		33) Stream corridor boundary and dimensions.
	X		34) Intersection site distance analysis.

REQUIRED PRELIMINARY PLAT INFORMATION (CONT.)

YES	N/A	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	35) Vehicle maneuvering/turning templates reflecting the site can accommodate a minimum SU-30 class vehicles (for emergency access to all areas of the site), and the appropriate site-design vehicle for any other special areas of the site (such as delivery or dock areas, etc.), as necessary.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36) All public streets within the preliminary plat must conform to the applicable minimum design standards set forth in the Zoning Ordinance and Technical Specifications.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37) Assurances of adequate public facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	38) Existing easements , shown and labeled with book and page number.

Written explanations for any items not checked or checked "N/A" or "NO" (attach additional sheets, if necessary):

8) The area is not located within a designated FEMA floodplain, therefore floodplain modeling is not necessary.

9) Letter has been provided confirming the current retention pond was designed to accomdate storm-water run-off from proposed area.

10) Current subdivision traffic study is adequate and area is designed to accommodate increased traffic loading.

22) The development is not proposed to be conducted in phases.

24, 25) There is no current features that meet this requirement.

29) No parcels meet this requirement.

30) No new utilities are being proposed as part of the Preliminary Plat, all utilities are existing.

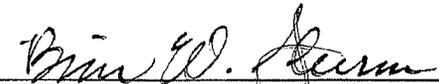
32) No areas of the proposed Preliminary Plat are located within a FEMA designated floodplain.

33) There is no stream corridor within the proposed plat.

34) The intersection at 154th Street and Belmont Court will not be affected and was studied during the initial development of High Point Downs.

35) No new roads are proposed and all existng roads accommodate a minimum SU-30 class vehicle

I hereby submit all information required for preliminary plat review. I understand that failure to providethe required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the City of Basehor Municipal Code and the Technical Specifications.



 Signature of Applicant

11/2/2015

 Date



The City of Basehor

October 22, 2015

Brian Sturm
Landplan Engineering, P.A.
1310 Wakarusa Drive
Lawrence, KS 66049

**RE: Preliminary Plat of High Point Downs 2nd Plat-Basehor, KS
First Review**

Mr. Sturm,

After reviewing the application submitted on October 21, 2015, for the High Point Downs 2nd Phase Preliminary Plat, the application is found to be incomplete. The Planning and Zoning Department has the following comments:

1. The legal description shall be sent to staff in word format.
2. The legal description shall match the bearings and distances described on the plat.
 - a. The east lot line length of Lot 1 does not match the legal description

If you have any questions, comments or concerns please feel free to contact me at 913-724-1370 ext. 27 or via email at mlee@cityofbasehor.org.

Respectfully,

Mark J. Lee
Planning and Zoning Director
City of Basehor



Civil Engineering
Landscape Architecture
Community Planning
Surveying

1310 WAKARUSA DRIVE | LAWRENCE, KANSAS 66049 | 785.843.7530 (p) | 785.843.2410 (f) | info@landplan-pa.com

October 20, 2015

Mark Lee
Planning Administrator
2620 N. 155th Street
P.O. Box 406
Basehor, Kansas 66007

RE: High Point Downs 2nd Plat
Preliminary Plat

Mr. Lee,

This letter addresses the stormwater detention requirements for the High Point Downs 2nd Plat preliminary plat and references the approved revised drainage study for High Point Downs dated April 4, 2005. The submitted preliminary plat includes six single family lots immediately north of Belmont Court and one large single family lot north of the other six and east of 155th Street.

The stormwater runoff from the six lots north of Belmont Court predominately drain to the south and are included in Area A2 (ultimately detained by existing Pond A) or Area A4 (onsite undetainable). The large northern lot predominately drains north and is included in Area C2. The drainage study proposes Pond C to provide detention for the fully developed conditions. This submittal does not include any proposed improvements in the remainder of Area C2 that would require the construction of Pond C

Considering that Pond A is already constructed and no additional improvements are proposed in Basin C, I request that the project be allowed to proceed. Please call me at (785) 843-7530 if you have any questions or comments regarding this letter.

Sincerely,

Christopher M. Storm, P.E.
Landplan Engineering, P.A.

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 Lawrence, KS 66044
 Phone: (785) 832-2222
 Fax: (785) 832-7232
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Advertising Receipt

CITY OF BASEHOR
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Customer No.: 10004252
 Customer Phone: 913-724-1370
 Order No.: 10563479
 Ad Type: Classified
 Ad Number: 11453791
 Category: Public Notices

Ad Taker: svarnado Key Words: PHN 1105

Description	Start	Stop	Insertions	Total
Classified Advertising				67.20
Bonner	11/05/15	11/05/15	1	
LJWorld.com	11/05/15	11/05/15	1	

Total: 67.20
 Prepaid: 0.00

Total Due: \$67.20

(First published in the Bonner Springs Chieftain November 5, 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 the following public hearings on December, 8, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.

1. A Preliminary Plat for High Point Downs 2nd Phase submitted by Landplan Engineering, PA on properties in Section 22, Township 10 South, Range 22 East, containing the following description:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 1°37'23" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION, 993.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°22'37" EAST, 409.86 FEET; THENCE SOUTH 2°01'09" EAST, 320.00 FEET; THENCE NORTH 87°58'51" EAST, 240.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4,258.89 FEET, AN ARC LENGTH OF 135.30 FEET, A CHORD BEARING SOUTH 5°46'41" EAST, AND A CHORD LENGTH OF 135.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BELMONT COURT; THENCE SOUTH 87°58'51" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 254.58 FEET; THENCE CONTINUING

ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AND ARC LENGTH OF 111.78 FEET, A CHORD BEARING NORTH 85°12'22" WEST, AND A CHORD LENGTH OF 111.52 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AND ARC LENGTH OF 96.76 FEET, A CHORD BEARING NORTH 80°31'28" WEST, AND A CHORD LENGTH OF 82.35 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK THREE, HIGH POINT DOWNS 1ST PLAT, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS; THENCE NORTH 45°57'49" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 201.18 FEET TO AN

ANGLE POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 88°22'30" WEST, ALONG SAID NORTH LINE OF LOT 1, 75.06 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 1°37'23" WEST, ALONG SAID WEST LINE, 282.83 FEET TO THE POINT OF BEGINNING; CONTAINS 4.359 ACRES, MORE OR LESS.

2. Prairie Lake Estates Replat submitted by Community National Bank. The proposed plat is located at the southwest corner of Josh Street and 150th Street within the Prairie Lake Estates Phase 3 Plat. The property description is:

Lot 71 and 72, PRAIRIE LAKE ESTATES PHASE 3, in the City of Basehor, in Leavenworth County, Kan-

sas.

All persons who desire to comment for or against said applications are invited to appear at the time and place mentioned above. Copies of the applications and full legal descriptions are available for review during normal business hours at Basehor City Hall. Questions about the applications may be directed to Mark Lee, Planning & Zoning Director at 913-724-1370.

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 CITY OF BASEHOR, KANSAS

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PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE, 870.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 01°37'23" WEST, ALONG SAID WEST LINE, 505.14 FEET; THENCE NORTH 88°22'30" EAST, 75.08 FEET; THENCE SOUTH 45°37'49" EAST, 201.18 FEET; THENCE ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT WITH AN 82.35 FOOT CHORD BEARING SOUTH 80°31'32" EAST, AN ARC DISTANCE OF 96.76 FEET; THENCE ON A 470.00 FOOT RADIUS CURVE TO THE LEFT, WITH A 111.52 FOOT CHORD BEARING SOUTH 85°12'22" EAST, AN ARC DISTANCE OF 111.78 FEET; THENCE NORTH 87°58'51" EAST, 254.58 FEET; THENCE ON A 425.69 FOOT RADIUS CURVE TO THE LEFT, WITH AN 83.16 FOOT CHORD BEARING NORTH 05°25'38" WEST, AN ARC DISTANCE OF 83.16 FEET; THENCE NORTH 84°00'48" EAST, 195.05 FEET; THENCE NORTH 05°36'34" WEST, 2.84 FEET; THENCE NORTH 82°47'47" EAST, 153.44 FEET; THENCE NORTH 54°27'32" EAST, 67.42 FEET; THENCE NORTH 83°31'04" EAST, 211.06 FEET; THENCE NORTH 89°47'41" EAST, 100.43 FEET; THENCE SOUTH 66°14'46" EAST, 388.60 FEET; THENCE NORTH 58°58'36" EAST, 36.72 FEET; THENCE ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT WITH AN 82.35 FOOT CHORD BEARING SOUTH 80°31'32" EAST, AN ARC DISTANCE OF 96.76 FEET; THENCE SOUTH 41°05'42" EAST, 60.10 FEET; THENCE SOUTH 26°49'32" EAST, 180.82 FEET; THENCE SOUTH 02°01'38" EAST, 682.70 FEET; THENCE SOUTH 13°31'09" EAST, 81.21 FEET; THENCE SOUTH 02°05'54" EAST, 139.93 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 87°54'06" WEST, ALONG SAID SOUTH LINE, 1094.44 FEET TO THE SOUTHEAST CORNER OF COUNTRY MEADOWS SUBDIVISION IN THE CITY OF SAID COUNTRY MEADOWS SUBDIVISION, 868.98 FEET TO THE RIGHT-OF-WAY LINE OF SAID QUARTER SECTION; THENCE SOUTH 87°58'13" WEST, ALONG SAID RIGHT-OF-WAY LINE, 875.04 FEET TO THE POINT OF BEGINNING. CONTAINS 39.185 ACRES, MORE OR LESS.

CERTIFICATION AND DEDICATION

THE UNDERSIGNED PROPRIETORS STATE THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT OF LAND HAVE BEEN PAID AND THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS "HIGH POINT DOWNS".

EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR PUBLIC USE, THE RIGHTS OF WAY ARE SHOWN WITH DASHED LINES ON THE ACCOMPANYING PLAT, AND SAID EASEMENTS MAY BE EMPLOYED TO LOCATE AND MAINTAIN SEWER AND WATER LINES, POLES AND WIRES AND ANY OTHER FORM OF PUBLIC UTILITY NOW AND HEREAFTER USED BY THE PUBLIC OVER, UNDER, AND ALONG THE STRIPS MARKED "UTILITY EASEMENT", "U/E" OR "D/E" (DRAINAGE EASEMENT).

STREETS SHOWN ON THE ACCOMPANYING PLAT AND NOT HERETOFORE DEDICATED FOR PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT OR CONSTRUCTED BETWEEN THIS LINE AND THE ROAD RIGHT OF WAY.

IN TESTIMONY WHEREOF:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HERETOFORE SUBSCRIBED THEIR HANDS THIS 11th DAY OF NOVEMBER, 2006.

KANSAS COTTONWOOD INVESTORS, LLC
THOMAS ENRIGHT, MEMBER

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF LEAVENWORTH

BE IT REMEMBERED THAT ON THIS 11th DAY OF NOVEMBER, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME THOMAS ENRIGHT, MEMBER, KANSAS COTTONWOOD INVESTORS, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS OWN FREE ACT AND DEED, AND DEED THEREOF, I HERETO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL:

APPROVED THIS 4th DAY OF NOVEMBER, 2006 BY THE CITY OF BASEHOR PLANNING COMMISSION.

