Agenda

Basehor City Council
Work Session

October 3, 2011 7:00pm
Basehor City Hall
2620 North 155th Street

1. Discuss Preliminary Leavenworth County Sewer District #3 Connection Fee Survey Results
2. Discuss Consideration for a Change in Zoning for Pinehurst Properties, LLC
3. Discuss Consideration for Preliminary Plat for Pinehurst Properties, LLC
4. Discuss Proposed Text Amendment to Subdivision Regulation
5. Executive Session (if needed)

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 1

Topic:
Discuss Preliminary Leavenworth County Sewer District #3 (LCSD#3) Connection Fee Survey Results.

Action Requested:
Discuss Preliminary LCSD#3 Connection Fee Survey Results.

Narrative:
LCSD#3 has requested that the City of Basehor allow residents of the District to connect to the City's sewer system at a rate of $2,950 for each connection in addition to a $78 lift station up-size charge for each connection. The City currently has an agreement with the District that stipulates a connection rate of $4,425. The City's current outside of city connection fee is $5,175. Ordinance No. 582 stipulates: "The connection fees and the monthly wastewater treatment fees for development outside of the city shall be 150% of the established rates, unless otherwise determined by the city council."

On September 19, a potential agreement between the City and LCSD#3 was discussed by Council that would reduce the sewer connection fee to the current in-City rate of $3,450 and to reduce the monthly service fee to the in-City rate for any resident of LCSD#3 that would agree to a voluntary annexation agreement with the City. Any homeowner in LCSD#3 that did not agree to a voluntary annexation would have their sewer connection fee remain at the rate agreed to rate of $4,425 and their monthly sewer rate would remain at 150% of the current in-City rate. How existing sewer infrastructure will be maintained was also discussed.

The Basehor City Council then agreed to perform a survey in an effort to gauge the sentiment of Glenwood Estates Homeowners in regard to potential annexation and sewer connection fees. A survey and background information was delivered by certified mail to all homeowners in LCSD#3 on September 23. Preliminary results will be provided to Council at the September 19th meeting.

Presented by:
Travis Miles, Council Member
Corey Swisher, City Clerk/Finance Director

Administration Recommendation:
Discuss Preliminary LCSD#3 Connection Fee Survey Results.

Committee Recommendation:
N/A

Attachments:
09.22.11 Correspondence & Survey
09.26.11 Correspondence

The City of Basehor

Date: September 22, 2011

To: Glenwood Estates Homeowners

From: Basehor City Council

Re: Leavenworth County Sewer District #3 (LCSD#3) Connection Fee Reduction Request

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Dear LCSD#3 Resident:

LCSD#3 has requested that the City of Basehor allow residents of the District to connect to the City's sewer system at a rate of $2,950 for each connection in addition to a $78 lift station up-size charge for each connection. The City currently has an agreement with the District that stipulates a connection rate of $4,425 in addition to the $78 up-size charge.

A potential agreement between the City and LCSD#3 is being considered that would reduce the sewer connection fee to the current in-City rate of $3,450 and to reduce the monthly service fee to the in-City rate for any resident of LCSD#3 that would agree to a voluntary annexation agreement with the City. Any homeowner in LCSD#3 that did not agree to a voluntary annexation would have their sewer connection fee remain at the rate agreed to on January 22nd, 2009 of $4,425 and their monthly sewer rate would remain at 150% the current in-City rate. How existing sewer infrastructure will be maintained is also being considered.

September 19, 2011, the Basehor City Council agreed to perform a survey in an effort to gauge the sentiment of Glenwood Estates Homeowners in regard to potential annexation and sewer connection fees.

Included in this correspondence you will find a scenario outlining the costs associated with the current and requested connection fees and how those fees relate to the long term costs of in-City versus out-of-City sewer rates and connection fees. Also included you will find an explanation of how to determine what your City property taxes would be as well as a survey asking whether you support City of Basehor annexation. The City asks that you return the survey by October 3, 2011.

The City welcomes any public input that Glenwood Estates residents may have about this correspondence and the information provided. If you have a question or need clarification please contact City Clerk/Finance Director, Corey Swisher at cswisher@cityofbasehor.org or 724-1370 ext. 28.

