Planning Commission
City of Basehor, Kansas

July 12, 2016

City Hall Council Chambers

Regular Meeting – 7:00 p.m.

AGENDA
BASEHOR PLANNING COMMISSION
July 12, 2016 7:00 p.m.
Basehor City Hall

---

1. **Call to Order**

2. **Pledge of Allegiance and Roll Call**

3. **Approval of Minutes** of the preceding meeting.

    a. **Minutes of the June 14, 2016 Planning Commission Meeting**

4. **Unfinished Business**
    a. **None**

New Business

5. **Public Hearing:** Consider a change of zoning request for 3036 N. 156th Street from R-O; Suburban Residential to R-2; Two-Family Residential District.

6. **Public Hearing: Cedar Lake Estates Replat-** Consider a replat of Lot 99 and Common Ground/Emergency Access Drive of Cedar Lake Estates Phase 2 and Tract A of Cedar Lake Estates Phase 1.

7. **Basehor Town Center; Robert Perez-**Request for approval of a Final Development Plan for Basehor Town Center Phase 1 within the Basehor Town Center Development with an approximate location between 147th Street and 155th Street (14700-14800 Block).

8. **Public Hearing- Basehor Town Center Phase 1 Final Plat-** Request for approval of a Final Plat within the Basehor Town Center Development with an approximate location of 147th Street and 155th Street (14700-14800 Block)

9. **Open Agenda**
    a. **None**

10. **Reports from Special Committees**
    a. **None**

11. **Planning Directors Report**
    a. **None**

12. **Adjournment**

MINUTES
BASEHOR PLANNING COMMISSION
June 14, 2016
BASEHOR CITY HALL
PLANNING COMMISSION MEETING
7:00 P.M.

1. ***Call to Order***
Chair Jon Gallion called the meeting to order at 7:00 p.m.

Pledge of Allegiance

2. ***Roll Call***
Members Present: Chair Jon Gallion, Commissioners Dennis Haag, Jennifer Bizzell, Terry Gall, Cecil Swenson and Fred Farris

Staff Present: Mark Lee, Planning and Zoning Director; Connie Leggett, Planning Commission Secretary

Absent Members: Commissioner Ed Bush,

3. ***Approval of Minutes***
Chair Gallion called for a motion on the April 12th, 2016 minutes. Motion was made by Commissioner Haag to approve the minutes with Commissioner Farris seconding. Chair Gallion called for a vote, Motion passed 6-0.

4. ***Unfinished Business*** – **None**

5. ***Public Hearing:*** ***Pinehurst North 4th Plat*** - Request for approval of a short-form final plat for the Pinehurst North 4th Plat, a short form final plat for the combination of lots C-12 and C-13 located within the plats of Pinehurst North and Pinehurst North 2nd Plats with a location between 15604 and 15630 Pinehurst Drive.

Chair Gallion called for a motion to open the public hearing. Commissioner Farris made the motion and Commissioner Bizzell seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 6-0 at 7:02 p.m.

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request with three stipulations which shall be met.

No individuals present, spoke in favor or against.

Chair Gallion called for a motion to close the public hearing. Commissioner Gall made the motion and Commissioner Haag seconded. Chair Gallion called for a vote on the motion to close the public hearing passed 6-0 at 7:04 p.m.

Chair Gallion called for a motion on the request. Commissioner Haag made a motion to approve the request for approval of short-form final plat for the Pinehurst North 4th Plat, a short form final plat for the combination of lots C-12 and C-13 located within the plats of Pinehurst North and Pinehurst North 2nd Plats with a location between 15604 and 15630 Pinehurst Drive with the stipulations as staff recommends, as requested by staff; Commissioner Bizzell seconded. Chair Gallion called for a vote and the motion passed 6-0.

6. *Discussion of Appendix A* – Discuss allowed uses enumerated in Appendix A of the City of Basehor Zoning Regulations. Staff wishes to discuss and devise a strategic method of accomplishing potential revisions to the allowed uses as listed in Appendix A and layout a work session schedule in order to complete this task.

Mark Lee, Planning Director, explained that the appendix uses are either out dated or non-existing and requested a time when the Planning Commission can meet to review Appendix A.

The Planning Commission agreed to meet on Tuesday, June 28th, 2016 at 6:30 pm for a 2 hour Work Session. No vote was required.

7. *Open Agenda* – None at this time

***8. Reports from Special Committees* – None at this time**

9. Planning Directors Report

Mark Lee gave an update on the status of upcoming projects pertaining to Falcon Lakes, Prairie Gardens and at Fox Ridge. The BLHS picked up the permit for the new tech center and the elementary school project is moving along. Building permits for new homes keep coming in.

Mark Lee announced that this would be Fred Farris's last meeting with the Planning Commission. Chair Gallion thanked him for his years of service and wished him well.

10. Adjournment -

Chair Gallion called for a motion to adjourn, Commissioner Gall made the motion and Commissioner Farris seconded. Chair Gallion called for a vote. Motion passed 6-0. There being no further discussion, the meeting was adjourned at 7:35 p.m. by Chair Gallion.

Submitted for approval without additions or corrections this 12th day of July, 2016.

_____ _____

Jon Gallion, Chair Connie Leggett, Planning Commission Secretary

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 July 12th, 2016 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.

1. Consider a change of zoning request for 3036 N. 156th Street. With a legal description of:
   PT NE1/4 NE1/4; BEG SW COR INTER 156TH ST & LEAV RD, S372', W381.63', N221', E180.58', N151', E201.05' TO POB
   The current zoning is R-0 (Suburban Residential District), the requested zoning change is R-2 (Two-Family Residential District).

2. Consider a replat of Lot 99 and Common Ground/Emergency Access Drive of Cedar Lake Estates Phase 2 and Tract A of Cedar Lake Estates Phase 1 in an effort to resolve property line disputes.

3. Consider a Short Form Final Plat of Basehor Town Center Phase 1 with a legal description of:
   Commencing at the East Quarter Corner of said Section; thence South 87°57'12" West, along the North line of the Southeast Quarter of said Section, a distance of 45.00 feet to the point of beginning; thence South 01°25'03" East, along the West right of way line of 147th Street, a distance of 705.77 feet; thence South 88°34'57" West, a distance of 166.27 feet; thence North 01°25'03" West, a distance of 365.60 feet; thence South 88°50'30" West, a distance of 93.87 feet; thence North 01°49'00" West, a distance of 145.03 feet; thence on a curve to the right having a radius of 225.00 feet, whose chord bearing is S79°24'02" West, and an arc length of 14.57 feet; thence on a curve to the right having a radius of 60.00 feet, whose chord bearing is North 74°04'31"West , and an arc length of 51.67 feet; thence on a curve to the left having a radius of 50.00 feet, whose chord bearing is North 59°41'29" East, and an arc length of 123.75 feet; thence North 78°47'19" East, a distance of 126.74 feet; thence North 01°25' 03" West, a distance of 139.84 feet to a point on the North line of said Southeast Quarter; thence North 87°57'12" East, along said North line, a distance of 15.00 feet to the point of beginning.

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

2620 N. 155th Street
P.O. Box 406
Basehor, KS 66007-0406

913.724.1370
FAX 913.724.3388
www.cityofbasehor.org

AFFP
PUBLIC HEARING NOTICECITY OF B

Affidavit of Publication

STATE OF KANSAS } SS
COUNTY OF
LEAVENWORTH }

Tammy Lawson, being duly sworn, says:

That she is Tammy Lawson of the Leavenworth Times, a daily newspaper of general circulation, printed and published in Leavenworth, Leavenworth County, Kansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
June 16, 2016

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

Tammy Lawson

Subscribed to and sworn to me this 16th day of June 2016.

Rebecca A. Mitchell, , Leavenworth County, Kansas

My commission expires: June 07, 2019

00000335 00022685

City of Basehor
PO Box 406
BASEHOR, KS 66007

REBECCA A. MITCHELL
Notary Public - State of Kansas
My Appt. Expires 6/7/19

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 July 12th, 2016 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas for the following items.
1. Consider a change of zoning request for 3036 N. 156th Street. With a legal description of:
PT NE1/4 NE1/4; BEG SW COR INTER 156TH ST & LEAV RD, S372', W381.63', N221', E180.58', N151', E201.05' TO POB
The current zoning is R-0 (Suburban Residential District), the requested zoning change is R-2 (Two-Family Residential District).
2. Consider a replat of Lot 99 and Common Ground/Emergency Access Drive of Cedar Lake Estates Phase 2 and Tract A of Cedar Lake Estates Phase 1 in an effort to resolve property line disputes.
3. Consider a Short Form Final Plat of Basehor Town Center Phase 1 with a legal description of:
Commencing at the East Quarter Corner of said Section; thence South 87°57'12" West, along the North line of the Southeast Quarter of said Section, a distance of 45.00 feet to the point of beginning; thence South 01°25'03" East, along the West right of way line of 147th Street, a distance of 705.77 feet; thence South 88°34'57" West, a distance of 166.27 feet; thence North 01°25'03" West, a distance of 365.60 feet; thence South 88°50'30" West, a distance of 93.87 feet; thence North 01°49'00" West, a distance of 145.03 feet; thence on a curve to the right having a radius of 225.00 feet, whose chord bearing is S79°24'02" West, and an arc length of 14.57 feet; thence on a curve to the right having a radius of 60.00 feet, whose chord bearing is North 74°04'31"West , and an arc length of 51.67 feet; thence on a curve to the left having a radius of 50.00 feet, whose chord bearing is North 59°41'29" East, and an arc length of 123.75 feet; thence North 78°47'19" East, a distance of 126.74 feet; thence North 01°25' 03" West, a distance of 139.84 feet to a point on the North line of said Southeast Quarter; thence North 87°57'12" East, along said North line, a distance of 15.00 feet to the point of beginning.
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
Published in the Leavenworth Times, June 16, 2016.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 5

Topic: Public Hearing to consider a request for a change in zoning.

Action Requested: Approve the change of zoning as presented by staff.

Narrative: Mr. Greg Ernzen has presented an application request to change the zoning designation on a +/- 2.5 acre tract of land located on the southwest corner of 156th Street and Leavenworth Road. The request is to change the zoning from the current R-O, Suburban Residential to R-2, Two Family Residential. The applicant has presented a plan to plat the ground, construct approximately six (6) duplex units and install all appropriate infrastructure necessary for such a development.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:
Staff recommends approval final rezoning request as presented.