CHAIRMAN SECRETARY

CITY COUNCIL APPROVAL:

APPROVED THIS 7th DAY OF NOVEMBER, 2006 BY THE CITY COUNCIL, CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS.

MAYOR ATTEST

CITY ENGINEER 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 OR ADEQUACY OF THE DESIGN, DIMENSIONS, ELEVATIONS, AND QUANTITIES.

CITY ENGINEER

COUNTY SURVEYOR CERTIFICATION

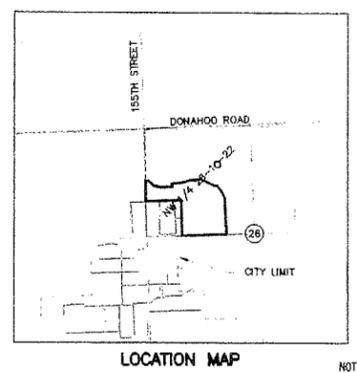
I HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF K.S.A. 58-2005. THE FACE OF THIS PLAT WAS REVIEWED FOR COMPLIANCE WITH KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. NO FIELD VERIFICATION IS IMPLIED. THIS REVIEW IS FOR SURVEY INFORMATION ONLY.

COUNTY SURVEYOR DATE

BENCHMARK: CHISELED "4" ON SOUTH RIM OF SANITARY SEWER MANHOLE (MANHOLE IS ON SOUTH LINE BETWEEN 3602 154TH TERRACE AND 3601 155TH STREET ELEV. = 955.81)

ERROR OF CLOSURE: 1 : 466,268

BASIS OF BEARINGS FOR THIS PLAT IS NAD83-MODIFIED STATE PLANE COORDINATES (KANSAS NORTH ZONE)



LOCATION MAP NOT TO SCALE

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD, BEARING. Includes curves C1 through C69.

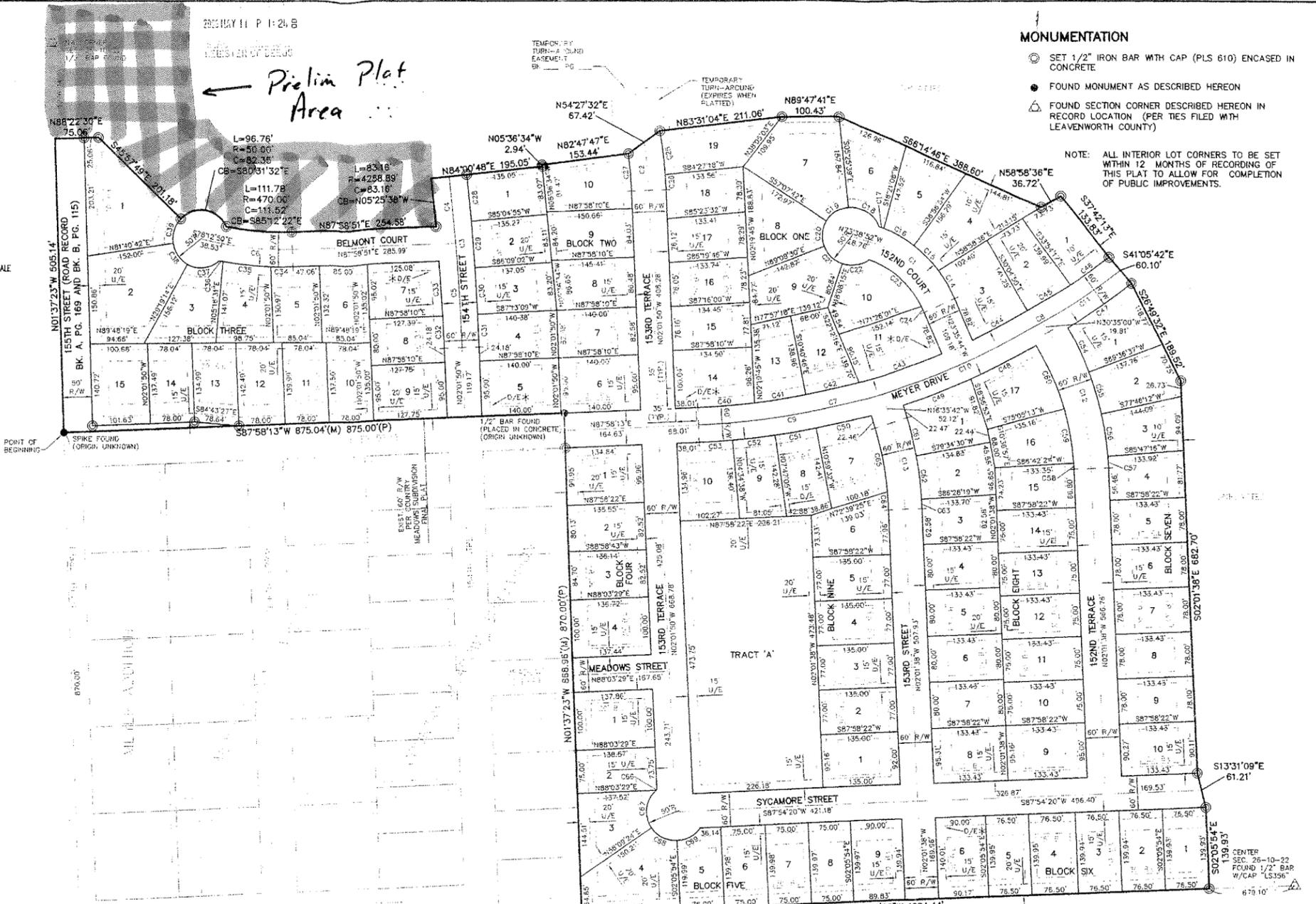
CERTIFICATION

I HEREBY CERTIFY THAT DURING THE MONTH OF JUNE, 2005, I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PLAT AND THAT THE RESULTS OF THAT SURVEY ARE HEREBY ACCURATELY SHOWN AND THE SAID SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS ESTABLISHED BY KANSAS STATUTE, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN E. SELINGER, S.L.S., #610
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
(785) 843-7530

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS ON THIS 11th DAY OF NOVEMBER, 2006, AND IS DULY RECORDED AT 1:37 AM (M) IN PLAT BOOK 16, PAGE 662.

REGISTER OF DEEDS STACY R. DRISCOLL



W 1/4 CORNER SEC. 26-10-22 1/2" BAR FOUND (PLACED IN CONCRETE) (ORIGIN UNKNOWN)

LOT TABLE with columns: LOT, SQ. FT., ACRES. Includes lots 1 through 19.

* TYPICAL CORNER DRAINAGE EASEMENT DETAIL

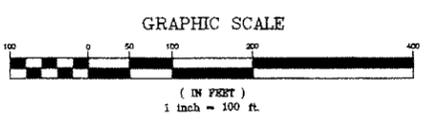
MONUMENTATION

- SET 1/2" IRON BAR WITH CAP (PLS 610) ENCASED IN CONCRETE
FOUND MONUMENT AS DESCRIBED HEREON
FOUND SECTION CORNER DESCRIBED HEREON IN RECORD LOCATION (PER TIES FILED WITH LEAVENWORTH COUNTY)

NOTE: ALL INTERIOR LOT CORNERS TO BE SET WITHIN 12 MONTHS OF RECORDING OF THIS PLAT TO ALLOW FOR COMPLETION OF PUBLIC IMPROVEMENTS.

LEGEND

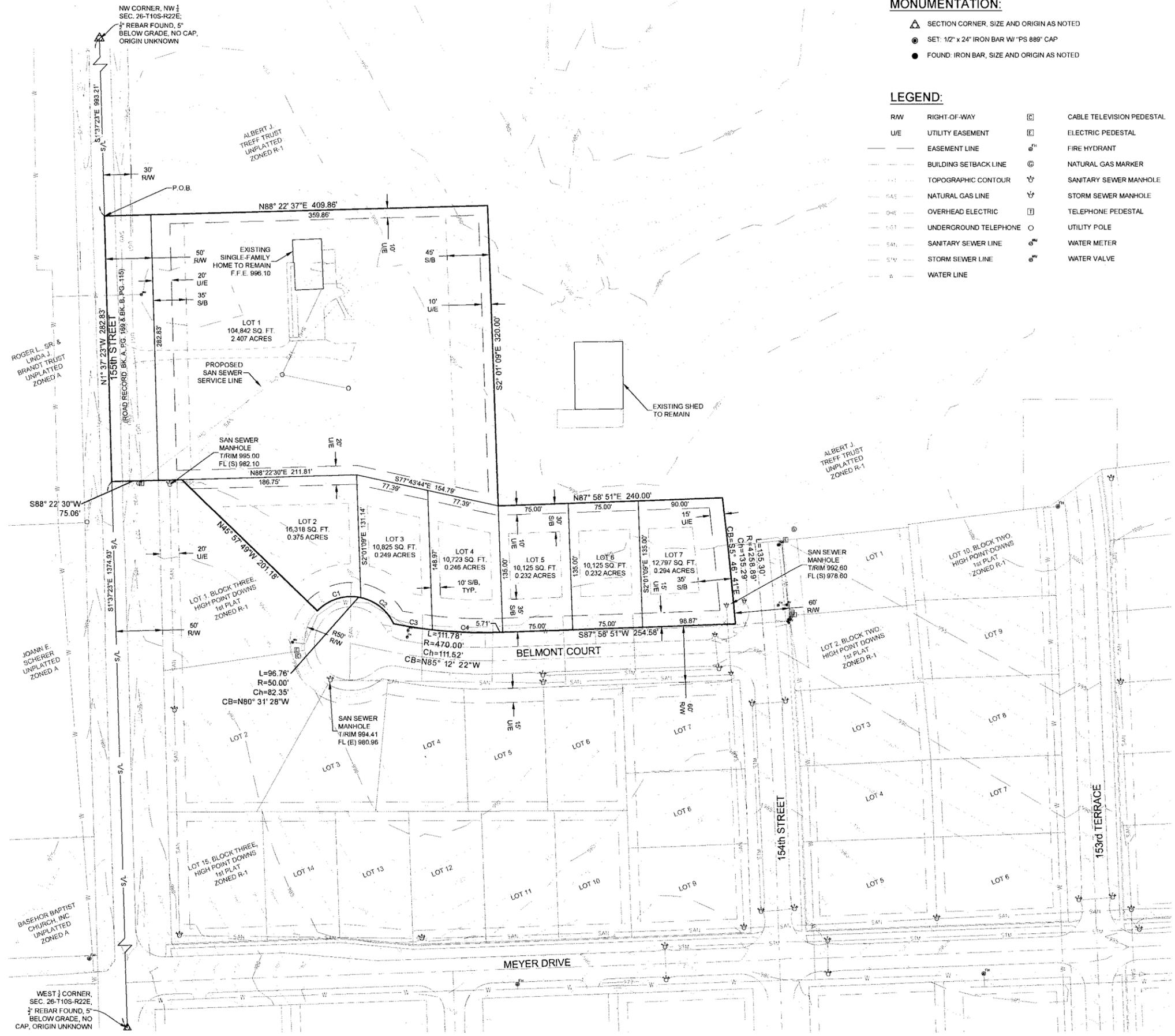
- U/E UTILITY EASEMENT
A/E ACCESS EASEMENT
D/E DRAINAGE EASEMENT
L/E LANDSCAPE EASEMENT
B.L. BUILDING LINE
(M) MEASURED
(P) PLATTED