Kind Regards

HOW TO CALULATE YOUR CITY PROPERTY TAX

Use the following to estimate what your City of Basehor property would be:

1. Market Value = $200,000
2. Assessed Value = $200,000 x 11.5% = $23,000
3. City Tax: $23,000 x .029775 (mill levy) = $684.83
4. $685 /12 months = $57.07

What the City provides for $57.07 per month:

- Police Protection
- Street Lighting
- Code Enforcement
- Community Activities
- Building Inspection
- Public Parks
- Traffic Control
- Animal Control
- Streets & Sidewalk Maintenance
- New Road Construction
- Planning & Zoning Services
- Utilities
- Refuse Control

IN CITY VS OUT COST COMPARISON

ASSUMES $200,000 MARKET VALUE

City of Basehor Monthly Property Tax	$57.07
Avg. City of Basehor Sewer Bill	$45.10
City of Basehor (Tax + Sewer Bill)	$102.17
Avg. Glenwood Estates (Sewer Bill)	$67.65
Difference	$34.52
LCSD#3 Agreement Connection Fee	$4,425.00
LCSD#3 Connection Fee Request	$2,950.00
Difference	$1,475.00
Months Until Equilibrium	42.82
Annual Cost Difference	$413.40

The above scenario indicates it would be $413.40 less expensive, annually for Glenwood Estates Homeowners to continue paying out-of-City sewer rates. This means it would take approximately 43 months for a Glenwood Estates homeowner to recover the difference in the cost of the connection fees included in the existing agreement ($4,425) and those being requested ($2,950).

Printed Name: _____

Signature: _____

Address: _____

I would agree to voluntary annexation: Yes _____

No _____

Return this page in the enclosed self addressed stamped envelope by October 3, 2011.

The City of Basehor

Date: September 26, 2011

To: Glenwood Estates Homeowners

From: Basehor City Council

Re: Leavenworth County Sewer District #3 (LCSD#3) Connection Fee Reduction Request

Dear LCSD#3 Resident:

Following several responses to correspondence and a survey dated 09-22-11, the City of Basehor would like to further explain the benefits and services provided to our residents.

The City of Basehor contracts with Deffenbaugh Industries to provide solid waste disposal and recycling service using automated poly-carts. Weekly trash & single stream recycling service has a combined monthly rate of $14.03. Each Basehor residence receives a 95 gallon trash cart and a 65 gallon recycling cart.

City of Basehor residents qualify for a rebate equivalent to 50% of the total registration fee paid for youth sports programming at the Field of Dreams Athletic Complex. Depending on the number of children in the family and participation Basehor residents can save hundreds of dollars a year on youth sports. Additionally each Basehor household is entitled to two Field of Dreams Parking Passes per year.

If annexed the streets in the Glenwood Estates subdivision would be included in the City's Pavement Management Plan. The City resurfaces over a linear mile of City streets every year. The City would also provide snow removal to the subdivision. The City strives to clear all City streets within 24 hours after major snow events.

LCSD#3 residents could also expect to receive quicker Police response times.

If annexed LCSD#3 homeowner's would realize a 7.491 Fairmont Township (Road & Bridge) mill levy reduction. The City's current mill levy is 29.775.

The City welcomes any public input that LCSD#3 residents may have about this correspondence and the information provided. If you have a question or need clarification please contact City Clerk/Finance Director, Corey Swisher at cswisher@cityofbasehor.org or 724-1370 ext. 28. Council Member Travis Miles can be contacted at tmiles@sunflower.com.

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 2

Topic: Rezoning from "CP-2", General Business District to "R-3" Multi-Family Residential District as submitted by Pinehurst Properties, LLC for a property located on Pinehurst Drive.

Action Requested: Consider rezoning a property located on Pinehurst Drive from "CP-2" to "R-3".

Narrative:
August 9, 2011, the applicant requested a zoning change to the subject property to allow for an assisted living facility (22 units). The property is currently zoned "CP-2" which does not allow for senior living facilities. The requested zoning is "R-3" Multi-Family Residential.

The subject property is 420 feet east of the west property line to Pinehurst North Subdivision Plat and abuts the north right-of-way line to Pinehurst Drive. The property is located in the City limits and consists of 1.83 acres.

Presented by: Mitch Pleak, City Engineer

Administration Recommendation:
Zoning property to a higher classification such as commercial and industrial may create hardships to the general welfare of surrounding properties. Lowering a zoning classification would reduce any hardships to the surrounding properties. The property owner is aware of the surrounding "CP-2" zoning. Staff finds no hardships to the general welfare of the surrounding property owners with the zoning request. September 13, the Planning Commission voted 5-0 to approve the rezoning request without conditions. Staff recommends approval of the zoning request from "CP-2" to "R-3" zoning.