Committee Recommendation: **N/A**

Attachments:
Application and Receipt (2 pages)
Owner Consent Form (1 page)
Staff report (4 pages, front and back)
Aerial satellite image of proposal (1 page)

Projector needed for this item?
No

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: 3036 N. 156th St Rezoning.	Total Site Acreage: 2.5 +/-	Present Zoning: Agricultural
Legal Description (May be attached as separate sheet): See attached		Proposed Zoning: R-2
Project Address / General Location: 3036 N. 156th St Basehor KS		Presubmittal Date:
Parcel ID Number (CAMA Number): 052-158-34-0-10-03-001.00-0		Floor Area Classification:
Property Owner Name: Lloyd L & Susan E Martley	Phone:	Fax:
Property Owner Address: 20620 163rd ST.	City: Basehor, Ks 66007	State Zip:
Applicant's Name (if different from above): Greg Ernzen dba Ernzen Homes LLC	Phone: (816) 390-5772	Fax:
Applicant's Address: 5329 Park St	City: Shawnee	State: KS Zip: 66216
Applicant's mobile phone: (816) 390-5772	Property Owner and/or Applicant's E-mail address: gernzen@gmail.com	

APPLICATION TYPE

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

PROJECT INFORMATION

Existing Use
[ ] Residential [ ] Commercial [ ] Industrial [ ] Office [X] Agriculture [ ] Vacant [ ] Other _____

Proposed Use
[ ] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [X] Other R-2

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

RECEIVED
JUN - 1 2016

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

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

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

x Gregory M Ernzen 5/31/16
Signature Date

Office Use Only
[✓] Filing Fee $ 150.00 [✓] Received by BH [ ] # of Plans ____
[✓] Attached Legal Description [ ] Property Ownership List

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

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Request is to rezone 2.5 +/- arces at the Corner of Leavenworth Rd and 156th St from Agriculture to R-2 Residential

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? Water, Gas and Sewer are all accessible to the subject Property therefore it should be suitable for rezoning. There are also Duplex homes on the East side of 156th St.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? The addition of new construction should positively affect the nearby properties and school.

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? Increased taxes will benefit the Public Heath, Safety and Welfare. I am not aware of any hardship that will be imposed upon the individual landowners.

5. How Does Your Request Conform with the Comprehensive Plan? The area Surrounding the subject property is currently zoned residential single and R-2.

If the application is for a Development Plan (Planned Residential, Planned Industrial or Mixed Use) please provide the following additional information.

1. Please provide a statement regarding why the development plan would be in the public interest.

2. Please provide a statement with regard as to why the PUD would be consistent with the statement of Objectives for Planned Unit Development as found in Section 20-1002.

City of Basehor

2620 N 155th St
Basehor, KS 66007
(913) 724-1370
(913) 724-3388

Invoice For PlanRevi PRZ-002-16

Print Date: 06/07/2016

Pay by Account In Full

Greg Ernzen
5329 Park Street
Shawnee KS 66216

$ 150.00

	Invoice No	Invoice Date	Planservice Number	Address	Amount Due
	00000661	06/07/16	PRZ-002-16	3036 N 156TH ST	$ 150.00

Fee Details	Quantity	Description	Amount Cost	Balance
	1.000	Rezoning Fee	$150.00	$ 150.00

Total Payment Due $ 150.00

City of Basehor

Received From: Greg Ernzen
Date: 06/07/2016 Time: 12:48:57 PM
Receipt: 58641
Cashier: shernandez

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00000661	$150.00
TOTAL	$150.00
Check 873	$150.00
Total Tendered:	$150.00
Change:	$0.00

AFFIDAVIT, PROPERTY OWNER CONSENT FORM

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth

Comes now Lloyd Mantley, of lawful age, sound mind and upon
(property owner)

his/her oath states as follows:

1. That I am the property owner of **3036 N 156th St** in Basehor, Kansas
(address)

2. That I have reviewed the application for **Greg Ernzen dba Ernzen Homes LLC** to
(applicant)

operate/develop **Residential R-2 development** on property.

3. That after discussing the matter and fully reviewing the application, I authorize this application and subsequent applications necessary to accomplish the plan/use noted above, to be filed on my behalf.

Further affiant saith not.

Affiant

SUBCSRIBED IN MY PRESENCE AND SWORN to before me this 1st day of June, 2016

My commission expires 23rd of June, 2016.

TRACI JO DOCKERY
STATE OF KANSAS
NOTARY PUBLIC
MY APPT. EXP. 6/23/2016

Notary Public

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM R-O – SUBURBAN RESIDENTIAL DISTRICT TO R-2 – TWO FAMILY DISTRICT FOR 3036 N. 156TH STREET, A 2.5 ACRE TRACT LOCATED AT LEAVENWORTH ROAD AND 156TH STREET.

MEETING DATE: **July 12, 2016**
REPORT WRITTEN: **June 14, 2016**

APPLICANT:

- Greg Ernzen, dba; Ernzen Homes LLC.

REQUEST:

- The applicant is requesting approval to rezone a 2.5 acre tract located on the southeast corner of Leavenworth Road and 156th Street from R-O Suburban Residential District to R-2 Two-Family Residential District. The full intent of the applicant is to rezone, plat and construct an estimated six, two-family duplex dwelling units.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

- The Future Land Use Map designates this property as R-O Suburban Residential District.

SURROUNDING ZONING:

- North R-1 Single Family Residential (Basehor Linwood Elementary School)
- South R-1 Single Family Residential and R-O Suburban Residential Districts
- East R-2 Two Family Residential District
- West R-O Suburban Residential District.

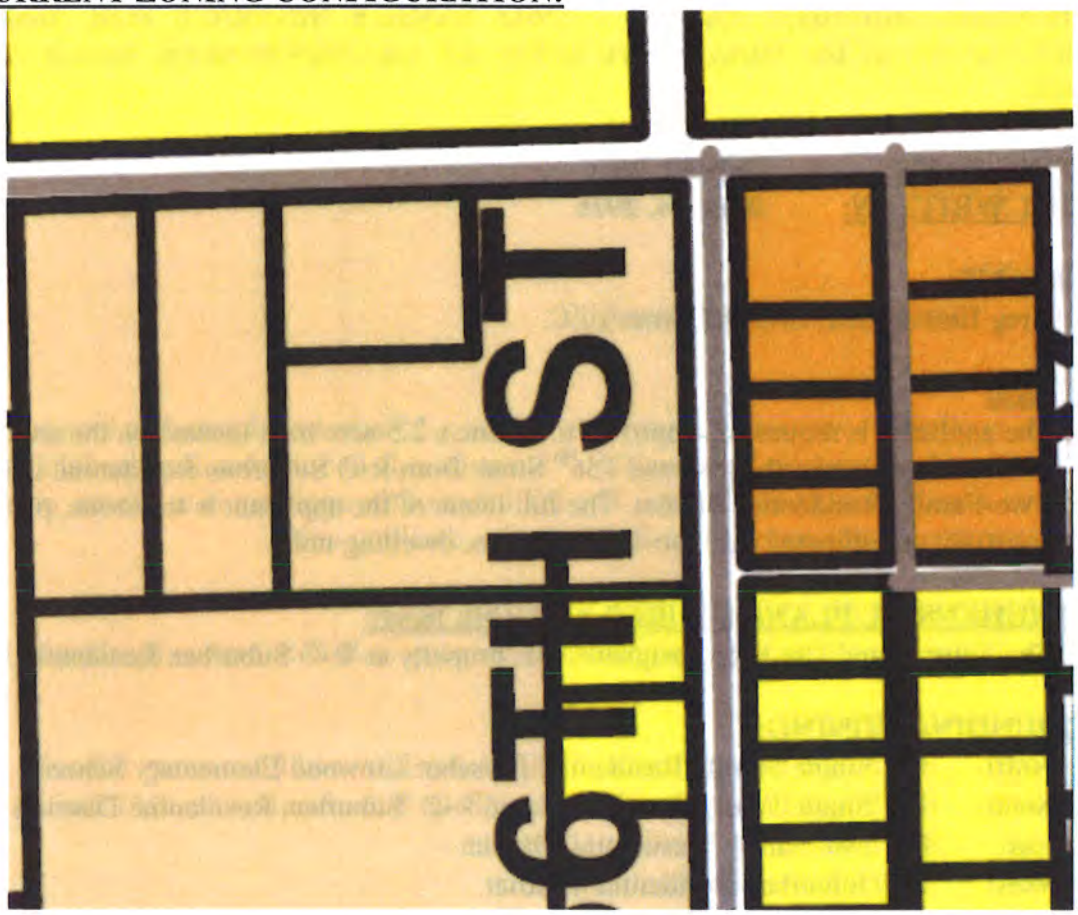
BACKGROUND:

The 2.5 acre tract is not currently platted and has been vacant since 2011 prior to that the tract had been the home to an older farm house that fell into disrepair and was removed by the owner.

The purpose of the R-2 Zoning District is to provide for moderate density residential development, including duplex and higher density single family dwellings, to encourage strong residential neighborhoods. In comparison the purpose of the R-O Zoning District is to provide for agricultural and related uses and to preserve and protect agricultural resources.

The applicant has presented plans to construct up to six (6) two-family duplex units, install public utility infrastructure, as well as a new public cul-de-sac street which will provide access to four of the six units.

THE CURRENT ZONING CONFIGURATION:



REZONING:

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

CHARACTER OF THE IMMEDIATE AREA – The immediate area consists of a variety of residential uses from single family dwellings to two-family duplex dwellings to a large agricultural tract.

THE ZONING AND USES OF THE PROPERTY NEARBY – The properties immediately surrounding these lots are zoned R-O, R-1 and R-2; Suburban Residential, Single Family Residential and Two-Family Residential, respectfully.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED – The property is currently vacant. The current zoning district, R-O Suburban Residential District, does not allow for the construction of two-family dwellings, although it does allow for the construction of single family dwellings on large lots of a minimum of ten-thousand square feet (10,000 sq.ft.), the current zoning districts intent is for large acreage tracts that include acres of agricultural ground.

THE EXTENT TO WHICH REMOVAL OF THE PRESENT ZONING WILL DETRIMENTALLY AFFECT NEARBY PROPERTY – Rezoning the property from R-O, Suburban Residential District to R-2, Two-Family Residential District will maintain the residential character of the property, and will have a minimal impact on nearby property by blending in to the current housing structures located around the general area.

THE LENGTH OF TIME THE PROPERTY HAS REMAINED VACANT AS ZONED – The property has been completely vacant since 2011. It has not had a livable structure located upon the property for over twenty (20) years.