A FINAL PLAT OF HIGH POINT DOWNS 1ST PLAT

A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS NW 1/4, SEC. 26-T10S-R22E

FILE NAME: Z:\V\1531\1531.dwg LAST SAVE: 10/17/2015 10:47:45 AM



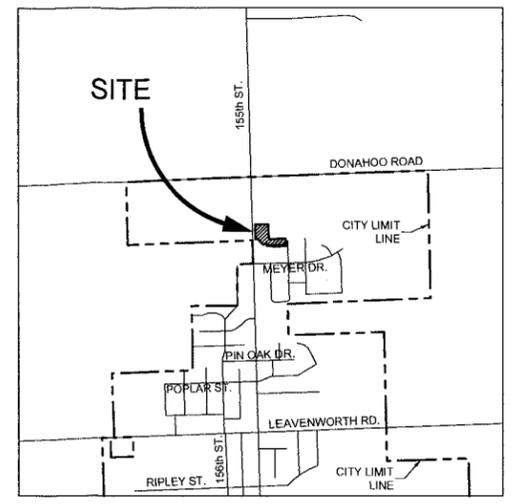
MONUMENTATION:

- △ SECTION CORNER, SIZE AND ORIGIN AS NOTED
- SET: 1/2" x 24" IRON BAR W/ "PS 889" CAP
- FOUND: IRON BAR, SIZE AND ORIGIN AS NOTED

LEGEND:

- | | | | |
|-------------------------|------------------|---|---------------------------|
| — RW | RIGHT-OF-WAY | ⊠ | CABLE TELEVISION PEDESTAL |
| — U/E | UTILITY EASEMENT | ⊠ | ELECTRIC PEDESTAL |
| — EASEMENT LINE | | ⊠ | FIRE HYDRANT |
| — BUILDING SETBACK LINE | | ⊠ | NATURAL GAS MARKER |
| — TOPOGRAPHIC CONTOUR | | ⊠ | SANITARY SEWER MANHOLE |
| — NATURAL GAS LINE | | ⊠ | STORM SEWER MANHOLE |
| — OVERHEAD ELECTRIC | | ⊠ | TELEPHONE PEDESTAL |
| — UNDERGROUND TELEPHONE | | ⊠ | UTILITY POLE |
| — SANITARY SEWER LINE | | ⊠ | WATER METER |
| — STORM SEWER LINE | | ⊠ | WATER VALVE |
| — WATER LINE | | | |

VICINITY MAP:



LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN LEAVENWORTH COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 1°37'23" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SECTION, 982.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°22'37" EAST, 409.86 FEET; THENCE SOUTH 7°01'00" EAST, 320.00 FEET; THENCE NORTH 87°58'51" EAST, 240.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4,258.89 FEET, AN ARC LENGTH OF 135.30 FEET, A CHORD BEARING SOUTH 5°46'41" EAST, AND A CHORD LENGTH OF 135.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BELMONT COURT; THENCE SOUTH 87°58'51" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 254.58 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AND AN ARC LENGTH OF 111.78 FEET, A CHORD BEARING NORTH 85°12'22" WEST, AND A CHORD LENGTH OF 111.52 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 82.35 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK THREE, HIGH POINT DOWNS 1ST PLAT, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS; THENCE NORTH 45°57'49" WEST, ALONG THE NORTH LINE OF SAID LOT 1, 201.18 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 88°22'30" WEST, ALONG SAID NORTH LINE OF LOT 1, 75.06 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE NORTH 1°37'23" WEST, ALONG SAID WEST LINE, 282.83 FEET TO THE POINT OF BEGINNING, CONTAINS 4.359 ACRES, MORE OR LESS.

GENERAL NOTES:

- OWNER: ALBERT J. TREFF TRUST
17230 174th STREET
BASEHOR, KANSAS 66007
- LAND PLANNER/
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., SEPTEMBER, 2015.
- EXISTING ZONING: R-1
- PROPOSED ZONING: R-1
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
- THE MINIMUM FLOOR AREA AND CORRESPONDING CLASSIFICATION FOR ANY SINGLE-FAMILY DWELLING UNIT IN THIS SUBDIVISION SHALL BE CLASS 'E'
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 239, MAP NUMBER 20103C0239G, AND PANEL NO. 243, MAP NUMBER 20103C0243G, BOTH IN LEAVENWORTH COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF JULY 16, 2015.
- THE VERTICAL DATUM USED FOR THIS PLAT IS NAVD-83 (2011).
- THE BASIS OF THE BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH.

SITE SUMMARY:

GROSS AREA:	189,896 SF / 4.359 AC
RIGHT-OF-WAY:	14,142 SF / 0.325 AC
NET AREA:	175,754 SF / 4.034 AC
TOTAL LOTS:	7
AVERAGE LOT SIZE:	25,108 SF / 0.576 AC
MINIMUM LOT AREA:	10,125 SF / 0.661 AC
MAXIMUM LOT AREA:	104,842 SF / 2.407 AC

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	50.92'	50.01'	48.75'	S73°12'45"W
C2	45.84'	50.00'	44.25'	N51°21'06"W
C3	42.23'	469.06'	42.22'	N90°58'01"W
C4	69.55'	470.20'	69.45'	N87°45'49"W

SCALE: 1" = 50'



LANDPLAN ENGINEERING, P.A.
Lawrence, KS • Kansas City, MO • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7350 (o) | 785.843.2410 (f)
info@landplan-pa.com | www.landplan-pa.com

HIGH POINT DOWNS 2nd PLAT
BASEHOR, LEAVENWORTH COUNTY, KANSAS
PRELIMINARY PLAT

REV	DATE	DESCRIPTION
1	10/22/15	LEGAL DESCRIPTION

DATE:	10/21/15
PROJECT NO.:	20153022
DESIGNED BY:	LPE
DRAWN BY:	BS
CHECKED BY:	BS

ISSUE	SHEET NO.
	1
	OF 1 SHEETS

**New Business
Agenda Item E2**

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. E2

Topic: Public Hearing: Prairie Lake Estates Replat – Request for Approval of a Final Plat – A replat of lot 71 and 72 within Prairie Lake Estates Phase 3 with an approximate location of Josh Street and 150th Street submitted by Community National Bank.

Action Requested: Staff recommends that the Planning Commission approve Prairie Lake Estates Replat – Request for Approval of a Final Plat, with the stipulations stated in the staff report.

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 January 4, 2016.

Presented by: Mark Lee-Planning & Zoning Director

Administration Recommendation:

Staff recommends approval of the proposed plat with the conditions listed in the Staff Report.

Committee Recommendation: N/A

Attachments:

Original Public Hearing Notice (1 page)

Application and Receipt (5 pages)

Staff report (3 pages)

Copy of Submitted plat (1 page)

Copy of Existing Plat (1 page)

Projector needed for this item?

No

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

**NOVEMBER MEETING CANCELED DUE TO APPLICANT
NOTIFICATION FALIURE**

Copy of original Public Hearing notice supplied for informational purposes only

Notice is hereby given that the Planning Commission of the City of Basehor, Kansas will hold a public hearing on Tuesday, November 3, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas to consider Prairie Lake Estates Replat submitted by Community National Bank. The proposed plat is located at the southwest corner of Josh Street and 150th Street within the Prairie Lake Estates Phase 3 Plat. The property description is:

Lot 71 and 72, PRAIRIE LAKE ESTATES PHASE 3, in the City of Basehor, in Leavenworth County, Kansas.

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 Mark Lee, Building Official 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 PRAIRIE LAKE REPLAT		Total Site Acreage 0.57	Present Zoning
Legal Description (May be attached as separate sheet) LOT 71 & 72 PRAIRIE LAKES ESTATES #3		Proposed Zoning	
Project Address / General Location JOSH & 150th ST		Presubmittal Date	
Parcel ID Number (CAMA Number) 181-02-0-00-00-079 & 080		Floor Area Classification	
Property Owner Name COMMUNITY NATL BANK	Phone	Fax	
Property Owner Address P.O. BOX 437	City BASEHOR	State KS	Zip 66007
Applicant's Name (if different from above) HERRING SURVEYING	Phone 913-651-3858	Fax	
Applicant's Address 315 N. 5TH ST	City LV	State KS	Zip 66048
Applicant's mobile phone 913-547-2881	Property Owner and/or Applicant's E-mail address survey@teamacsh.com		

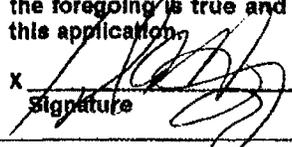
APPLICATION TYPE	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)
<input type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)
<input type="checkbox"/> Conditional Use Permit (Submit Sheet 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 1	Maximum Lot Size 25,000 Sq. FT	Minimum Lot Size 25000 Sq. Ft	Average Lot Size 25000 Sq. FT

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  **Signature** **9-15-15** **Date**

Office Use Only	
<input checked="" type="checkbox"/> Filing Fee \$ 255.	<input type="checkbox"/> Received by _____ <input checked="" type="checkbox"/> # of Plans 2
<input checked="" type="checkbox"/> Attached Legal Description	<input checked="" 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? REARAT & COMBINE LOIS TO CREATE
A SINGLE BUILDABLE LOT ALLOWING A MORE
SUITABLE STRUCTURE FOR THE NEIGHBORHOOD.

2. What is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? LOT 11 IS A VERY SMALL LOT WITH ROAD SETBACK
ON TWO SIDES. A SMALL HOUSE WOULD FIT ON THE
LOT BUT IT WOULD NOT CONFORM WITH OTHER HOUSES.
THIS WOULD ALLOW FOR A MORE SUITABLE STRUCTURE

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? WILL NOT DETRIMENTALLY AFFECT NEARBY 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? NEIGHBORS WOULD GET A STRUCTURE THAT WOULD
COMPLIMENT THEIRS AND ENHANCING THEIR VALUE.
CURRENT OWNER (BANK) DID NOT WANT THE PROPERTY

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

PRAIRIE LAKE ESTATES PH. 2

PRAIRIE LAKE ESTATES

FINAL PLAT OF PRAIRIE LAKE ESTATES PHASE 3

A REPLAT OF LOT 48, PRAIRIE LAKE ESTATES PHASE 2
A SUBDIVISION OF LAND IN THE CITY OF BASHOR, LEAVENWORTH COUNTY
Section 2, Township 11 South, Range 22 East.

LAKE SIDE DRIVE
N 8854.42' E
N 8854.42' E
S 1015.91' W
S 1015.91' W

LOT SIZES

LOT NO.	ACRES	SQ. FT.
LOT 1	0.10	6,912
LOT 2	0.10	6,912
LOT 3	0.10	6,912
LOT 4	0.10	6,912
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LOT 100	0.10	6,912

CHANGE TABLE

NO.	DESCRIPTION	DATE
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"TRACT A"
EXISTING LAKE &
COMMON AREA



NOTES:

1. This plat is subject to the easements and covenants shown hereon.
2. The plat is subject to the easements and covenants shown hereon.
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ADJOURNMENT:

WITNESSES:

APPROVED:

NOTARIAL PUBLIC:

POINT OF BEGINNING:

POINT OF COMMENCEMENT:

PREPARED BY:

STORY ENTERPRISES, INC.

