Planning Commission
City of Basehor, Kansas

November 3, 2015

City Hall Council Chambers

Regular Meeting – 7:00 p.m.

AGENDA
BASEHOR PLANNING COMMISSION
November, 3, 2015 7:00 p.m.
Basehor City Hall

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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: 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.

6. **Open Agenda**
    a. **None**

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 Gallion 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 plan residential district and to get this zoning it required a preliminary development plan which allows for modifications to be setbacks can be changed.

Chair Gallion called for a motion to approve the request and Commissioner Gallion made the motion to approve the revise 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 at7:43 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 at7:47 p.m.

Chair Gallion called for a motion. Commissioner Gallion 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 replace 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

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. E1

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 of December 21, 2015.

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:
Staff report (8 pages)
Copy of Submitted plat (1 page)
Copy of Existing Plat (1 page)

Projector needed for this item?
No

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: **November 3, 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:

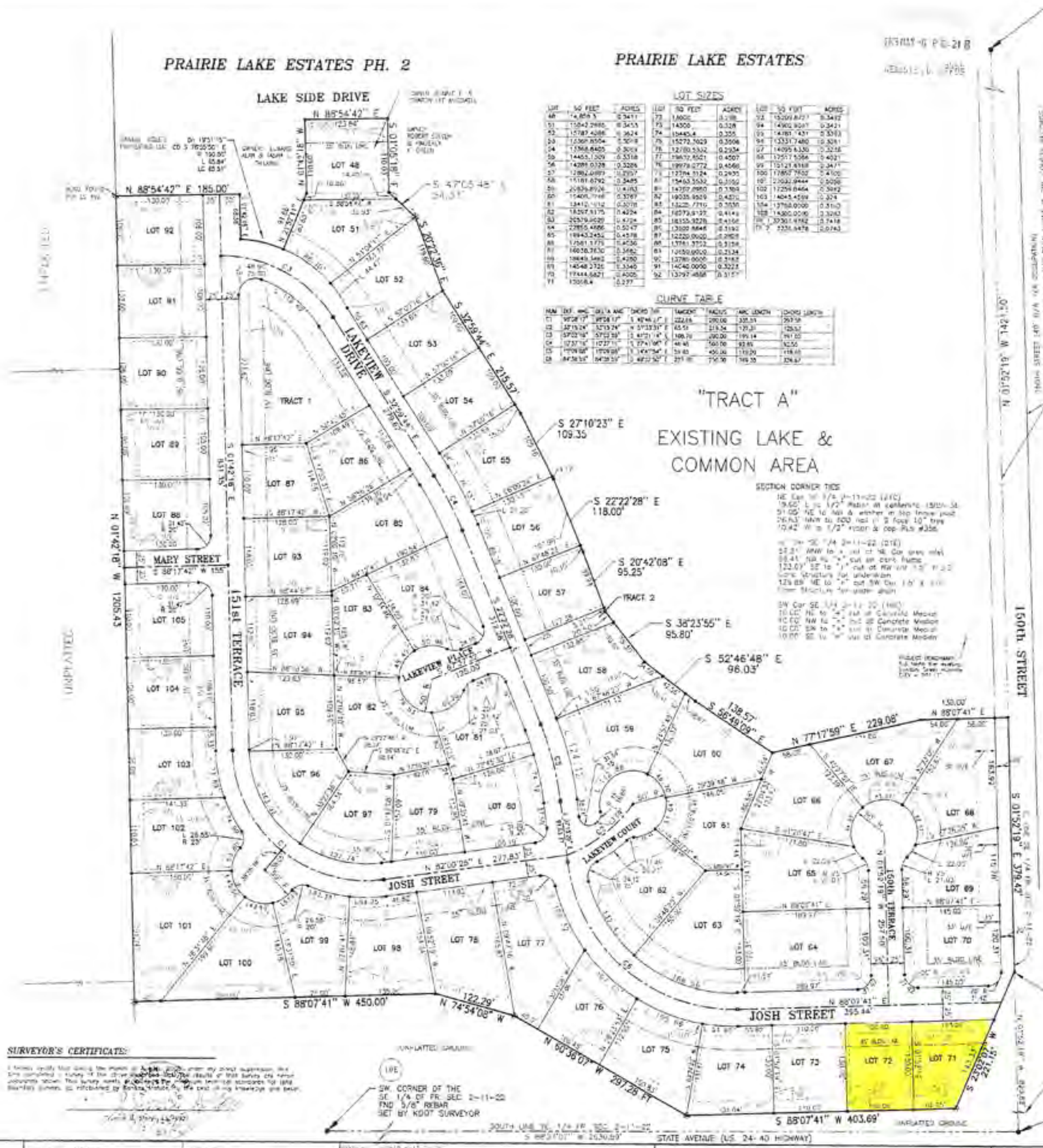
Staff recommends approval of the Prairie Lake Estates Phase 3 Final Plat application, with the following stipulations:

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

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



NOTES:

FILING RECORD

DEDICATION

ACKNOWLEDGMENT

ACKNOWLEDGMENT

ENDORSEMENTS

VICINITY MAP
SECTION 2, T11S, R22E
(N.T.S.)

BASIS OF BEARINGS PER THE PLAT OF PRAIRIE LAKE ESTATES

LEGEND

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 1, 1981

LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE:

STEVE AND MARY COLE
15115 CHESTNUT
BASEHOR KANSAS 66007

PRAIRIE LAKE ESTATES PHASE 3 A SUBDIVISION OF LAND IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY Fractional Section 2, Township 11 South, Range 22 East	STORY ENTERPRISES, INC. (SURVEYING AND CADD)	7735 WASHINGTON AVE. STE. G KANSAS CITY, KANSAS 66112 PHONE NO. 913-334-1813

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

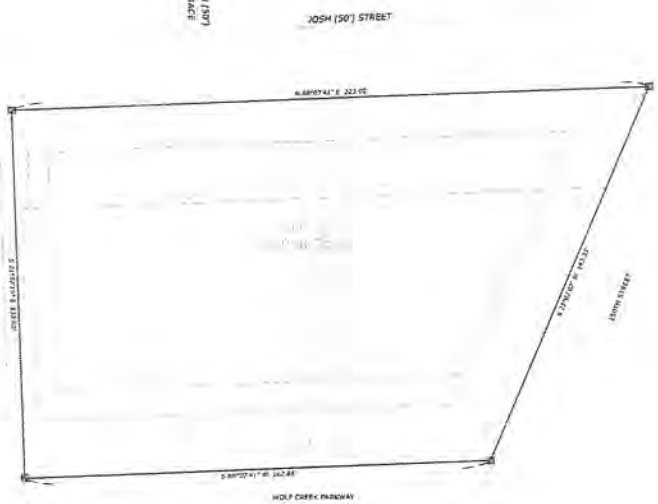
LEGEND:
- 1/2" Bar Set with Cap No.1296
- 1/2" Bar Found Cap 1389 unless otherwise noted.
- Concrete Base to be Set around Point

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'

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



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 the 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 foregoing 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 Gelber

Secretary
Corrie Leopard

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

Mayor
David R. Brown

City Clerk
Katherine Renk

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 the _____ day of _____, 2015 at _____ o'clock __M in the Office of the Register of Deeds of Leavenworth County, Kansas.

Register of Deeds - Stacy Drilon

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 Manscof, RLS

NORTH
Scale 1" = 20'

Job # K-15-935
September 2, 2015

Herring Surveying Company
215 North 5th Street, Lansing, KS 66043
Ph. 913.351.2050 Fax 913.487.7256
Email - surveyor@hsc2000.com

20 0 20 40 60
1" = 20'

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 that the plat is correct to the best of my knowledge.

REVIEW ONLY

Joseph A. Herring
LS # 1296

PDF created with pdfFactory trial version www.pdffactory.com

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 ESTATE #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 NAT'L 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@teamcash.com	

APPLICATION TYPE

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

PROJECT INFORMATION

Existing Use
[ ] Residential [ ] Commercial [ ] Industrial [ ] Office [ ] Agriculture [X] 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: 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
[ ] Filing Fee $_____ [ ] Received by _____ [ ] # of Plans _____
[ ] Attached Legal Description [ ] Property Ownership List

SHEET A

CITY OF BASEHOR

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

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

1. Reason for This Request? REPLAT & COMBINE LOTS 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 PLAT 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.

Leavenworth County,

813.5 0 406.76 813.5 Feet

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Lawrence, KS 66044
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Fax: (785) 832-7232
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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)

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

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

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PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

Open Agenda

Reports from Special Committees

Planning Directors' Report

Adjournment