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 – Because the applicant is requesting a rezoning from one residential district to another, denial of the request would not affect the value of the land, and would not impose a great hardship on the applicant as the property could be utilized for other uses allowed in the current zoning district. However, as the property is already zoned as a residential district, there would be little gain to the public health, safety and welfare if the rezoning request were denied.

RECOMMENDATION OF PROFESSIONAL STAFF- Staff recommends approval of the request to rezone the property to R-2, Two-Family Residential District.

THE CONFORMANCE OF THE REQUESTED REZONING TO THE DULY ADOPTED COMPREHENSIVE PLAN – The Comprehensive Plan's future land use map identifies the subject property as R-O Suburban Residential District. Although the rezoning to R-2; Two-Family Residential District is a zoning of a more intense district, it still maintains the residential character of the area and allows uses that are compatible with the uses allowed in the R-1 Single Family Residential District.

> The Comprehensive Plan states:
> *Two-Family Residential District is considered Moderate Density Residential consisting of smaller lot single-family detached and attached dwellings and duplexes. This category is also appropriate for planned public and semi-public uses which are generally considered compatible with residential uses. 4.0 to 7.0 units per acre. The intent of this district is to create a transition between Single Family Residential (R-1) and Multi-Family Residential (R-3) development patterns.*

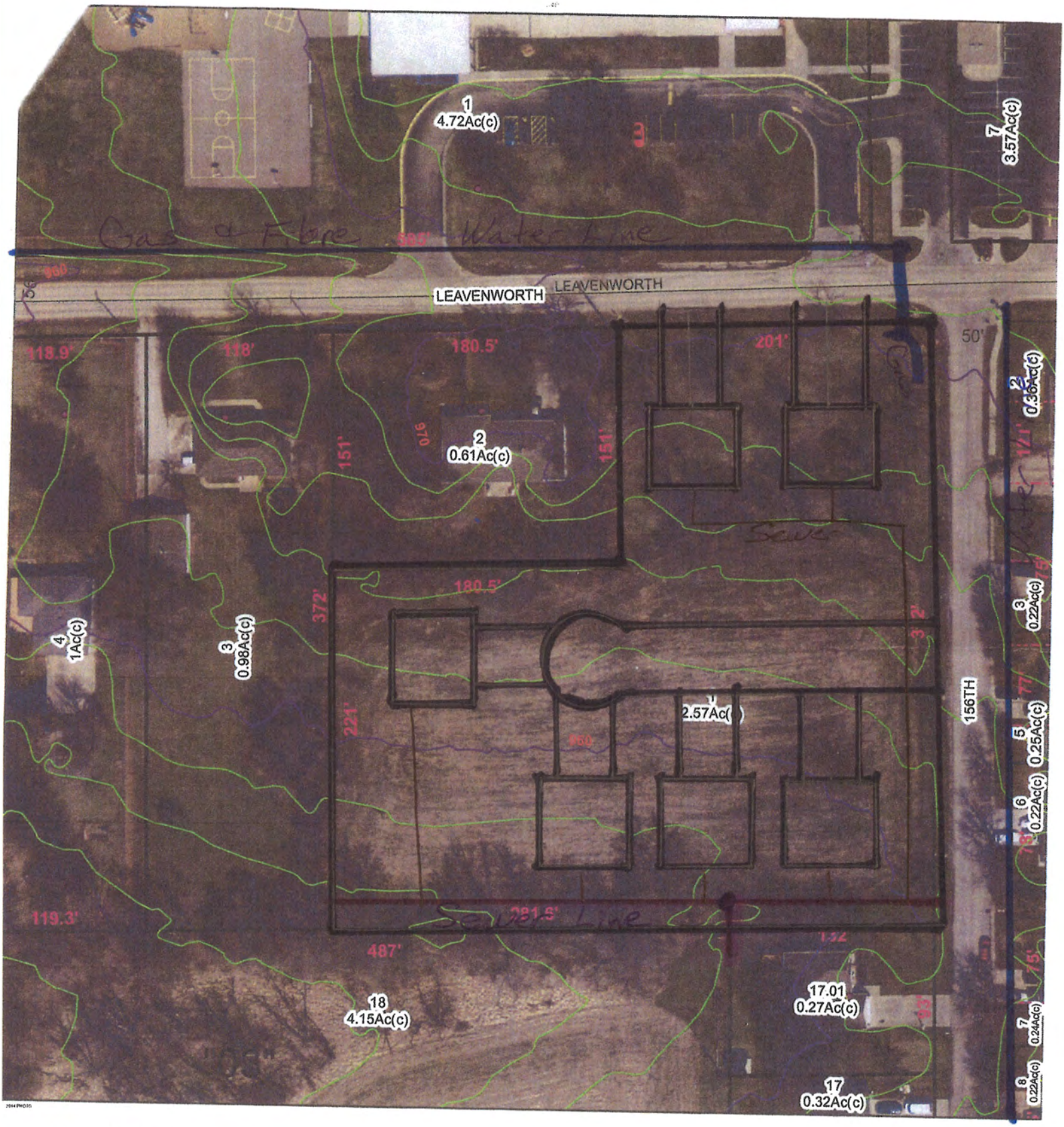
STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of 3036 N. 156th Street from R-O Suburban Residential District to R-2 Two-Family District with the following stipulations.

1. The applicant shall be responsible for:
    a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all individual dwelling units at time of building permit issuance. This fee shall be $200.00 per individual dwelling unit.

b) Transportation Improvements Impact Fee- a total of $10,074.33 in excise tax shall be paid in full or $839.53 per dwelling unit shall be paid at the time of building permit issuance.

2. The applicant shall dedicate an additional _____feet of right of way along Leavenworth Road for the entirety of the northern property line for the future widening of said street.
3. Any and all sidewalks that may be required shall be installed as per street construction standards.
4. A subdivision Improvement Agreement shall be prepared and approved by City Council coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
5. A preliminary plat and final plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The final plat shall be recorded with the Leavenworth County Register of Deeds.
6. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.



1 inch = 80 feet

N

LEAVENWORTH COUNTY
MAP# 081
TWP 8S RNG 21E SEC: 1, 2, 11 ,14
DATE: 04-15-2016

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 6

Topic: Public Hearing to consider a replat of Cedar Lake Estates.

Action Requested: Approve the replat of Cedar Lake Estates Tract A, Lot 99 and the area known as Common Ground/Emergency Access Drive of Cedar Lake Estates Phase 1 and 2 respectively.

Narrative: The Cedar Lake Estates Phase 1 was platted in 1995 and in 1998 Phase 2 was platted. It was determined recently that a portion of the Cedar Lake Estates Clubhouse was constructed over a property line. This replat is being conducted in an effort to alleviate these property line disputes and rectify the situation at hand.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:
Staff recommends approval of the final plat/replat of Cedar Lake Estates Lot 99, Tract A and the Common Ground/Emergency Access Drive.

Committee Recommendation: **N/A**

Attachments:
Application and Aerial satellite image
Receipt (1 page)
Owner Consent Form (1 page)
Staff report (3 pages, front and back)
Existing conditions (11X17 image)
Copy of Final Plat, reduced image (11X17)

Projector needed for this item?
No

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

RECEIVED
MAY 31 2018

APPLICATION FORM

Project Name & Description: Cedar Lakes Estates Phase 2 — REPLAT LOTS 99 & Common Area	Total Site Acreage: 1 +/-	Present Zoning: Residential
Legal Description (May be attached as separate sheet): ATTACHED		Proposed Zoning: SAME
Project Address / General Location: Cedar Lakes Estates		Presubmittal Date:
Parcel ID Number (CAMA Number): 181-11-0-00-00-084.00.0 / 181-11-0-00-00-062.01.0		Floor Area Classification:
Property Owner Name: Multiple	Phone:	Fax:
Property Owner Address:	City:	State: Zip:
Applicant's Name (if different from above): Andrea Weishaupt	Phone: 913-702-5073	Fax:
Applicant's Address: 207 S. 5th St	City: Leavenworth	State: KS Zip: 66048
Applicant's mobile phone: Same	Property Owner and/or Applicant's E-mail address: andrea.weishaupt@atlassurveyors.com	

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

PROJECT INFORMATION
Existing Use: [X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Vacant [ ] Other _____
Proposed Use: [X] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [ ] Other _____

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

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

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 _____ 5/31/18
Signature Date

Office Use Only
[ ] Filing Fee $ 260.00 [✓] Received by SH [ ] # of Plans ____
[ ] Attached Legal Description [ ] Property Ownership List

Cedar Lake Estates Phase 1 & 2

Legend

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

Notes

125.9 0 62.97 125.9 Feet

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

City of Basehor

2620 N 155th St
Basehor, KS 66007
(913) 724-1370
(913) 724-3388

Invoice For PlanRevi PFP-005-16

Print Date: 06/23/2016

Pay by Account In Full

Pay by Account In Full

ATLAS Surveyors, LLC
207 S. 5th Street
Leavenworth KS 66048

$ 255.00

	Invoice No	Invoice Date	PlanReview Numbe	Address	Amount Due
	00000678	06/21/16	PFP-005-16	EVANS RD	$ 255.00

Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Final Plat Fee	$255.00	$ 255.00

Total Amount Due	$ 255.00

City of Basehor

Received From: CEDAR LAKE ASSOCIATION
Date: 06/23/2016 Time: 9:51:38 AM
Receipt: 59663 *** REPRINT ***
Cashier: shernandez

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00000678	$255.00
TOTAL	$255.00
Check 2148	$255.00
Total Tendered:	$255.00
Change:	$0.00

AUTHORIZATION FOR OWNER REPRESENTATIVE OR LESSEE AFFIDAVIT

(FILL IN ONLY IF APPLICANT IS AN AGENT FOR LANDOWNER OR CONTRACT PURCHASER)

AUTHORIZATION OF AGENCY

STATE OF Kansas)
)
COUNTY OF Leavenworth)

I, William + Valarie Grant
(Name of person signing Affidavits, if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business)

Having filed a Proof of Ownership Affidavit, as the Legal Owner or as a Contract Purchaser, of the property that is the subject of case number _____, declare that I have authorized Andrea Weishaupt (ATLAS Surveyors) to file this application.

William Grant

Valarie Grant

SIGNATURE

Subscribed and sworn to before me this 18 day of June, 2016.