7725 BASHOR AVE. S.E. SUITE C
LEAVENWORTH, KS 66209
PHONE NO. 813-525-8115

City of Basehor

2620 N 155th St

Basehor, KS 66007

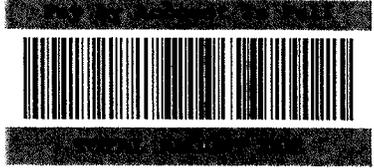
Ph: (913) 724-1370

Fax: (913) 724-3388

Herring Surveying

315 N. 5th Street

Leavenworth, KS 66048



\$ 255.00



PZE Process PFP-004-15 00000362 JOSH ST
Effective Date: 10/30/2015 Amount Cost: \$255.00

\$ 255.00

Total Amount Due \$ 255.00

City of Basehor

Received From: Herring Surveying
Date: 10/30/2015 Time: 9:11:34 AM
Receipt: 47551
Cashier: shernandez

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00000362	\$255.00
TOTAL	\$255.00
Check 6401	\$255.00
Total Tendered:	\$255.00
Change:	\$0.00

**PRAIRIE LAKE ESTATES REPLAT – REQUEST FOR APPROVAL OF A FINAL PLAT –
A replat of lot 71 and 72 within Prairie Lake Estates Phase 3 with an approximate location of
Josh Street and 150th Street.**

MEETING DATE: December 8, 2015
REPORT WRITTEN: October 5, 2015

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Prairie Lake Estates Replat – request for approval of a final plat, with the stipulations stated in the staff report.

APPLICANT:

- The applicant is Community National Bank.
- The surveyor is Herring Surveying Company.

REQUEST:

- The applicant is requesting approval to combine Lot 71 and 72 to create a single lot for the purposes of a residential home. The lot will consist of 25,068 square feet.

ZONING:

- The property is currently zoned “R-1” Single Family Residential District.

SURROUNDING ZONING:

- North “R-1” Single Family Residential District.
- South “CP-2” General Business District.
- East “R-O” Suburban Residential District.
- West “R-1” Single Family Residential District.

BACKGROUND:

Prairie Lake Estates Phase 3 was initially platted in 2006. Lot 71 and 72 are currently vacant. The bank is requesting the combination of Lot 71 and 72 to provide a larger lot. According to the bank, the larger lot will be more suitable for a structure size comparable to the rest of the development.

A short-form plat procedure is being utilized for this application. The purpose for a short-form plat is to provide a means of approving a subdivision of land that contains four (4) lots or less. Short-form plat 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.

Traffic Impact

No additional traffic will be created by the proposed plat.

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. As part of the replat, an existing 10' utility easement between Lot 71 and 72 will be vacated. Staff has informed all utility companies of the application for the proposed final plat.

Subdivision Regulations 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.** This is provided within the submitted plat.
2. **Lines and names of all adjoining streets within 200 feet.** This is provided 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 the submitted plat.
4. **The location of all building setback lines.** This is provided within the submitted plat.
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 99,485 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 within the submitted plat.
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.** Applicant has provided a title commitment with the application.
17. **Statement by the owner dedicating streets, rights-of-way, and sites for public use.** This is provided within the submitted plat.
18. **Such other certificates, affidavits, endorsements, or dedication as may be required by the Planning Commission in the enforcement of these Regulations.** Planning Commission has yet to consider the application.
19. **Purpose for which sites, other than residential lots, are dedicated or reserved.** This is provided within the submitted plat.

20. **Proper margins and lettering on the sheet that contains the plat.** Margins and lettering are properly shown within the submitted plat.
21. **Legal description of the subdivision.** The legal description was submitted with the plat.
22. **Public improvement plans associated with the final plat.** Public Improvement plans are not required with the proposed application.
23. **Certification of the person or person whose names are signed to this document and/or appear on the plat are the sole lawful owners of the property, that the plat is made with their desires, and that they dedicate the areas shown on the plat or as set forth in the document to the perpetual use and ownership of the public for the specific purposes stated therein or thereon. Ownership shall be verified by the City Clerk.** This is provided within the submitted plat.
24. **Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full.** Applicant has provided certification showing that all due or unpaid taxes have been paid in full.
25. **Subdivision Improvements Agreement.** A subdivision improvements agreement is not required with the proposed application.

STAFF RECOMMENDATION:

Staff recommends approval of the Prairie Lake Estates Phase 3 Final Plat application, with the following stipulations:

1. The final plat shall be recorded with the Leavenworth County Register of Deeds before building permits will be issued.

PRAIRIE LAKE ESTATES PH. 2

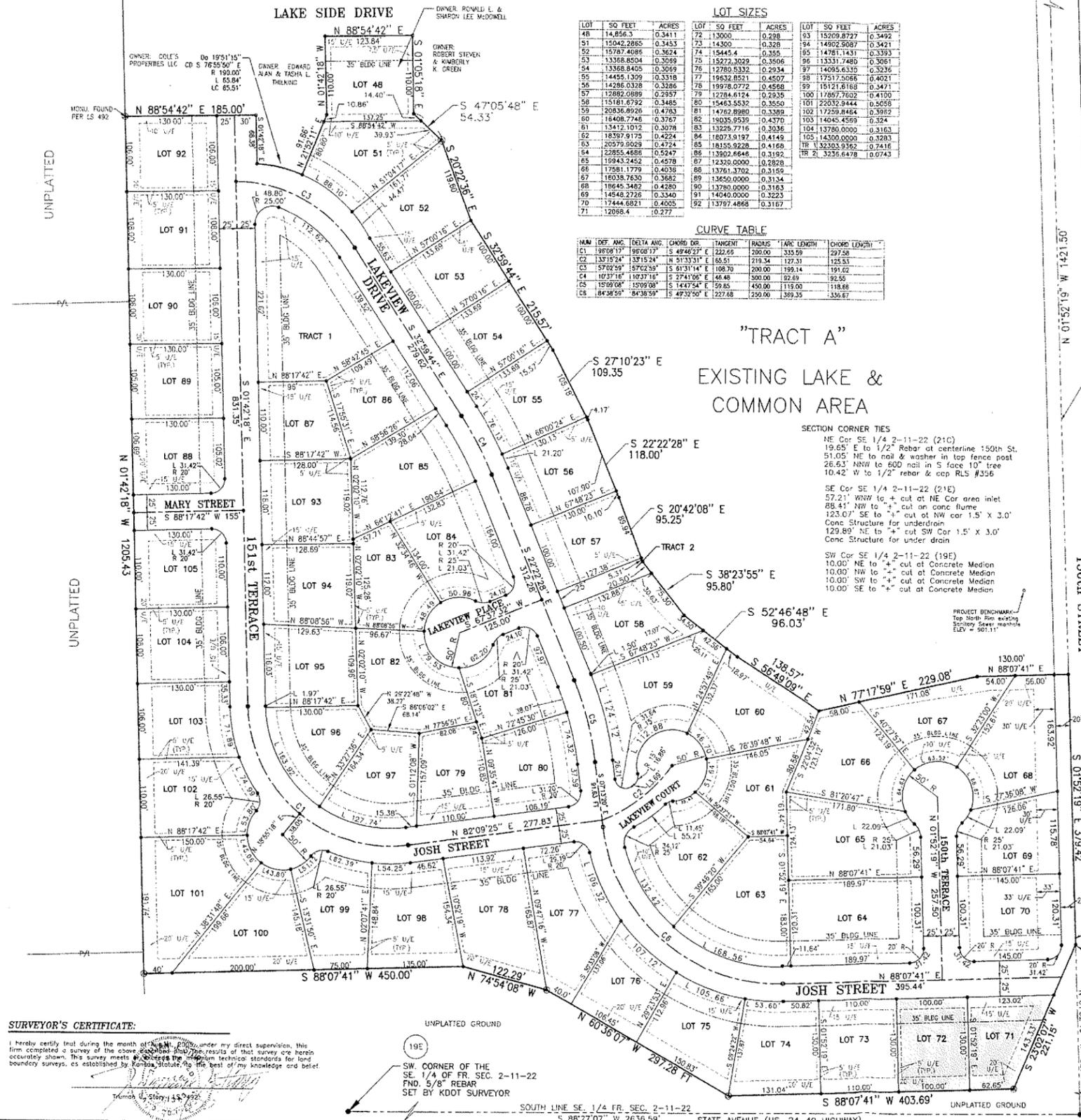
PRAIRIE LAKE ESTATES

NE CORNER SE 1/4 OF FR. SEC. 2-11-22
FND. REBAR & ALUM. CAP
SET BY KDOT SURVEYOR

FINAL PLAT OF

PRAIRIE LAKE ESTATES PHASE 3

A REPLAT OF LOT 48, PRAIRIE LAKE ESTATES PHASE 2
A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY
Section 2, Township 11 South, Range 22 East



LOT SIZES table with columns: LOT, SQ FEET, ACRES, LOT, SQ FEET, ACRES, LOT, SQ FEET, ACRES. Lists lots 48 through 71 with their respective areas.

CURVE TABLE with columns: NAME, DEF. ANG., DELTA ANG., CHORD DR., TANGENT, RADIUS, ARC LENGTH, CHORD LENGTH. Lists curves C1 through C8.

"TRACT A"
EXISTING LAKE &
COMMON AREA

SECTION CORNER TIES
NE Cor SE 1/4 2-11-22 (21C)
19.65' E to 1/2" Rebar at centerline 150th St.
51.05' NE to nail & washer in top fence post
26.63' NNW to 600 nail in S face 10' tree
10.42' W to 1/2" rebar & cap RLS #356

NOTES:
1. ALL BEARINGS ARE PER THE PLAT OF PRAIRIE LAKE ESTATES
2. 10' MINIMUM DRILLING CLASSIFICATION
3. SET 1/2" REBAR WITH SURVEY CAP RLS #52 AT ALL INTERIOR LOT CORNERS

FILING RECORD
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
OFFICE OF THE LEAVENWORTH COUNTY REGISTER OF DEEDS ON THIS 25th DAY OF
MAY 2005 AND IS DULY RECORDED AT 12:31 PLAT BOOK 111, PAGE 141

DEDICATION
BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE
TRACT DESCRIBED TRACT OF LAND HAVE AND CAUSE FOR THE SAKE TO BE
SURRENDERED AND PLATED UNDER THE NAME OF "PRAIRIE LAKE ESTATES PHASE 3"
AND HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS AND STREETS AS
SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, AND RADIUS ETC
HEREBY SO DEDICATED AND HEREBY GRANTED TO THE CITY OF
BASEHOR AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND
MAINTAIN UTILITIES, DUES, AND UNDER THOSE AREAS CONTROLLED ON THIS PLAT
AS "UTILITY EASEMENT" OR "U/E". I (WE) CONFIRM THAT THE MARKING OF THE
PLAT HEREIN IS ACCURATE AND CORRECT THAT ALL PREVIOUS TAXES HAVE
BEEN PAID IN FULL.