Notary Public

Roger B Dill
Notary Public State of Kansas
My Apt Expires 7/9/16

My Appointment Expires:

7/9/16

For Office Use Only

Date Received

Received By

Approved for Hearing/Date

{32233 / 65827; 642301.}

CONSIDER A REPLAT OF CEDAR LAKE ESTATES LOT 99 AND COMMON GROUND/EMERGENCY ACCESS DRIVE.

REQUEST FOR APPROVAL OF A SHORT-FORM PLAT (REPLAT) –
A replat of Lots 99 and Common Ground/Emergency Access Drive of Cedar Lake Estates Phase 2 and a portion of Tract A of Cedar Lake Estates Phase 1.

MEETING DATE: **July 12, 2016**
REPORT WRITTEN: **June 15, 2016**

STAFF RECOMMENDATION:
Staff recommends the Planning Commission approve the Short-Form Plat (Replat), with staff recommendations stated in this report.

APPLICANT:
- The applicant is Andrea Weishaut of Atlas Surveyors on behalf of the Cedar Lake Homes Association.
- The surveyor is Atlas Surveyors, LLC.

REQUEST:
- The applicant is requesting approval of a replat of Lots 99, Tract A and an area of ground known as the Common Ground/Emergency Access Drive.

ZONING:
- The property is currently zoned "R-1" Single Family Residential and will remain as the same zoning classification.

SURROUNDING ZONING:
- North R-1 Single Family Residential
- South R-1 Single Family Residential
- East R-1 Single Family Residential
- West R-1 Single Family Residential

BACKGROUND:
The Cedar Lake Estates Phase 1 was platted in 1995 and in 1998 Phase 2 was platted. It was determined recently that a portion of the Cedar Lake Estates Clubhouse was constructed over a property line. This replat is being conducted in an effort to alleviate these property line disputes and rectify the situation at hand.

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

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

Transportation Excise Tax:
None is due as the property is fully developed.

Parkland Fee:
None is due as the property is fully developed.

Utilities
No new utilities are be proposed with the subject plat.

Subdivision Regulations Requirements

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

STAFF RECOMMENDATION:

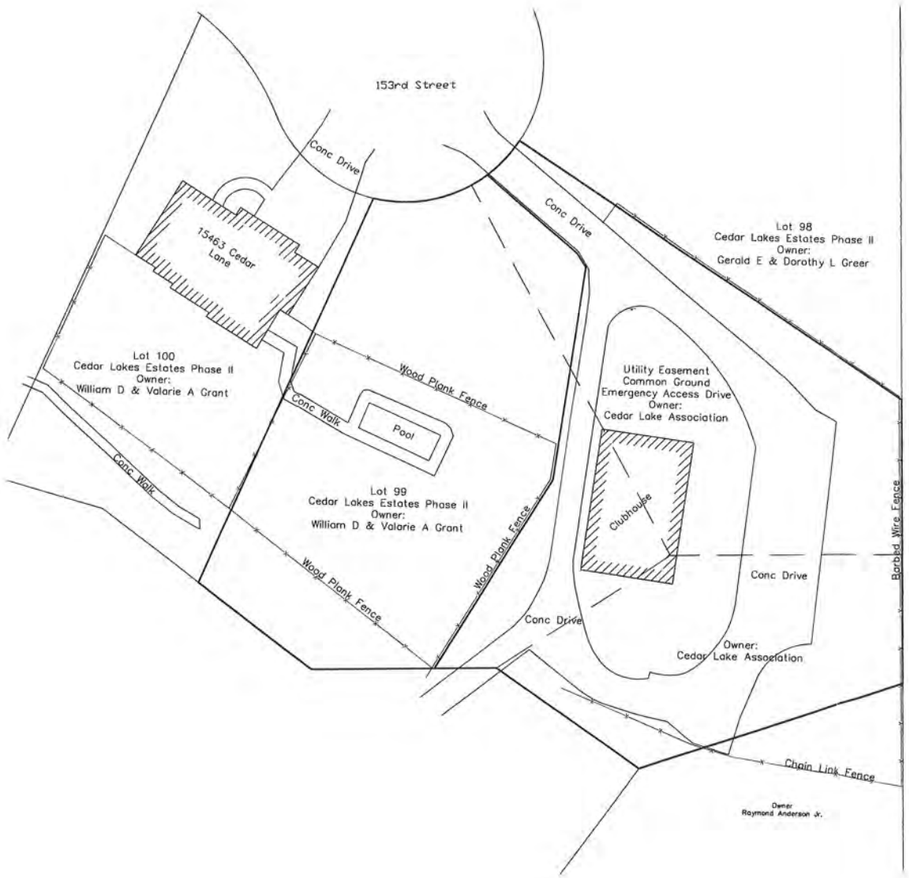
Staff recommends approval of the Pinehurst North 4th Plat, Short-Form Final Plat application, with the following stipulations:

1. **The final plat shall be recorded with the Leavenworth County Register of Deeds before building permits will be issued.**
2. **In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Basehor Zoning Ordinance and Subdivision Regulations.**

EXISTING CONDITIONS

REPLAT OF CEDAR LAKE ESTATES PHASE 2

LOT 99 AND COMMON GROUND/EMERGENCY ACCESS DRIVE, CEDAR LAKES ESTATES PHASE 2, AND PART OF TRACT A, CEDAR LAKES ESTATES PHASE 1, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS



Description:

A tract of land in Cedar Lakes Estates Phase I and Phase II,a subdivision of land in the City of Basehor, Leavenworth County, Kansas being more particularly described as follows:

Beginning at the Southeast Corner of Lot 100 of said Phase II; *thence North 24°43' 18" East, along the Easterly Line of said Lot 100 to the Northeast corner of said Lot 100; thence on a curve to the left, whose chord bearing is North 69°08'23" East, having a radius of 60.00 feet and an arc length of 72.54, to the Southwest corner of Lot 98 of said Phase II; thence South 55°29'29" East, along the Southerly line of said Lot 98, a distance of 199.84 to a point on the East line of the Southwest Quarter of Section 11-11-22; thence South 00°19'04" West, along said East line, a distance of 122.14 feet; thence South 72°48'37" West, a distance of 119.70 feet; thence North 54°23'17" West, a distance of 75.20 feet; thence South 90°00'00" West, a distance of 79.93 feet; thence North 52°11'11" West, a distance of 61.19 feet to the Point of Beginning.*

Contains: 53,757.49 square feet

LOCATION MAP

SECTION 11-11-22

1"=30'
0 15' 30'

Prepared For:

CEDAR LAKE ASSOCIATION
PO BOX 254
BASEHOR, KANSAS 66007

EXISTING CONDITIONS CEDAR LAKES ESTATES PHASE 2

LOT 99 AND COMMON GROUND

ATLAS SURVEYORS, LLC.

TAKING CARE OF YOUR NEEDS

207 South 5th Street | Leavenworth, Kansas 66048 | 913.682.8600 | 913.682.8606 (F)

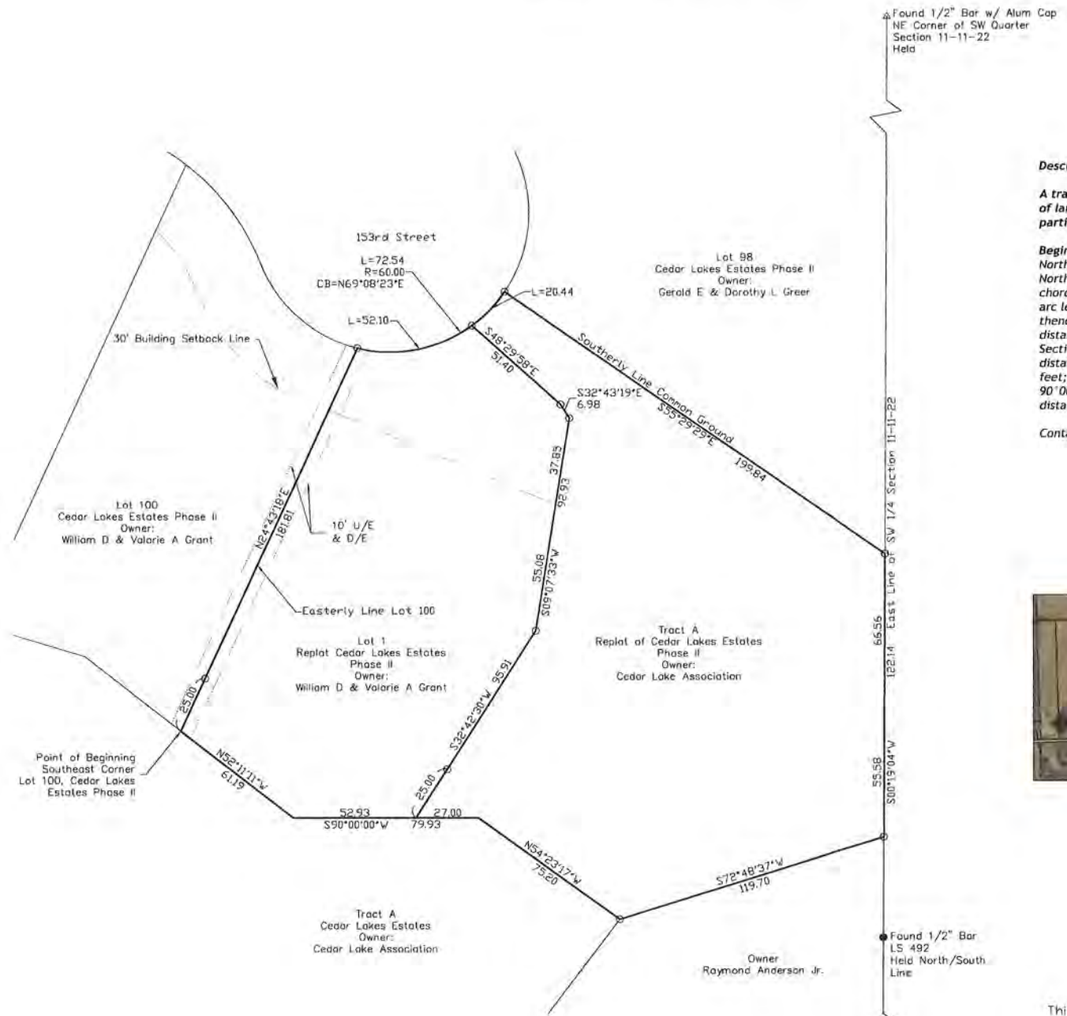
FINAL PLAT

REPLAT OF CEDAR LAKE ESTATES PHASE 2

LOT 99 AND COMMON GROUND/EMERGENCY ACCESS DRIVE, CEDAR LAKES ESTATES PHASE 2, AND PART OF TRACT A, CEDAR LAKES ESTATES PHASE 1, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