OWNERS OF LOTS 51 THROUGH 104 (EXCLUSIVE)
COLE'S PROPERTIES, L.L.C.
15115 CHESTNUT, BASEHOR, KS 66007
STEVE COLE (MANAGING MEMBER) MARY COLE (MANAGING MEMBER)

ACKNOWLEDGMENT
STATE OF KANSAS
COUNTY OF LEAVENWORTH
BE IT REMEMBERED THAT ON THIS 25th DAY OF MAY 2005
BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE STEVE COLE AND MARY COLE AND I (WE) KNOW TO BE
THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING
AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

OWNERS OF THE REPLAT OF LOT 48, PRAIRIE LAKE ESTATES, PHASE 2
RONALD E. MCDONNELL SHARON LEE MCDONNELL

ACKNOWLEDGMENT
STATE OF KANSAS
COUNTY OF LEAVENWORTH
BE IT REMEMBERED THAT ON THIS 25th DAY OF MAY 2005
BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE STEVE COLE AND MARY COLE AND I (WE) KNOW TO BE
THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING
AND DULY ACKNOWLEDGE THE EXECUTION OF THE SAME.

ENDORSEMENTS
APPROVED BY
CITY OF BASEHOR
PLANNING COMMISSION
KANSAS

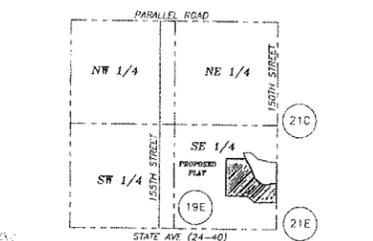
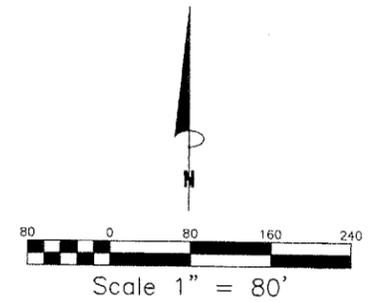
LEGAL DESCRIPTION
A tract of land in the Southeast Quarter of Fractional Section 2, Township 11 South, Range 22 East of the 6th Principal Meridian, City of Basehor, Leavenworth County, Kansas and a replat of Lot 48, PRAIRIE LAKE ESTATES PHASE 2, a subdivision of land in the City of Basehor, Leavenworth County, Kansas, all being described as follows:
Commencing at the southeast corner of said Southeast Quarter of Fractional Section 2-11-22;
Thence North 01 degrees 52 minutes 18 seconds West, along the east line of said Southeast Quarter, 825.62 feet, to the Point of Beginning of the herein described tract of land;

County Surveyor's Certificate
I hereby certify this plat meets the requirements of K.S.A. 58-2605. The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for survey information only.

FLOOD PLANE INFORMATION
THE DESCRIBED PROPERTY IS NOT IN ANY FLOOD PLANE ACCORDING TO THE CITY OF BASEHOR, KANSAS FIRM COMMUNITY NO. 200187 MAP 03 DATED DECEMBER 7, 1984.

POINT OF BEGINNING
NOTE: Broken Scale

POINT OF COMMENCEMENT
SE CORNER SE 1/4 OF FR. SEC. 2-11-22
FND. REBAR & ALUM. CAP
SET BY KDOT SURVEYOR



LEGEND
⊙ = SET 1/2" REBAR WITH SURVEY CAP RLS #52 IN CONCRETE
BL = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
● = 1/2" REBAR W/1.5 492 CAP FOUND OR SET

SURVEYOR'S CERTIFICATE
I hereby certify that during the month of May 2005, under my direct supervision, this firm completed a survey of the above described land, the results of that survey are herein accurately shown. This survey meets the minimum technical standards for land boundary surveys, as established by Kansas Statute K.S.A. 58-2605.

Table with columns: DRAWN BY, DATE, REVISIONS, APPROVED BY, DATE, SURVEYOR, CLIENT, ADDRESS, PHONE.

PRAIRIE LAKE ESTATES REPLAT

A Replat of Lots 71 & 72, PRAIRIE LAKE ESTATES PHASE 3, City of Basehor, Leavenworth County, Kansas.

FINAL PLAT

PREPARED FOR:
Community National Bank

ERROR OF CLOSURE:
Bearing Distance Type
S 88°07'41" W 162.65 LINE
N 01°52'19" W 130.00 LINE
N 88°07'41" E 223.02 LINE
S 23°02'07" W 143.33 LINE

Area: 25068.95 S.F., 0.5755 Acres
Total Perimeter Distance > 659.00
Closure Error Distance > 0.0066 Error Bearing > N 79°32'20" E
Closure Precision > 1 in 99485.1

LEGEND:
● - 1/2" Bar Set with Cap No. 1296
○ - 1/2" Bar Found Cap 1289 unless otherwise noted.
□ - Concrete Base to be Set around Point

- NOTES:
1. ALL BEARINGS ARE PER THE PLAT OF PRAIRIE LAKE ESTATES PHASE 3
 2. "B" MINIMUM DWELLING CLASSIFICATION
 3. BM - Project Benchmark - NE Corner Lot 1/2" Bar in Concrete - Elev. 929'

CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: **PRAIRIE LAKE ESTATES REPLAT**.

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E) or "Drainage Easement" (D/E).

Streets shown on the accompanying plat and not heretofore dedicated for public use are hereby so dedicated.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

IN TESTIMONY WHEREOF,

We, the undersigned owners of PRAIRIE LAKE ESTATES REPLAT, have set our hands this _____ day of _____, 2015.

Community National Bank
Jamie Smith, Regional President

NOTARY CERTIFICATE:

Be it remembered that on this _____ day of _____, 2015, before me, a notary public in and for said County and State came Jamie Smith, Regional President for Community National Bank, to me personally known to be the same persons who executed the forgoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: _____ (seal)

PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2015.

Chairman
Jon Gallion

Secretary
Connie Leggett

CITY COUNCIL APPROVAL:

Approved by the Governing Body of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2015.

Mayor
David K. Breuer

City Clerk
Katharine Renn

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 _____

REGISTER OF DEED CERTIFICATE:
Filed for Record as Document No. _____ on this _____ day of _____, 2015 at _____ o'clock _____ M in the Office of the Register of Deeds of Leavenworth County, Kansas,

Register of Deeds - Stacy Driscoll

COUNTY SURVEYOR

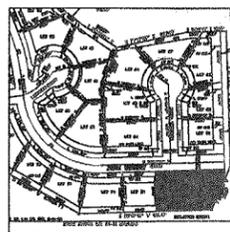
I hereby certify this plat meets the requirements of KSA 58-2001 through 58-2005. The face of this plat was reviewed based on Kansas Minimum Standards for Boundary Surveys. No field verification is implied. This review is for surveying information only.

COUNTY SURVEYOR - Wayne Maincof, RLS

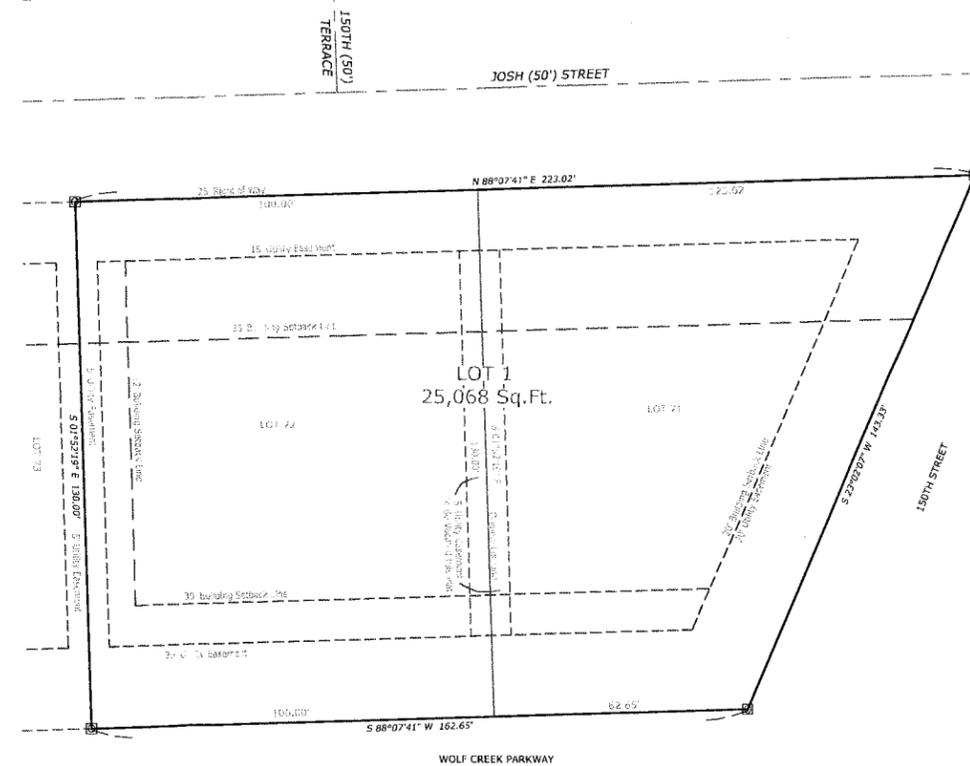


Scale 1" = 20'

Job # K-15-935
September 3, 2015



VICINITY MAP
NOT TO SCALE



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of August thru September 2015 and this map or plat is correct to the best of my knowledge.
REVIEW ONLY
Joseph A. Herring
LS # 1296

THE WORLD COMPANY[®]

645 New Hampshire
 Box 888
 Lawrence, KS 66044
 Phone: (785) 832-2222
 Fax: (785) 832-7232
 Email: classifieds@ljworld.com

Advertising Receipt

CITY OF BASEHOR
 CITY CLERK
 PO BOX 406
 BASEHOR, KS 66007

Customer No.: 10004252
 Customer Phone: 913-724-1370
 Order No.: 10561862
 Ad Type: Classified
 Ad Number: 11450409
 Category: Public Notices

Ad Taker: svarnado Key Words: PHN 1015 2

Description	Start	Stop	Insertions	Total
Classified Advertising				32.80
Bonner	10/15/15	10/15/15	1	
LJWorld.com	10/15/15	10/15/15	1	

Total: 32.80
 Prepaid: 0.00

Total Due: \$32.80

(First published in the Bonner Springs Chieftain October 15, 2015)

LAKE ESTATES PHASE 3, in the City of Basehor, in Leavenworth County, Kansas.

**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, November 3, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas to consider Prairie Lake Estates Replat submitted by Community National Bank. The proposed plat is located at the southwest corner of Josh Street and 150th Street within the Prairie Lake Estates Phase 3 Plat. The property description is:

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 Mark Lee, Building Official at 913-724-1370.

PLANNING COMMISSION
 CITY OF BASEHOR, KANSAS

Lot 71 and 72, PRAIRIE

(First published in the
Bonner Springs Chieftain
October 15, 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, November 3, 2015 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas to consider Prairie Lake Estates Replat submitted by Community National Bank. The proposed plat is located at the southwest corner of Josh Street and 150th Street within the Prairie Lake Estates Phase 3 Plat. The property description is:

Lot 71 and 72, PRAIRIE LAKE ESTATES PHASE 3, in the City of Basehor, in Leavenworth County, Kansas.

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 Mark Lee, Building Official at 913-724-1370.

**PLANNING COMMISSION
CITY OF BASEHOR, KANSAS**

**New Business
Agenda Item E3**

City of Basehor
Agenda Item Cover Sheet

Agenda Item No. E3

Topic: Consider a special use permit for a monument sign to be located at 15602 Leavenworth Road- Request approval of a special use sign permit at the Basehor Elementary School- The request is to approve an automatic changeable copy sign in a residential zoned district.

Action Requested: That the Planning Commission consider approval of a special use permit for the proposed automatic changeable copy component of the sign.