Mapcheck 1: Replat Cedar Lake Estates

Closure Summary	
Precision, 1 part in:	116303.868'
Error distance:	0.008'
Error direction:	N67° 21' 35.21"E
Area:	53758.25 Sq. Ft.
Square area:	53758.253
Perimeter:	912.350'
Point of Beginning	
Easting:	2181224.5488'
Northing:	295428.8664'
Side 1: Line	
Direction:	N24° 43' 18.00"E
Angle:	[-155.2783 (d)]
Deflection angle:	[024.7217 (d)]
Distance:	181.810'
Easting:	2181300.5837'
Northing:	295594.0135'
Side 2: Curve	
Curve direction:	Counter-clockwise
Radius:	60.000'
Arc length:	72.540'
Delta angle:	[069.2706 (d)]
Tangent:	[41.446']
Chord direction:	N69° 08' 38.00"E
Chord angle:	[-135.5778 (d)]
Deflection angle:	[044.4222 (d)]
Chord distance:	[68.202']
Easting:	2181364.3170'
Northing:	295618.2950'
Side 3: Line	
Direction:	S55° 29' 29.00"E
Angle:	[-090.0000 (d)]
Deflection angle:	[090.0000 (d)]
Distance:	199.840'
Easting:	2181528.9934'
Northing:	295505.0796'
Side 4: Line	
Direction:	S00° 19' 04.00"W
Angle:	[-124.1908 (d)]
Deflection angle:	[055.8092 (d)]
Distance:	122.140'
Easting:	2181528.3160'
Northing:	295382.9415'
Side 5: Line	
Direction:	S72° 48' 37.00"W
Angle:	[-107.5075 (d)]
Deflection angle:	[072.4925 (d)]
Distance:	119.700'
Easting:	2181413.9628'
Northing:	295347.5658'
Side 6: Line	
Direction:	N54° 23' 17.00"W
Angle:	[-127.1983 (d)]
Deflection angle:	[052.8017 (d)]
Distance:	75.200'
Easting:	2181352.8268'
Northing:	295391.3542'
Side 7: Line	
Direction:	N90° 00' 00.00"W
Angle:	[144.3881 (d)]
Deflection angle:	[-035.6119 (d)]
Distance:	79.930'
Easting:	2181272.8968'
Northing:	295391.3542'
Side 8: Line	
Direction:	N52° 11' 11.00"W
Angle:	[-142.1864 (d)]
Deflection angle:	[037.8136 (d)]
Distance:	61.190'
Easting:	2181224.5561'
Northing:	295428.8694'



N

1"=30'
0 15' 30'

△ DENOTES FOUND MONUMENT AS NOTED
● DENOTES FOUND CORNER AS NOTED
○ DENOTES SET CORNER IN CONCRETE WITH 1/2" BAR LS 492

NOTES:

1. All measurements are shown in feet
2. ROW and existing private ways are shown per surrounding plats
3. Basis of Bearing: CEDAR LAKES ESTATES PHASE 2

Description:

A tract of land in Cedar Lakes Estates Phase I and Phase II, a subdivision of land in the City of Basehor, Leavenworth County, Kansas being more particularly described as follows:

Beginning at the Southeast Corner of Lot 100 of said Phase II; thence North 24°43' 18" East, along the Easterly Line of said Lot 100 to the Northeast corner of said Lot 100; thence on a curve to the left, whose chord bearing is North 69°08'23" East, having a radius of 60.00 feet and an arc length of 72.54, to the Southwest corner of Lot 98 of said Phase II; thence South 55°29'29" East, along the Southerly line of said Lot 98, a distance of 199.84 to a point on the East line of the Southwest Quarter of Section 11-11-22; thence South 00°19'04" West, along said East line, a distance of 122.14 feet; thence South 72°48'37" West, a distance of 119.70 feet; thence North 54°23'17" West, a distance of 75.20 feet; thence South 90°00'00" West, a distance of 79.93 feet; thence North 52°11'11" West, a distance of 61.19 feet to the Point of Beginning.

Contains: 53,757.49 square feet

LOCATION MAP
SECTION 11-11-22

This is to certify on this 15th day of APRIL, 2016 this field survey was completed on the ground by me or under my direct supervision.

SIGNED: DATE:
TRUMAN J STORY, PS 492

Date of Preparation:
MAY 31, 2016

CITY APPROVALS:

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

_____ _____
Jon Gallion, Chairman Connie Leggett, Secretary

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

_____ _____
David K. Breuer, Mayor Katherine Renn, City Clerk

PLANNING AND ZONING APPROVAL:

The City PLANNING AND ZONING 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.

_____ _____
PLANNING AND ZONING DIRECTOR Date

COUNTY APPROVALS:

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

_____
Register of Deeds

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

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

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

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

_____
By: LOREN GOTSCHALK, MEMBER

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

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

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

_____ _____
Notary Public My commission Expires:_____

_____
Print Name

Prepared For:
CEDAR LAKE ASSOCIATION
PO BOX 254
BASEHOR, KANSAS 66007

REPLAT CEDAR LAKES ESTATES PHASE 2

LOT 99 AND COMMON GROUND

ATLAS SURVEYORS, LLC.
TAKING CARE OF YOUR NEEDS
207 South 5th Street | Leavenworth, Kansas 66048 | 913.682.8600 | 913.682.8606 (F)

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 7

Topic: Basehor Town Center, Robert Perez property, approval of Final Development Plan

Action Requested: Approve the Basehor Town Center (Perez Property) Final Development Plan, with the stipulations stated in the staff report.

Narrative: The applicant is requesting approval of the Final Development Plan for the Single Family Residential Area abutting 147th Street located in the southeast corner of the Basehor Town Center slated for Type 'C' Homes, listed as Phase 1 on the previously approved revised plan encompassing approximately 40.23 acres of the existing Basehor Town Center Development Plan, of which the Perez's own 20 acres, for the purposes of constructing two (2) single family residential dwellings. The Final Development Plan as presented is in compliance with the approved Preliminary Development Plan.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:
Staff recommends approval of the Final Development Plan with the stated stipulations.

Committee Recommendation: **N/A**

Attachments:
Application and Receipt (3 pages)
Staff report (5 pages, front and back)
Final Development Plan, reduced image (11X17 page)

Projector needed for this item?
No

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

APPLICATION FORM

Project Name & Description: Basehor Town Center	Total Site Acreage: 285.94 Ac.	Present Zoning: PR
Legal Description (May be attached as separate sheet): See attached		Proposed Zoning: PR
Project Address / General Location: 155th & Town Center Dr.		Presubmittal Date: 4/8/2016
Parcel ID Number (CAMA Number): 1573500000023000		Floor Area Classification: F
Property Owner Name: Robert A. & Susan J. Perez	Phone: 913-749-2144	Fax: N/A
Property Owner Address: 2131 Rock Creek Dr.	City: Tonganoxie, KS	State: Zip: 66086
Applicant's Name (if different from above)	Phone	Fax
Applicant's Address	City	State Zip
Applicant's mobile phone	Property Owner and/or Applicant's E-mail address	

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

PROJECT INFORMATION	
Existing Use	[X] Residential [ ] Commercial [ ] Industrial [ ] Office [X] Agriculture [ ] Vacant [X] Other School
Proposed Use	[X] Residential [X] Commercial [ ] Industrial [ ] Office [ ] Agriculture [X] Other School

COMPLETE THIS AREA IF APPLYING FOR SITE PLAN, CONDITIONAL USE PERMIT, AND PRELIMINARY OR FINAL DEVELOPMENT PLANS (in acres)			
Total Site Area: 285.94 Ac.	Existing Floor Area: N/A	Existing Building Footprint: N/A	Open Space Area: N/A
No. of Buildings: N/A	Proposed Floor Area: N/A	Proposed Building Footprint: N/A	Pavement Coverage: N/A

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size

Property Owner/Agent Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

x _____ 6/8/16
Signature Date

Office Use Only
[✓] Filing Fee $ 270.00 [✓] Received by _____ [ ] # of Plans ____
[✓] Attached Legal Description [ ] Property Ownership List

CITY OF BASEHOR

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

SHEET A

Please respond to the following questions to the best of your knowledge (Attach additional sheets if needed)

1. Reason for This Request? Updating submitted Revised Preliminary Development Plan to Final Development Plan showing Right of Way per agreement with city. Also submitting Preliminary and Final Plats for lots 1, 43, 44, 45 and Tract X.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? It is very suitable. No changes have been made to the plan per what was submitted with the Preliminary Development Plan.

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? We are not requesting the removal of any restrictions.

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? We are not changing the land use.

5. How Does Your Request Conform with the Comprehensive Plan? We are in conformance with the Comprehensive Plan as addressed with the Preliminary Development Plan submittal.

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. It would provide for the development of Ag property near downtown Basehor increasing the tax base and spurring additional residential development.

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. Not Applicable.

City of Basehor

2620 N 155th St
Basehor, KS 66007
(913) 724-1370
(913) 724-3388

Invoice For PlanRevi PFDP-001-16

Print Date: 06/15/2016

Pay by Account in Full

Pay by Account in Full

Robert & Susan Perez
2131 Rock Creek Drive
Tonganoxie KS 66086

$ 270.00

Invoice No	Invoice Date	Plan Review Number	Address	Amount Due
00000673	06/15/16	PFDP-001-16	147TH ST	$ 270.00

Fee Details:	Quantity	Description	Amount Due	Balance
	4.000	Final Development Plan Fee	$270.00	$ 270.00

Total Amount Due $ 270.00

City of Basehor

Received From: Robert & Susan Perez
Date: 06/15/2016 Time: 8:08:23 AM
Receipt: 59254
Cashier: shernandez

ITEM REFERENCE	AMOUNT
BDINV Building Dept. Invoice 00000673	$270.00
TOTAL	$270.00
Check 1569	$270.00
Total Tendered:	$270.00
Change:	$0.00

BASEHOR TOWN CENTER – REQUEST FOR APPROVAL OF A FINAL DEVELOPMENT PLAN FOR BASEHOR TOWN CENTER WITH AN APPROXIMATE LOCATION BETWEEN 155TH STREET AND 147TH STREET (14700-14800 BLOCK).

MEETING DATE: **July 12, 2016**
REPORT WRITTEN: **June 15, 2016**

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission approve the Basehor Town Center (Perez Property) Final Development Plan, with the stipulations stated in the staff report.