Narrative:

A staff report and other supporting information is provided in the agenda packet. Staff will be available for discussion at the meeting

Presented by: Mark Lee-Planning & Zoning Director

Administration Recommendation: Staff recommends approval of the special use permit. Staff finds the illumination to have a minimal impact to surrounding residential properties due to the use of the surrounding street lighting, the automatic changeable copy sign shall also be turned off at 10:00 p.m. per the sign regulations. Due to the majority of the sign being the base component and with the location of the sign, staff finds the impact of the lighted portion of the sign to be minimal.

Committee Recommendation: N/A

Attachments:

Staff report (2 pages)
Sign Detail Sheet (1 page)
Preliminary Site Layout (1 page)
Aerial Image (1 page)

Projector needed for this item?

No

CONSIDER SPECIAL USE PERMIT FOR BASEHOR ELEMENTARY SCHOOL-Request for a special use permit to include an automatic changeable copy area which is not typically allowed in R-1 zoning district.

MEETING DATE: December 8, 2015
REPORT WRITTEN: November 9, 2015

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the special use permit for the automatic changeable copy portion of the monument sign, with the stipulations stated in the staff report.

APPLICANT:

- HTK Architects on behalf of Basehor Elementary School and USD 458.

REQUEST:

- The applicant is requesting approval of a special use permit to allow for an automatic changeable copy sign in an R-1 Zoning District.

ZONING:

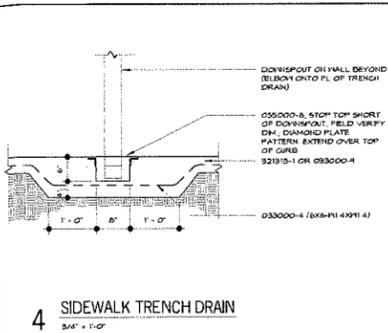
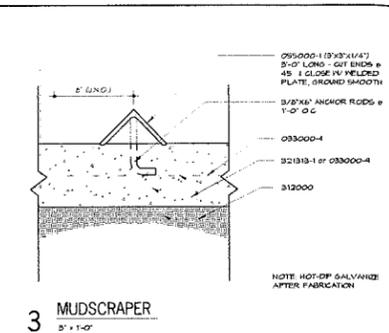
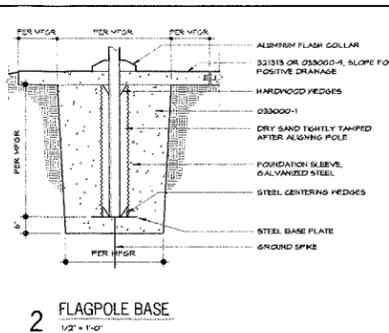
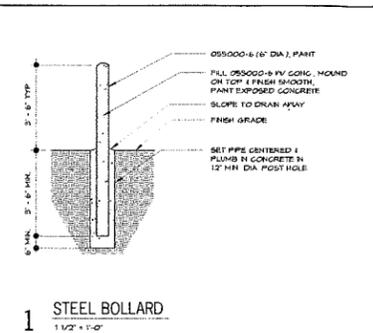
- The property is currently zoned “R-1” Single Family Residential District.

SURROUNDING ZONING:

- North “R-1” Single Family Residential District.
- South “R-1” Single Family Residential District.
- East “R-1” Single Family Residential District.
- West “R-1” Single Family Residential District.

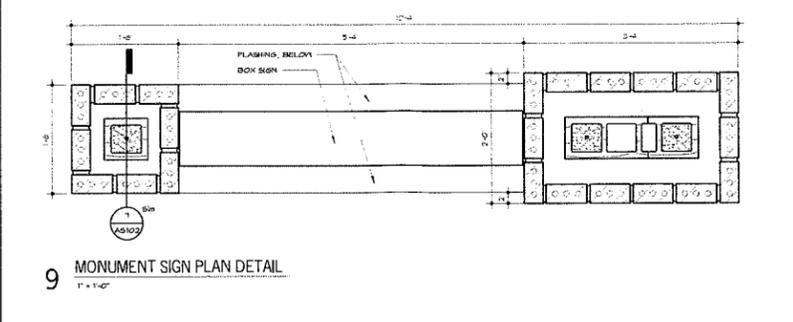
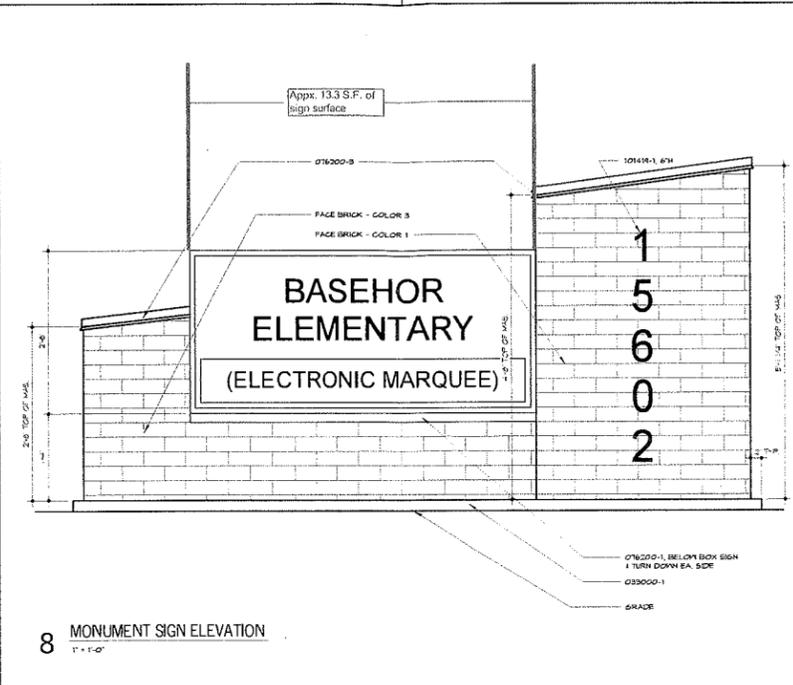
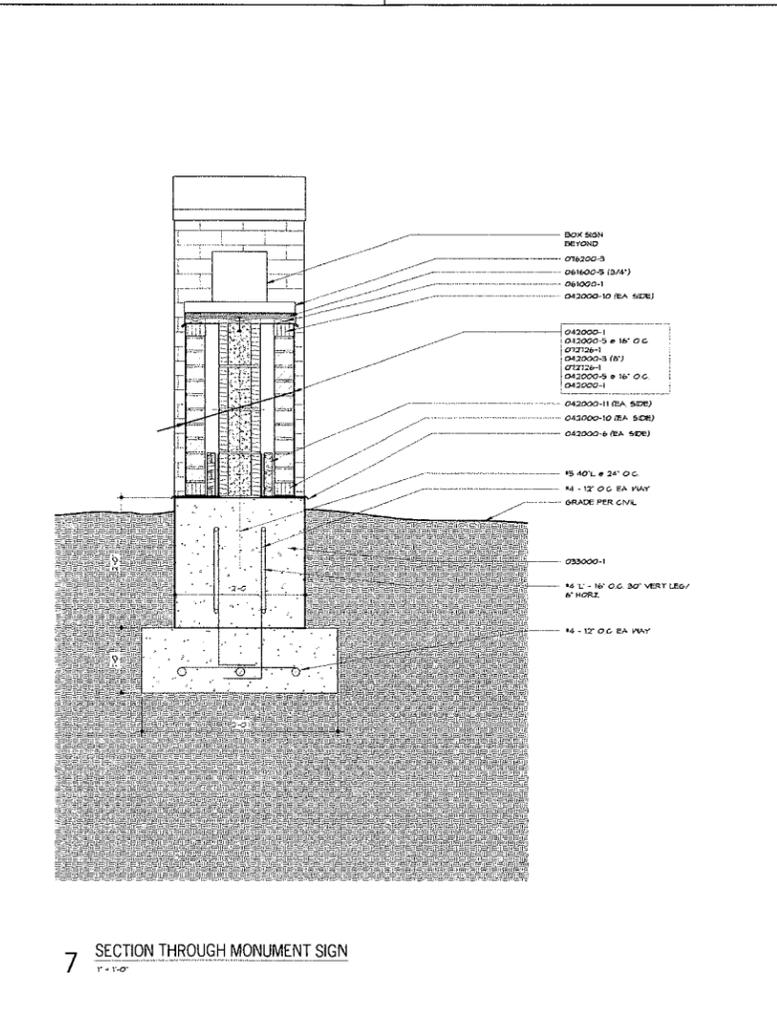
BACKGROUND:

The Basehor Elementary School is partaking in several site improvement projects as well as upgrades to the school. One of these site improvements is the installation of a new monument sign, the monument sign is slated to include an area with automatic changeable copy similar to the current sign located at Basehor Intermediate School. The sign will consist mainly of a monument type structure with the actual changeable copy surface area consisting of approximately two (2) S.F. The main portion of the monument sign is allowed within the regulations of R-1 Zoning Districts but the regulations do not allow for changeable copy signs.

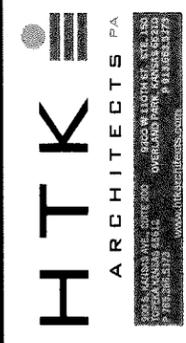


KEYNOTES

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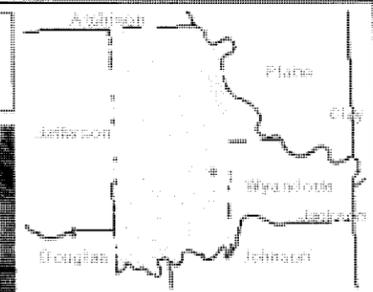
BID DOCUMENTS
 DATE: 11/2/15
 REVISED DATE:

BASEHOR ELEMENTARY SCHOOL
 BASEHOR LINWOOD SCHOOL DISTRICT USD 458
 15602 LEAVENWORTH ROAD, BASEHOR, KS 66007

SHEET CONTENTS:
 ARCHITECTURAL SITE DETAILS
 HTK PROJECT NUMBER:
 1504.04-002
 SHEET NUMBER:
AS102
 ORIGINAL CONTRACT DOCUMENTS

NOTE REFER TO STRUCTURAL DRAWINGS FOR REINFORCING STEEL IN EXTERIOR WALLS AND CONCRETE NOT SHOWN
 NOTE REFER TO ALL DETAILS (DETAILS LOCATED ON THIS SHEET, PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN
 NOTE REFER TO ALL SECTION/FRACTIONS LOCATED ON THIS SHEET (PRECEDING SHEETS AND FOLLOWING SHEETS) FOR APPLICABLE NOTES NOT SHOWN

Basehor Elementary School

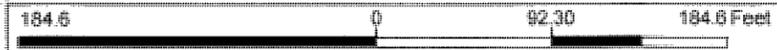


- Legend**
- Address Point
 - Address Points Leavenworth
 - Parcel
 - ▭ Parcel Number
 - ▭ Subdivisions
 - Lot Line
 - ⊠ City Limit Line
 - ▬ Major Road
 - ⋯ all other values
 - == 70
 - ▬ Road
 - + Railroad
 - ▭ Section
 - ▭ County Boundary

1:1,108



Notes
Blue dot indicates approximate sign location.



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

**Open Agenda
Item A**

Open Agenda Item a.

RE: Allowed Uses in I-1, Light Industrial Zoning Districts.

Mr. Don Stierly has requested to be placed on the agenda for discussion regarding permitted uses in the I-1 Zoning district. Mr. Stierly represents FDR Investors, owner/operator of Stierly Floor-14428 Parallel Road. Located on Mr. Stierlys' property are three self-contained multi-unit storage facilities, Mr. Stierly has requested that he be allowed to add more open outdoor storage area for larger recreational vehicles, motor boats and similar items. It must be noted that Mr. Stierly does currently have outdoor storage facilities but they are associated with the flooring business.

The permitted uses listed in our current zoning regulations do not have allowances for the requested item.

Mr. Stierlys' business was located in the unincorporated area of Leavenworth County at the time he constructed his facility and was later annexed by the city. The property is currently bordered to the west by an MU-2(Mixed Use) Zoning District, to east by I-1(Light Industrial) Zoning District, to the south by CP-2(General Business) Zoning Districts and to the north are unincorporated areas of Leavenworth County.

All areas surrounding the property were located in Unincorporated Leavenworth County until annexation by the city, at that time the areas were given the best suitable zoning districts for the uses that were previously being conducted. The property located to the south was rezoned since annexation to the CP-2 use it currently has in place.

The Zoning Regulations for I-1 Zoning Districts read as follows:

- a. **Purpose:** The purpose of this district is to permit industrial uses that are not obnoxious due to appearance, noise, dust, or odor; that do not require intensive land coverage; and that can be compatibly developed with the adjacent districts.
- b. **Permitted Uses:** Warehousing, wholesaling, and repair uses are permitted. For a specific listing of permitted and conditionally permitted uses, see Appendix A of these regulations.

Some of the **permitted uses** under Appendix A are as follows:

12. BUS GARAGING and MAINTENANCE
35. FREIGHT TERMINALS
53. MOTOR FREIGHT GARAGING and MAINTENANCE
69. ROAD and UTILITY MAINTENANCE YARDS
70. SCRAP and WASTE MATERIALS NONMETALLIC – WHOLESALE

Some of the **conditionally permitted uses** are as follows:

2. ASPHALT MIXING PLANTS
14. LIVESTOCK-WHOLESALE
16. SALVAGE YARD

Located within the guidelines of I-1 Zoning Districts are requirements for screening they read as follows:

- (2) **All storage of materials, products or equipment shall be stored within a fully enclosed building or in a yard so screened so that the stored material is not clearly visible within one thousand (1,000) feet of the property line.**

Since there is no permitted uses for storage units of any type, it would be in the City's/Commissions best interest that certain stipulations be placed upon the property if this use were to be allowed. These stipulations may be as follows:

- (1) Per Article 23, Section 23.07, the Commission may require that all parking new and existing;
 - **shall be surfaced with a permanent surface of bituminous or concrete pavement meeting standards and specifications of the City of Basehor prior to the issuance of an Occupancy Permit**, unless special permission is granted by the Building official due to weather conditions not being satisfactory for placing asphaltic material. In this case the parking area must be constructed and maintained to a safe standard until the permanent surface is completed. Ingress and egress shall be by means of paved driveways not exceeding thirty- five (35) feet in width.
- (2) The applicant shall provide screening as required in the outlined zoning district regulations for I-1 Zoning.
- (3) The Commission reserves the right to place within reason any requirements they feel will provide justification in approving such use that is not listed in Appendix A.

I-1 LIGHT INDUSTRIAL PERMITTED USES	I-1 LIGHT INDUSTRIAL CONDITIONALLY PERMITTED USES
<ol style="list-style-type: none"> 1. AIR CONDITIONING, REFRIGERATION-EQUIPMENT and SUPPLIES - WHOLESALE 2. ALCOHOLIC BEVERAGES - WHOLESALE 3. APPLIANCE REPAIR SERVICES 4. APPLIANCES - WHOLESALE 5. AUTOMOBILE and VEHICLE REPAIR SERVICES 6. AUTOMOBILE RENTAL SERVICES 7. BOOKBINDING and RELATED WORK-MANUFACTURING 8. BOOKS and NEWSPAPER DISTRIBUTING - WHOLESALE 9. BOOKS - PUBLISHING and PRINTING 10. BUILDING CONSTRUCTION CONTRACTOR 11. BUILDING MATERIALS - WHOLESALE 12. BUS GARAGING and MAINTENANCE 13. BUSINESS FORMS - MANUFACTURING 14. BUS TERMINALS 15. CABINET MAKING - MANUFACTURING 16. CARPENTRY and WOOD FLOORING SERVICES 17. CAR WASH SERVICES 18. CARPET CLEANING and REPAIR SERVICES 19. CEMETERIES and MAUSOLEUMS 20. CHURCHES, SYNAGOGUES, and TEMPLES 21. COMMERCIAL and INDUSTRIAL EQUIPMENT - WHOLESALE 22. COMMUNICATION EQUIPMENT - MANUFACTURING 	<ol style="list-style-type: none"> 1. AGRICULTURAL CHEMICALS and FERTILIZERS - WHOLESALE 2. ASPHALT MIXING PLANTS 3. BAIT SHOPS 4. BEVERAGE MANUFACTURING - NON ALCOHOLIC 5. BEVERAGE MANUFACTURING - ALCOHOLIC 6. BOTTLED GAS - RETAIL 7. CONCRETE - READY MIX PLANTS 8. FABRICATED METAL PRODUCTS - MANUFACTURING 9. FEEDS, GRAIN, and HAY - RETAIL 10. FERTILIZERS - RETAIL 11. FUEL OIL - RETAIL 12. GAS STORAGE and DISTRIBUTION 13. LIQUEFIED PETROLEUM GAS - WHOLESALE 14. LIVESTOCK - WHOLESALE 15. PETROLEUM BULK and TERMINALS 16. SALVAGE YARD 17. TRUCK WASH 18. WAREHOUSING OF HAZARDOUS PRODUCTS

I - 1 LIGHT INDUSTRIAL PERMITTED USES	I - 1 LIGHT INDUSTRIAL PERMITTED USES
<p>24. DRUGS and SUNDRIES - WHOLESALE</p> <p>25. DRY GOODS and APPAREL - WHOLESALE</p> <p>26. ELECTRICAL REPAIR - NOT RADIO and TV.</p> <p>27. ELECTRICAL SUPPLIES - RETAIL</p> <p>28. ELECTRONIC PARTS and SUPPLIES - WHOLESALE</p> <p>29. EQUIPMENT and SUPPLIES for SERVICE ESTABLISHMENTS - WHOLESALE</p> <p>30. EQUIPMENT - RENTAL and LEASING</p> <p>31. EXTERMINATING SERVICES</p> <p>32. FARM EQUIPMENT - WHOLESALE</p> <p>33. FARM PRODUCTS STORAGE, EXCLUDING STOCKYARDS</p> <p>34. FARM PRODUCTS - WHOLESALE</p> <p>35. FREIGHT TERMINALS</p> <p>36. FURNITURE - WHOLESALE</p> <p>37. FURNITURE and UPHOLSTERY SERVICES</p> <p>38. FUR STORAGE and SERVICES</p> <p>39. GASOLINE SERVICE STATIONS - RETAIL</p> <p>40. GREENHOUSES</p> <p>41. GROCERY PRODUCTS - WHOLESALE</p> <p>42. HARDWARE - WHOLESALE</p> <p>43. HEATING SUPPLIES - RETAIL</p> <p>44. ICE - MANUFACTURING</p> <p>45. JANITORIAL SERVICES</p> <p>46. LANDSCAPING SERVICES</p> <p>47. LAPIDARY WORK</p>	<p>48. LAWN CARE</p> <p>49. LINEN SUPPLY SERVICES</p> <p>50. MEDICAL and DENTAL LABORATORIES</p> <p>51. METALS and MINERALS - WHOLESALE EXCEPT SCRAP</p> <p>52. MOVIE DISTRIBUTION SERVICES</p> <p>53. MOTOR FREIGHT GARAGING and MAINTENANCE</p> <p>54. MOTOR VEHICLES and EQUIPMENT - WHOLESALE</p> <p>55. OUTDOOR ADVERTISING SERVICES</p> <p>56. PAPER PRODUCTS - WHOLESALE</p> <p>57. PARKS and PLAYGROUNDS - PUBLIC</p> <p>58. PATTERN SHOPS</p> <p>59. OFFICE and ART SUPPLIES - MANUFACTURING</p> <p>60. PHOTOCOPYING and BLUEPRINTING SERVICES</p> <p>61. PHOTOENGRAVING and ELECTROTYPING</p> <p>62. PLUMBING SUPPLIES - RETAIL</p> <p>63. PLUMBING and HEATING EQUIPMENT - WHOLESALE</p> <p>64. POTTERY - MANUFACTURING</p> <p>65. PRINTING - COMMERCIAL</p> <p>66. PRINTING and PUBLISHING - BOOKS</p> <p>67. PRINTING and PUBLISHING - PERIODICAL</p> <p>68. PROFESSIONAL EQUIPMENT and SUPPLIES - WHOLESALE</p> <p>69. ROAD and UTILITY MAINTENANCE YARDS</p>

**I - 1 LIGHT INDUSTRIAL
PERMITTED USES**

**70. SCRAP and WASTE MATERIALS -
NONMETALLIC - WHOLESALE**

- 71. SIGNS and ADVERTISING -
MANUFACTURING
- 72. TAXI - DISPATCH and MAINTENANCE
- 73. TELE-COMMUNICATION EXCHANGE
STATIONS
- 74. TRANSPORTATION EQUIPMENT and
SUPPLIES - WHOLESALE
- 75. TELE- COMMUNICATION RELAY TOWERS
- 76. VENDING MACHINE OPERATORS - RETAIL
- 77. WAREHOUSING OF HOUSEHOLD GOODS
- 78. WAREHOUSING OF NON-HAZARDOUS
PRODUCTS
- 79. WATER TREATMENT PLANTS and
STORAGE FACILITIES
- 80. WELL DRILLING SERVICES (WATER)
- 81. WELDING and BLACKSMITHING SERVICES
- 82. YARNS and THREADS - MANUFACTURING
- 83. GARMENT and APPAREL -
MANUFACTURING
- 84. SMALL ENGINE REPAIR
- 85. ELECTRONIC COMPONENTS and
ACCESSORIES - MANUFACTURING

**Open Agenda
Item B**

Open Agenda Item b.

RE: Allowed uses in CP-2, General Business Zoning Districts.

Staff has been in discussion with individuals that are interested in purchasing two lots in the Pinehurst North Development, Lots C-12 & C-13. Once purchased and if their requested use is allowed via the Commission, they would proceed with a replat and turn the lots into one 49,000 S.F. lot, after completing the appropriate steps they plan on constructing a 6,000-7,000 S.F. early childhood learning center for infants to Pre-K.

The applicants have stated to me in our previous discussions that they would:

1. Provide no before or after school child care thus not considering themselves a 'daycare'
2. Provide a curriculum based learning environment
3. Provide services for up to 100 children
4. Provide employment to a handful of local residents.
5. Adhere to all guidelines listed in the zoning regulations, up to and including the Architectural Design Guideline requirements.

The applicants have also stated to me that they see the City of Basehor as an area in need of this type of service, they feel as though with this use, located in this specific area, that it would most likely increase traffic thus increasing visits to our local retailers in the area in turn generating more sales tax revenue.