APPLICANT:
- The applicant is the Robert and Susan Perez.
- The supporting staff is Napier Engineering, LLC. And Atlas Surveyors, LLC.

REQUEST:
- The applicant is requesting approval of the Final Development Plan for the Single Family Residential Area abutting 147th Street located in the southeast corner of the Basehor Town Center slated for Type 'C' Homes, listed as Phase 1 on the previously approved revised plan encompassing approximately 40.23 acres of the existing Basehor Town Center Development Plan, of which the Perez's own 20 acres, for the purposes of constructing two (2) single family residential dwellings. The applicant is not requesting a zoning change due the property within the revision being "P-R" Planned Residential District.

ZONING:
- The existing preliminary development plan is currently zoned "P-R" Planned Residential District and "MU-1" Mixed Use Neighborhood District. The current zoning of the requested preliminary development plan revision is "P-R" Planned Residential District.

COMPREHENSIVE PLAN/FUTURE LAND USE MAP:
- The Comprehensive Plan designates the existing preliminary development plan as "P-R" Planned Residential District and "R-1" Single Family Residential District. The zoning of the requested preliminary development plan revision is "PR" Planned Residential District.

SURROUNDING ZONING PER THE REVISION REQUEST:
- North "RR-2.5"-Rural Residential (County Zoning District)
- South "R-O" Suburban Residential District
- East "I-2" Heavy Industrial (County Zoning District)
- West "PR" Planned Residential

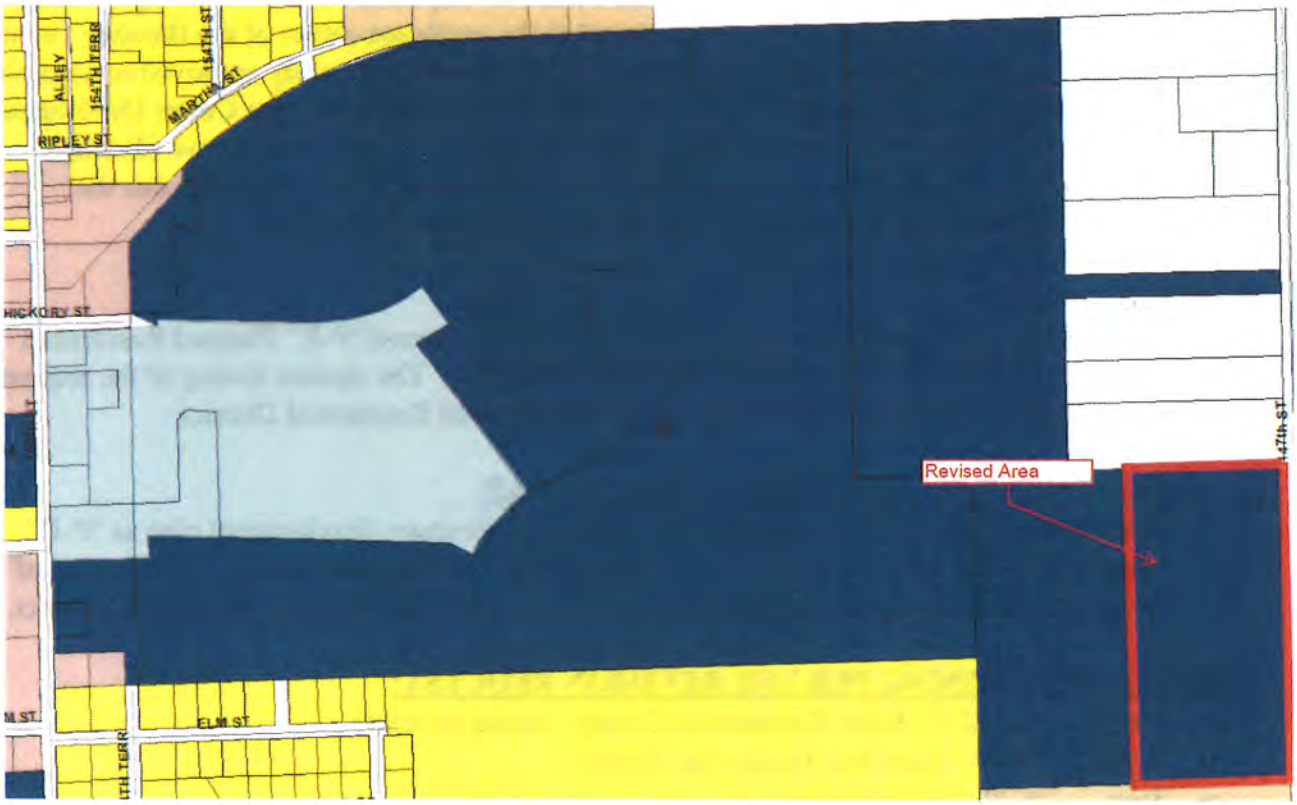
BACKGROUND:
Basehor Town Center Preliminary Development Plan (PDP) and rezoning was approved in September 2007. The approved PDP included low-density single family residential (detached), single family (attached) townhomes, senior housing, commercial/mixed-use and public land for

such uses as City Hall, Police Station, Community Center and recreational uses. To date only two phases have been or are being developed – Basehor Intermediate School and Legacy Senior Living.

The following pertains to the 20 acres that Mr. & Mrs. Perez own

The original area of the PDP was to be developed into +/- fifty-eight (58) single family dwelling lots. Mr. Robert Perez requested to reduce the number of single family dwelling lots to forty-nine (49) and was approved for such revisions via Planning Commission and City Council, Mr. Perez is not intending to develop the ground rapidly, in fact Mr. Perez's intent is to construct two single family residences; one for himself and one for his parents, at this time. Over the past several months, city staff; including the City Administrator and City Attorney have met with Mr. and Mrs. Perez regarding the requested changes they have asked for, several items came into play, some of these items have been addressed in an agreement approved by City Council via Resolution 2016-04 during the March 16th regular meeting. A change in zoning is not required due to the proposed use staying the same.

The current zoning configuration:



PRELIMINARY DEVELOPMENT PLAN:

- Article 7, Section 5 of the Basehor Zoning Ordinance states that: *the purpose of the Planned Residential District is intended to provide for elements of flexibility in design, placement, arrangement, bulk, and other consideration; to provide a framework within which the buildings and uses in the planned district may be interrelated and compatible with the residential character of these developments areas and adjacent developments; and to*

maintain the desired overall intensity, efficiency in the provision of public facilities and services, and to provide protection for existing development while allowing new construction in accordance with current development and performance standards and density objectives.

- The following is provided within the proposed Final Development Plan:
  - At the current time, the only proposed elements of the revised FDP will be the construction of two single family dwellings. Through the meetings and conversations that city staff and Mr. Perez have had, if the FDP is approved then the plat shall be limited to a minimum number of lots previously agreed to by Planning Commission and City Council.
  - .

The following pertains to all area of the Type 'C' Homes

Density:

- The previously approved Preliminary Development Plan – Type 'C' Homes has a density of 2.83 units per acre (114 total lots) and coincides with the proposed Final Development Plan.
- A comparable density is "R-1" Single-Family Residential District with a density maximum of 3.5 units per acre.

Bulk Regulations:

- The following table outlines the required bulk regulations per Article 7, Section 5 (c) of the Basehor Zoning Ordinance and what is provided with the application:

Criteria	Required	Provided
Front Yard Setback	35'	25'*
Side Yard Setback	12'	7'*
Rear Yard Setback	30'	30'
Minimum District Size	2 Acres	40.23 Acres
Minimum Open Space %	25%	+/-35%
Height Limit Single Family	35'	35'

*A modification was previously requested and approved as part of the initial preliminary development plan.

The yard regulations have been modified in accordance with Article 7, Section 5 (c) of the Basehor Zoning Ordinance. The reduced setbacks will not have any negative impacts to future development.

Traffic:

- Access to the development will be from 147th Street via a private driveway and the future street labeled as Street AA.

Landscaping:

- The following table outlines the required landscaping per Article 21, Section 6 of the Basehor Zoning Ordinance and what is provided with the application:

Criteria	Required	Provided
Base Trees (16 trees per acre of usable open space)	42	58
Street Trees (1 every 50')	30.5 ea. side	45 ea. side

Usable Open Space of the 20 acre Perez property:

- 25% of the site shall be maintained as usable open space per Article 7, Section 5 (c) of the Basehor Zoning Ordinance. The revised area includes +/- 4 acres (not including future road right-of-way).

Drainage:

- The Final Development Plan provides a detention basin. The proposed runoff from the site will be detained back to a discharge rate equal to or less than the pre-existing runoff in the 1-year, 10-year, and 100-year storm event. The location of the detention basin is near 147th Street. Mr. Perez has also determined that the existing pond shall remain and become open space and include a walking trial all of which will in time be dedicated to the Homeowners Association, this will also be taken into account as a retention area for storm water run-off.

Park Fees:

- The developer will be required to pay $200 per residential unit for park fees, as required by the City's Subdivision Regulations. City Staff has decided to allow Mr. Perez to final plat a minimum number of lots in order to proceed with his development plan. The number of lots that Mr. Perez will be required to plat has been set at four (4) and a landscape Tract, listed as 'X'. The park fees associated with the entire Perez development area will be approximately $22,800 and shall be paid at the time of development or during the building permit issuance phase per the Subdivision Regulations.

Transportation Excise Tax:

- Per Ordinance 387, the developer will be required to pay a transportation excise tax. The transportation excise tax of $0.09 per square is taxed for platting real property up to $2,600.00. The proposed plat is 102,131 square feet. $0.09 * 102,131 = $9,191.79. $2,297.95 shall be collected at the time of building permit issuance.

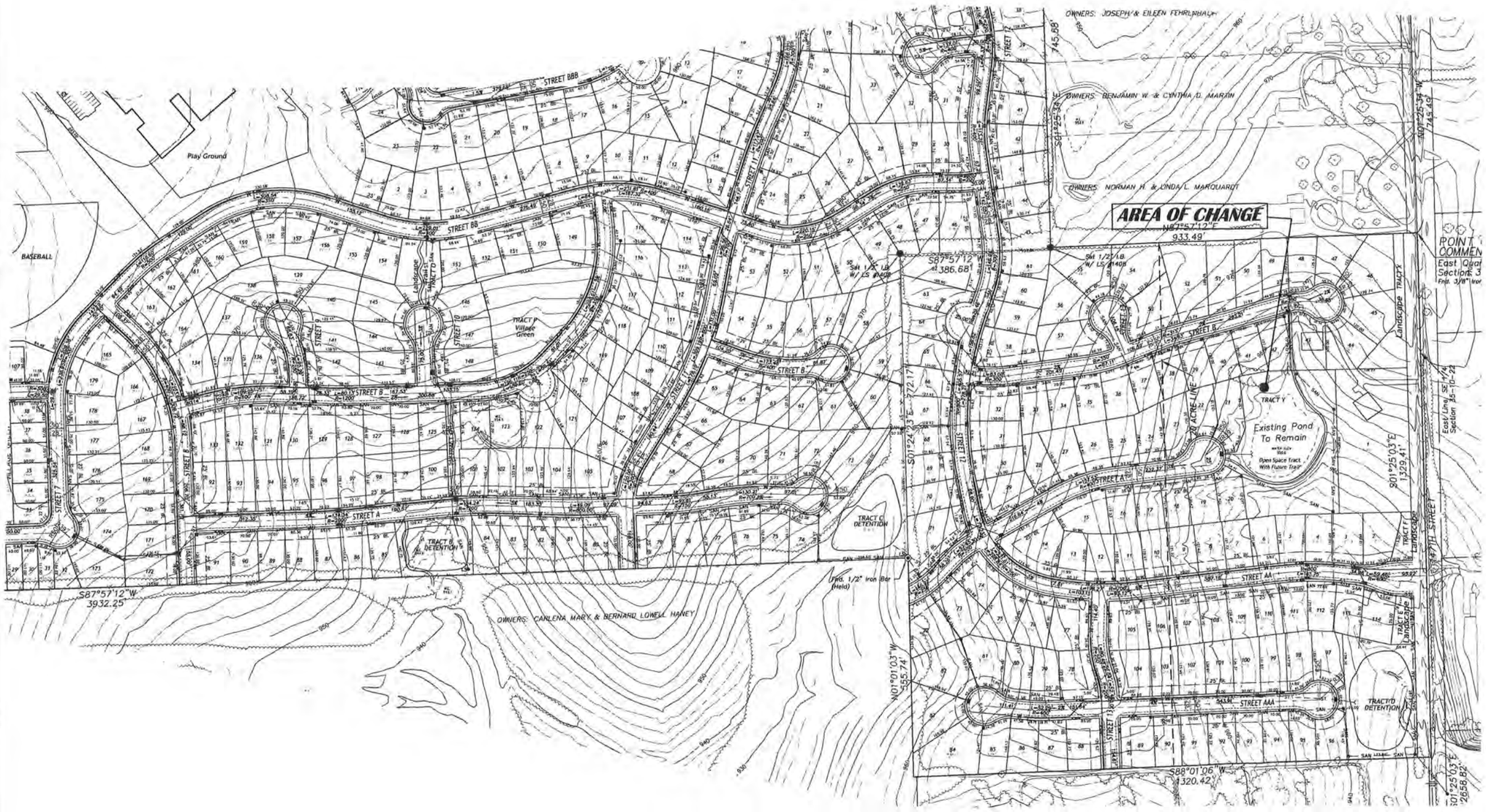
STAFF RECOMMENDATION:

Staff recommends the approval of the Final Development Plan for the Basehor Town Center, Robert Perez property, with the following stipulations:

1. The applicant shall be responsible for:

a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all developed lots at time of building permit issuance. This fee shall be $200.00 per developed lot or a total of $800.00.
b) Transportation Improvements Impact Fee- a total of $9,191.79 in excise tax shall be paid in full or $2,297.95 per platted lot shall be paid at the time of building permit issuance.

2. The applicant shall dedicate 25 feet of right of way along 147th Street for the entirety of the eastern property line for the future widening of 147th Street and 50 feet of right of way for "Street B" with the Final Plat.
3. Utility Easements located along all roadways and/or front property lines shall be a minimum of fifteen (15') feet per utility company plan reviews.
4. All sidewalks shall be installed as per street construction standards.
5. A Subdivision Improvement Agreement shall be prepared and approved by City Council, coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
6. The conditions and stipulations of the preliminary plan approval remain in full force and effect, except to the extent expressly modified herein.
7. The developer/owner shall abide by that certain Development Agreement between the developer/owner and the City dated March 21, 2016.
8. A Final Plan and Preliminary and Final Plat shall be submitted by the developer/owner and approved by the City prior to a building permit being issued. The Final Plat shall be recorded with the Leavenworth County Register of Deeds.
9. The developer/owner shall plat, at a minimum, Lots 1, 43, 44, 45, and Tract X, as well as all required right-of-way for the future widening of 147th Street and the future "Street B".
10. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.



SINGLE FAMILY RESIDENTIAL SUMMARY

TYPE OF HOME	PHASE	AREA (Acres)	# OF LOTS	DENSITY	MIN. GROUNDFLOOR CLASSIFICATION	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
A	1	12.07	30	2.49	D	25'	10'	30'
A	2	27.16	71	2.61	D	25'	10'	30'
B	1	58.82	179	3.04	E	25'	8'	30'
B	2	15.91	46	2.89	E	25'	8'	30'
C	1	40.23	114	2.83	F	25'	7'	30'
C	2	25.00	77	3.08	F	25'	7'	30'

LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Existing Sanitary Sewer
- Proposed Bike/Hike Trail
- Proposed Sidewalk

Prepared By:

NAPIER ENGINEERING, LLC
207 S. 5TH STREET
LEAVENWORTH, KS 66048
913.375.0482
BRETT@NAPIERENG.COM

Oppermann LandDesign, LLC
Land Planning • Landscape Architecture
913.894.9487 (Fax) 913.894.6107
13950 West 11 7th Street • Olathe, Kansas • 66061

NO.	BY	DATE	REVISION
3	PAD	8/10/2016	Revised Final Plan
2	PAD	7/12/2016	Revised Preliminary Plan

BRETT A. NAPIER LICENSED PROFESSIONAL ENGINEER 17607 6/10/16 KANSAS

SHEET
C5

06-1275
BASEHOR TOWN CENTER

FINAL DEVELOPMENT PLANS

Prepared for:
ROBERT A. AND SUSAN J. PEREZ
2131 ROCK CREEK DRIVE
TONGANOXIE, KANSAS 66086
913/749-2144

SINGLE-FAMILY LAYOUT

N
1"=100'
0 50 100'

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 8

Topic: Basehor Town Center Phase 1, Robert Perez property, approval of Final Plat.

Action Requested: Approve the Basehor Town Center Phase 1(Perez Property) Final Plat, consisting of Lots 1, 43-45 and Tract X via the Short Form Plat process, with the stipulations stated in the staff report.

Narrative: The applicant is requesting approval of the Final Plat of Phase 1 for the listed lots located in the Single Family Residential Area abutting 147th Street located in the southeast corner of the Basehor Town Center slated for Type 'C' Homes. Mr. Perez is being required by the city to plat a minimum of four (4) lots along with Tract X.

Presented by: Mark Lee-Planning & Zoning Director

Staff Recommendation:
Staff recommends approval of the Final Plat of Basehor Town Center Phase 1 with the stipulations stated in the staff report.

Committee Recommendation: **N/A**

Attachments:
Staff report (3 pages, front and back)
Final Plat, reduced image (11X17 page)

Projector needed for this item?
No

A PLAT OF BASEHOR TOWN CENTER PHASE 1; LOTS 1, 43, 44, 45 AND TRACT X (SHORT-FORM PLAT).

REQUEST FOR APPROVAL OF A SHORT-FORM PLAT –
located within the Basehor Town Center Development Plan with an approximate location of between 155th Street and 147th Street (14700-14800 Block)

MEETING DATE: **July 12, 2016**
REPORT WRITTEN: **June 20, 2016**

STAFF RECOMMENDATION:
Staff recommends the Planning Commission approve the Short-Form Plat, with staff recommendations stated in this report.

APPLICANT:
- The applicant is the Robert and Susan Perez.
- The supporting staff is Napier Engineering, LLC. And Atlas Surveyors, LLC.

REQUEST:
- The applicant is requesting approval to plat lots 1, 43, 44, 45 and Tract X as required by the City of Basehor per Mr. and Mrs. Robert Perez's stipulations listed in the approved Final Development Plan and Subdivision Regulations.

ZONING:
- The property is currently zoned "PR" Planned Residential.

SURROUNDING ZONING:
- North "RR-2.5"-Rural Residential (County Zoning District)
- South "R-O" Suburban Residential District
- East "I-2" Heavy Industrial (County Zoning District)
- West "PR" Planned Residential

BACKGROUND:
Basehor Town Center Preliminary Development Plan (PDP) and rezoning was approved in September 2007. The approved PDP included low-density single family residential (detached), single family (attached) townhomes, senior housing, commercial/mixed-use and public land for such uses as City Hall, Police Station, Community Center and recreational uses. To date only two phases have been or are being developed – Basehor Intermediate School and Legacy Senior Living.

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
Access to the development will be from 147th Street via a private driveway and future public roadway..

Stormwater Management
The Final Development Plan provides a detention basin. The proposed runoff from the site will be detained back to a discharge rate equal to or less than the pre-existing runoff in the 1-year, 10-year, and 100-year storm event. The location of the detention basin is near 147th Street. Mr. Perez has also determined that the existing pond shall remain and become open space and include a walking trial all of which will in time be dedicated to the Homeowners Association, this will also be taken into account as a retention area for storm water run-off.

Transportation Excise Tax:
Per Ordinance 387, the developer will be required to pay a transportation excise tax. The transportation excise tax of $0.09 per square is taxed for platting real property up to $2,600.00 per individual lot. The proposed plat is a total of 102,131 square feet.

$0.09 * 102,131 = $9,191.79 / 4 lots .

$2,297.95 shall be collected at the time of building permit issuance.

Parkland Fee:
The developer will be required to pay $200 per residential unit for park fees, as required by the City's Subdivision Regulations. City Staff has decided to allow Mr. Perez to final plat a minimum number of lots in order to proceed with his development plan. The number of lots that Mr. Perez will be required to plat has been set at four (4) and a landscape Tract, listed as 'X'. The park fees associated with the entire Perez development area will be approximately $22,800 and shall be paid at the time of development or during the building permit issuance phase per the Subdivision Regulations.

Utilities
Staff has informed all utility companies of the application for the proposed final plat. The reported utility companies will be extending utilities from existing facilities abutting the property along 147th Street without upgrades to the network utilities. Extended utilities will be placed in the proposed easements within the proposed final plat.