The Zoning Regulations for CP-2 Zoning Districts read as follows:

- a. **Purpose:** The purpose of this district is to provide for those commercial uses which are intensive in nature, require large lots, and direct access to major streets.
- b. **Permitted Uses:** The retailing of goods and services, motels, restaurants, service stations, and contractor's supply yards are permitted. For a specific listing of permitted and conditionally permitted uses, see Appendix A of these regulations.

The zoning districts that abut said property are currently zoned CP-2, this zoning district allows for wide variety of permitted uses including the following:

16. BANKING SERVICE
27. CHURCHES, SYNAGOGUES, and TEMPLES
42. EMPLOYMENT SERVICES
75. MEDICAL and DENTAL LABORATORIES
98. SCHOOLS -ART, MUSIC, DANCE
99. SCHOOLS, PRIMARY and SECONDARY
100. SCHOOLS, BUSINESS
101. SCHOOLS, TRADE and VOCATIONAL
102. SCHOOLS, COLLEGES

The zoning district allows for conditionally permitted uses such as:

5. BAKERIES- RETAIL
15. FLORISTS- RETAIL
25. PRODUCE - RETAIL

The general questions that are being posed to the Commission are:

- Does this use fit within the zoning district?
- Would an early childhood learning center be considered a school?
- Would the Commission require a rezoning process to take place in order to zone down to CP-1 which allows for "daycare" uses?

CP-2 GENERAL BUSINESS PERMITTED USES	CP-2 GENERAL BUSINESS CONDITIONALLY PERMITTED USES
<ol style="list-style-type: none"> 1. ACCOUNTING and BOOKKEEPING SERVICES 2. ADVERTISING SERVICES 3. AIR CONDITIONING, REFRIGERATION EQUIP. and SUPPLIES - WHOLESALE 4. ALCOHOLIC BEVERAGES - WHOLESALE 5. AMPHITHEATERS 6. ANTIQUES - RETAIL 7. APPLIANCES -RETAIL and WHOLESALE 8. APPLIANCE REPAIR SERVICES 9. ARCADES 10. ARMED FORCES RESERVE CENTERS 11. AUDITORIUMS and EXHIBITION HALLS 12. AUTOMOBILE REPAIR SERVICES 13. AUTOMOBILE and TRUCK RENTAL 14. AUTOMOBILE PARTS - RETAIL 15. BAIT SHOPS 16. BANKING SERVICES 17. BARBER and BEAUTY SERVICES 18. BOOKS and NEWSPAPER DISTRIBUTING - WHOLESALE 19. BOWLING 20. BUILDING CONSTRUCTION CONTRACTORS 21. BUSINESS CONSULTING SERVICES 22. BUSINESS OFFICES NOT ELSEWHERE LISTED 23. BUSINESS ASSOCIATIONS 	<ol style="list-style-type: none"> 1. ADULT ENTERTAINMENT BUSINESSES 2. AMUSEMENT PARKS 3. ART GALLERIES 4. ARTIST STUDIOS 5. BAKERIES - RETAIL 6. BOOKS - RETAIL 7. BUS GARAGE and MAINTENANCE 8. CONFECTIONERY - RETAIL 9. CIGARETTES and CIGARS - RETAIL 10. DAIRY PRODUCTS - RETAIL 11. DRUG STORES 12. EXTERMINATING SERVICES 13. CARPET CLEANING and REPAIR 14. FISH and SEAFOOD - RETAIL 15. FLORISTS - RETAIL 16. GIFTS and NOVELTIES - RETAIL 17. GROCERIES and MEAT - RETAIL 18. HARDWARE and FARM SUPPLIES - RETAIL 19. HOBBY SUPPLIES - RETAIL 20. ICE - MANUFACTURING 21. LIQUOR - RETAIL 22. MAGAZINES and NEWSPAPERS - RETAIL 23. MOTOR VEHICLES and EQUIP. - RETAIL 24. PETS and PET GROOMING 25. PRODUCE - RETAIL 26. RACE TRACKS 27. WATER STORAGE FACILITIES

CP-2 GENERAL BUSINESS PERMITTED USES	CP-2 GENERAL BUSINESS PERMITTED USES
<p>24. BUS TERMINALS</p> <p>25. CAR WASH</p> <p>26. CEMETERIES and MAUSOLEUMS</p> <p>27. CHURCHES, SYNAGOGUES, and TEMPLES</p> <p>28. CIVIC, SOCIAL and FRATERNAL ASSOCIATIONS</p> <p>29. COMMERCIAL and INDUSTRIAL EQUIP. - WHOLESALE</p> <p>30. CONSTRUCTION EQUIP. - RETAIL</p> <p>31. COUNTRY and ATHLETIC CLUBS</p> <p>32. CREDIT and COLLECTION SERVICES</p> <p>33. DEPARTMENT STORES - RETAIL</p> <p>34. DETECTIVE SERVICES</p> <p>35. DISCOUNT STORES - RETAIL</p> <p>36. DRUGS and SUNDRIES - WHOLESALE</p> <p>37. DRY GOODS - RETAIL and WHOLESALE</p> <p>38. DUPLICATING and MAILING SERVICES</p> <p>39. ELECTRICAL REPAIR SERVICES (except radio and tv)</p> <p>40. ELECTRICAL SUPPLIES - RETAIL</p> <p>41. ELECTRONIC PARTS - WHOLESALE</p> <p>42. EMPLOYMENT SERVICES</p> <p>43. ENGINEERING and ARCHITECTURAL SERVICES</p> <p>44. EQUIPMENT and SUPPLIES FOR SERVICE ESTABLISHMENTS - WHOLESALE</p> <p>45. EQUIPMENT RENTAL and LEASING SERVICES</p> <p>46. FARM MACHINERY - RETAIL</p>	<p>47. FARMERS MARKET</p> <p>48. FOOD LOCKERS and REFRIGERATED STORAGE</p> <p>49. FREIGHT TERMINALS</p> <p>50. FUNERAL and CREMATORY SERVICES</p> <p>51. FURNITURE - RETAIL</p> <p>52. FURNITURE REPAIR and UPHOLSTERY SERVICES</p> <p>53. FUR REPAIR and STORAGE</p> <p>54. GARDEN and NURSERY - RETAIL</p> <p>55. GASOLINE STATIONS - RETAIL</p> <p>56. GOLF COURSES</p> <p>57. GOLF DRIVING RANGES</p> <p>58. GREENHOUSES</p> <p>59. HARDWARE - WHOLESALE</p> <p>60. HEALTH SPAS</p> <p>61. HVAC EQUIP. and SUPPLIES - RETAIL</p> <p>62. HOME FURNISHINGS - WHOLESALE</p> <p>63. ICE - RETAIL</p> <p>64. INSURANCE SERVICES</p> <p>65. INVESTMENT SERVICES</p> <p>66. JANITORIAL SERVICES</p> <p>67. LANDSCAPE SERVICES</p> <p>68. LAPIDARY WORK</p> <p>69. LAUNDERING SERVICES</p> <p>70. LAWN CARE SERVICES</p> <p>71. LEGAL SERVICES</p>

CP-2 GENERAL BUSINESS PERMITTED USES	CP-2 GENERAL BUSINESS PERMITTED USES
<p>72. LUMBER YARDS - RETAIL</p> <p>73. MAIL ORDER -- RETAIL</p> <p>74. MASSAGE SERVICES</p> <p>75. MEDICAL and DENTAL LABORATORIES</p> <p>76. MOBILE HOMES and ACCESSORIES - RETAIL</p> <p>77. MONUMENTS - RETAIL</p> <p>78. MOTELS, HOTELS, and TOURIST COURTS</p> <p>79. MOVIE DISTRIBUTION SERVICES</p> <p>80. MOTOR FREIGHT GARAGING and MAINTENANCE</p> <p>81. MUSEUMS</p> <p>82. NEWS SERVICES</p> <p>83. NURSERY PLANTS - RETAIL</p> <p>84. OUTDOOR ADVERTISING SERVICES</p> <p>85. PAINT and WALLPAPER - RETAIL</p> <p>86. PAPER and PRODUCTS - WHOLESALE</p> <p>87. PARKS and PLAYGROUNDS, PUBLIC</p> <p>88. PHOTOCOPYING and BLUEPRINTING SERVICES</p> <p>89. PRIVATE CLUBS</p> <p>90. PROFESSIONAL EQUIPMENT and SUPPLIES - WHOLESALE</p> <p>91. PROFESSIONAL OFFICES NOT ELSEWHERE LISTED</p> <p>92. REAL ESTATE and ABSTRACTING SERVICES</p> <p>93. RESEARCH and TESTING SERVICES</p>	<p>94. RESTAURANTS</p> <p>95. RADIO and TV STUDIOS</p> <p>96. RESTAURANTS, DRIVE-IN</p> <p>97. ROAD and UTILITY MAINTENANCE YARDS</p> <p>98. SCHOOLS - ART, MUSIC, DANCE</p> <p>99. SCHOOLS, PRIMARY and SECONDARY</p> <p>100. SCHOOLS, BUSINESS</p> <p>101. SCHOOLS, TRADE and VOCATIONAL</p> <p>102. SCHOOLS, COLLEGES</p> <p>103. SECURITY and COMMODITY BROKERS</p> <p>104. SKATING RINKS</p> <p>105. SOCIAL, CORRECTIONAL, TREATMENT, and COUNSELING SERVICES</p> <p>106. SPORTING GOODS -- RETAIL</p> <p>107. STADIUMS</p> <p>108. STUDIOS - RADIO and TV</p> <p>109. TAVERNS</p> <p>110. TAXI DISPATCH and MAINTENANCE</p> <p>111. TELE-COMMUNICATIONS EXCHANGE STATIONS</p> <p>112. TELE-COMMUNICATIONS RELAY , TOWERS</p> <p>113. THEATERS, INDOOR</p> <p>114. TRAVEL AGENTS</p> <p>115. VENDING MACHINE OPERATORS - RETAIL</p>

**CP-2 GENERAL BUSINESS
PERMITTED USES**

116. VETERINARIAN SERVICES - INDOOR ONLY

117. WAREHOUSING OF NONHAZARDOUS MATERIALS

118. WAREHOUSING OF HOUSEHOLD GOODS

119. WATER TREATMENT FACILITIES

120. WELL DRILLING SERVICES

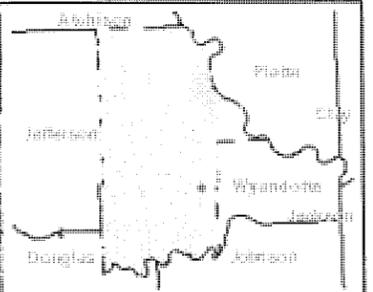
121. WELFARE SERVICES

122. ZOOS, AQUARIUMS, and BOTANICAL GARDENS

C: Pictures of Projected Building Models



Pinehurst North, Lots C-12 & C-13



- Legend**
- Address Point
 - Address Points Leavenworth
 - Parcel
 - Parcel Number
 - Subdivisions
 - Lot Line
 - ⊞ City Limit Line
 - Major Road
 - (all other values)
 - == 70
 - Road
 - + Railroad
 - Section
 - County Boundary



1:1,108



Notes

184.6 0 92.30 184.6 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

Reports from Special Committees

Planning Directors' Report

Adjournment