Subdivision Regulations Requirements
The items to be submitted with and included on the final 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 Basehor Town Center Phase 1 Plat application, with the following stipulations:

Staff recommends the approval of the Basehor Town Center Phase 1, Final Plat, with the following stipulations:

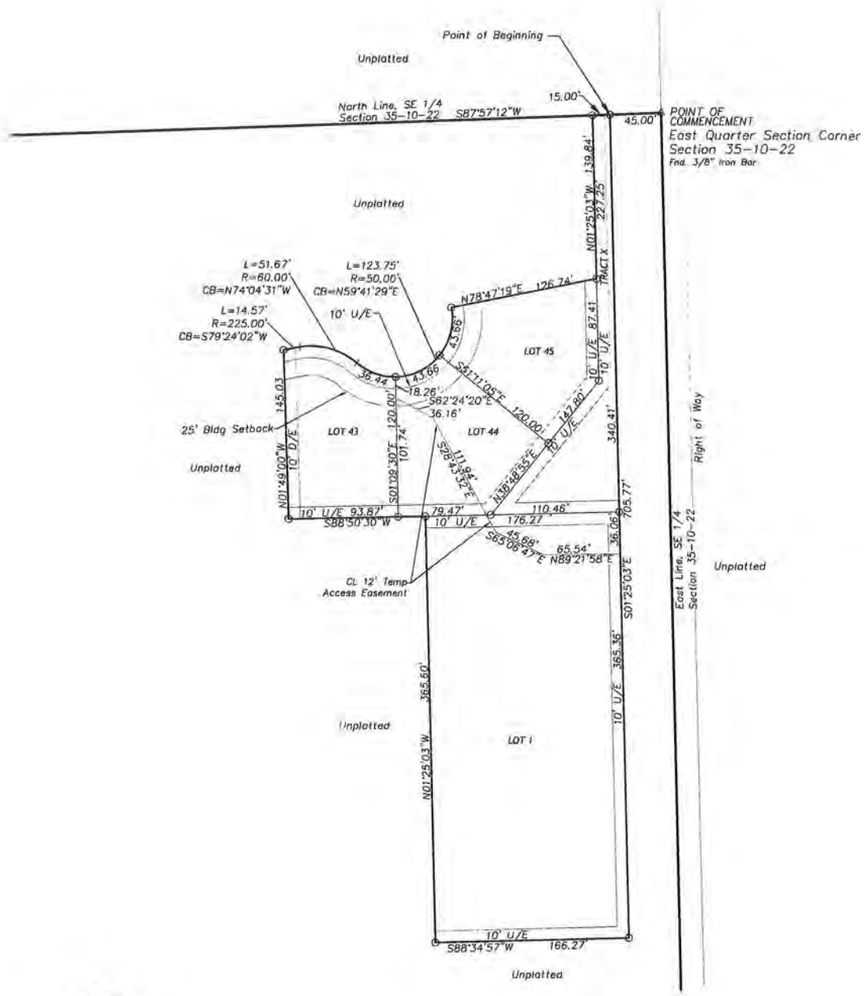
1. The applicant shall be responsible for:
    a) Park Impact Fee-per city ordinance the applicant shall be required to pay a park impact fee (Parkland Fee) on all developed lots at time of building permit issuance. This fee shall be $200.00 per developed lot or a total of $800.00.
    b) Transportation Improvements Impact Fee- a total of $9,191.79 in excise tax shall be paid in full or $2,297.95 per platted lot shall be paid at the time of building permit issuance.
2. The applicant shall dedicate 25 feet of right of way along 147th Street for the entirety of the eastern property line for the future widening of 147th Street and 50 feet of right of way for "Street B" with the Final Plat.
3. Utility Easements located along all roadways and/or front property lines shall be a minimum of fifteen (15') feet per utility company plan reviews.
4. All sidewalks shall be installed as per street construction standards.
5. A Subdivision Improvement Agreement shall be prepared and approved by City Council, coinciding with the approval of the final plat and shall be recorded with the Leavenworth County Register of Deeds by the owner/developer.
6. The conditions and stipulations of the preliminary plan approval remain in full force and effect, except to the extent expressly modified herein.
7. The developer/owner shall abide by that certain Development Agreement between the developer/owner and the City dated March 21, 2016.
8. The Final Plat shall be recorded with the Leavenworth County Register of Deeds prior to issuance of building permits.
9. In addition to the stipulations listed in this report, the developer/property owner agrees to abide by all of the ordinances of the City of Basehor.

FINAL PLAT

BASEHOR TOWN CENTER LOTS 1, 43-45 AND TRACT X

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 RANGE 22, IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

Mapcheck 1: Basehor Town Center
Closure Summary
Precision, 1 part in: 16280.785'
Error distance: 0.010'
Error direction: N76° 52' 38.40"E
Area: 109010.95 Sq. Ft.
Square area: 15697576.447
Perimeter: 1971.770'
Point of Beginning
Easting: 183060.7189'
Northing: 26037.7568'
Side 1: Line
Direction: S01° 25' 03.00"E
Angle: [-001.4175 (d)]
Deflection angle: [178.5825 (d)]
Distance: 705.770'
Easting: 183078.1779'
Northing: 25332.2028'
Side 2: Line
Direction: S88° 34' 57.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 166.270'
Easting: 182911.9568'
Northing: 25328.0897'
Side 3: Line
Direction: N01° 25' 03.00"W
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 365.600'
Easting: 182902.9148'
Northing: 25693.5778'
Side 4: Line
Direction: S88° 50' 30.00"W
Angle: [090.2592 (d)]
Deflection angle: [-089.7408 (d)]
Distance: 117.530'
Easting: 182785.4088'
Northing: 25691.2019'
Side 5: Line
Direction: N01° 49' 00.00"W
Angle: [-090.6583 (d)]
Deflection angle: [089.3417 (d)]
Distance: 145.030'
Easting: 182780.8111'
Northing: 25836.1590'
Side 6: Curve
Curve direction: Clockwise
Radius: 225.000'
Arc length: 14.570'
Delta angle: [003.7102 (d)]
Tangent: [7.288']
Chord direction: N79° 24' 02.00"E
Chord angle: [-098.7828 (d)]
Deflection angle: [081.2172 (d)]
Chord distance: [14.567']
Easting: 182795.1300'
Northing: 25838.8385'
Side 7: Curve
Curve direction: Clockwise
Radius: 60.000'
Arc length: 51.670'
Delta angle: [049.3412 (d)]
Tangent: [27.560']
Chord direction: S74° 04' 31.00"E
Chord angle: [-155.3309 (d)]
Deflection angle: [024.6691 (d)]
Chord distance: [50.088']
Easting: 182843.2959'
Northing: 25825.0956'
Side 8: Curve
Curve direction: Counter-clockwise
Radius: 50.000'
Arc length: 123.750'
Delta angle: [141.8071 (d)]
Tangent: [144.420']
Chord direction: N59° 41' 29.00"E
Chord angle: [109.0961 (d)]
Deflection angle: [-070.9039 (d)]
Chord distance: [94.497']
Easting: 182924.8769'
Northing: 25872.7842'
Side 9: Line
Direction: N78° 47' 19.00"E
Angle: [-089.9993 (d)]
Deflection angle: [090.0007 (d)]
Distance: 126.740'
Easting: 183049.1983'
Northing: 25897.4282'
Side 10: Line
Direction: N01° 25' 04.00"W
Angle: [099.7936 (d)]
Deflection angle: [-080.2064 (d)]
Distance: 139.840'
Easting: 183045.7383'
Northing: 26037.2234'
Side 11: Line
Direction: N87° 57' 12.00"E
Angle: [-090.6289 (d)]
Deflection angle: [089.3711 (d)]
Distance: 15.000'
Easting: 183060.7288'
Northing: 26037.7591'



△ DENOTES FOUND MONUMENT AS NOTED
● DENOTES FOUND CORNER AS NOTED
○ DENOTES SET CORNER IN CONCRETE WITH 1/2" BAR LS 492

1"=60'
0 30' 60'

NOTES:

1. All measurements are shown in feet
2. Basis of Bearing: KANSAS STATE PLANE NORTH ZONE
3. Tract X is a landscaping tract that will be maintained by the owner of Lot 1.

Description:

A tract of land in the East half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 10, Range 22 in the City of Basehor, Leavenworth County, Kansas being more particularly described as follows:

Commencing at the East Quarter Corner of said Section; thence South 87°57'12" West, along the North line of the Southeast Quarter of said Section, a distance of 45.00 feet to the point of beginning; thence South 01°25'03" East, along the West right of way line of 147th Street, a distance of 705.77 feet; thence South 88°34'57" West, a distance of 166.27 feet; thence North 01°25'03" West, a distance of 365.60'; thence South 88°50'30" West, a distance of 93.87 feet; thence North 01°49'00" West, a distance of 145.03 feet; thence on a curve to the right having a radius of 225.00 feet, whose chord bearing is S79°24'02" West, and an arc length of 14.57 feet; thence on a curve to the right having a radius of 60.00 feet, whose chord bearing is North 74°04'31" West, and an arc length of 51.67 feet; thence on a curve to the left having a radius of 50.00 feet, whose chord bearing is North 59°41'29" East, and an arc length of 123.75 feet; thence North 78°47'19" East, a distance of 126.74 feet; thence North 01°25'03" West, a distance of 139.84 feet to a point on the North line of said Southeast Quarter; thence North 87°57'12" East,along said North line, a distance of 15.00 feet to the point of beginning.

LOCATION MAP
SECTION 35-10-22
NOT TO SCALE

This is to certify on this 15th day of APRIL, 2016 this field survey was completed on the ground by me or under my direct supervision.

SIGNED: DATE:
TRUMAN J STORY, PS 492

Date of Preparation:
JUNE 6, 2016

CITY APPROVALS:

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

_____ _____ _____
Jon Gallion, Chairman Connie Leggett, Secretary

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

_____ _____
David K. Breuer, Mayor Katherine Renn, City Clerk

PLANNING AND ZONING APPROVAL:

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

_____ _____
CITY ENGINEER Date

COUNTY APPROVALS:

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

_____
Register of Deeds

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

_____ _____
Leavenworth County Surveyor, Wayne Malnicol, P.S. Date

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

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

_____
By: ROBERT PEREZ

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

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

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

_____ My commission Expires:_____
Notary Public

_____
Print Name

Prepared For:
ROBERT PEREZ
2131 ROCK CREEK DRIVE
TONGANOXIE, KS 66086

FINAL PLAT
LOTS 1, 43-45 AND TRACT X

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