Committee Recommendation:

Attachments:
9.26.11 Memo (1 page)
Staff Report (2 pages)
Pinehurst North Third Plat (1 page)
Application (3 pages)
Public Hearing Notice (1 page)

Projector needed for this item? No

Memorandum

To: Mr. Mayor and City Council

CC: Chief Lloyd Martley

From: Mitch Pleak

Date: 9.26.11

Re: Rezoning from "CP-2", General Business District to "R-3" Multi-Family Residential District as submitted by Pinehurst Properties, LLC for a property located on Pinehurst Drive.

August 9, 2011 the applicant has requested a zoning change to the subject property to allow for an assisted living facility (22 units). The property is currently zoned "CP-2" which does not allow for senior living facilities. The requested zoning is "R-3" Multi-Family Residential.

The subject property is 420 feet east of the west property line to Pinehurst North Subdivision Plat and abuts the north right-of-way line to Pinehurst Drive. The property is located in the City limits and consists of 1.83 acres. A complete Staff report is attached.

Zoning property to a higher classification such as commercial and industrial may create hardships to the general welfare of surrounding properties. Lowering a zoning classification would reduce any hardships to the surrounding properties. The property owner is aware of the surrounding "CP-2" zoning. Staff finds no hardships to the general welfare of the surrounding property owners with the zoning request. On September 13, the Planning Commission voted 5-0 to approve the rezoning request without conditions. Staff recommends approval of the zoning request from "CP-2" to "R-3" zoning.

CITY OF BASEHOR

Staff Report

Date: **August 9, 2011**

Subject: **Consideration of Rezoning from "CP-2", General Business District to "R-3", Multi-Family Residential District as submitted by Pinehurst Properties, LLC for property located on Pinehurst Drive.**

GENERAL INFORMATION

Applicant: **Basehor Assisted Living, LLC**

Owner: **Pinehurst Properties, LLC**

Address: **15718 Pinehurst Drive**
Basehor, KS 66007

Engineer: **Schlagel & Associates, P.A.**

SITE INFORMATION

Location: Pinehurst North Plat
Current Zoning: "CP-2" General Business District

PROJECT BACKGROUND

August 9, 2011 the applicant has requested a zoning change to the subject property to allow for an assisted living facility (22 units). The property is currently zoned CP-2 which does not allow for a senior living facilities. A conceptual plan has been submitted with the change of zoning request.

The subject property is 420 feet east of the west property line to Pinehurst North Subdivision Plat and abuts the north right-of-way line to Pinehurst Drive. The property is located in the City limits and consists of 1.83 acres. Access to the property will be via Pinehurst Drive.

STAFF ANALYSIS

FACTORS FOR CONSIDERATION:

1. **Character of the Immediate Area** – The immediate area consists of commercial business, a church, and agricultural land.

2. **The Zoning and Uses of the Property Nearby** – The zoning and uses of the adjacent properties are as follows:

	Zoning	Use
North:	"CP-2"	Commercial
South:	"RR-2.5" County	Rural Residential (2.5 acre)

East:	"CP-2"	Commercial
West:	"CP-2"	Commercial

3. **The Suitability of the Subject Project to its Present Use** – The project will create an assisted living facility on a property that is currently vacant.

4. **The Extent to which Removal of the Present Zoning will Detrimentally Effect Nearby Property** – Rezoning the property to "R-3" from "CP-2" will provide less impacts to the existing church towards the south. The rezoning will not impact the remaining surrounding properties.

5. **The length of Time the Property has Remained Vacant as zoned** – The property has been vacant since it has been platted in 2003.

6. **The relative Gain to the Public Health, Safety, and General Welfare due to the Approval of the Application as Compared with the Hardship Imposed on the Landowner, if any, as a Result of Denial of the Application** – Upon the approval of the application, the applicant is requesting a preliminary plat to construct a senior living facility. This will utilize a property that is vacant, benefit local businesses with the increases of population, and provide an additional facility for our senior residents to live in Basehor. The proposed zoning will decrease the impact to the existing Pinehurst Drive. Denial of the application will result in a continuation of vacancy for the property.

7. **The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan** – The Comprehensive Plan/Future Land Use Map identifies this property as commercial. The proposed density of the subject property is 12 units per acre. The Comprehensive plan identifies Medium Density/Multi-Family as 5-14 units per acre (Page 36). Defined uses for Medium Density/Multi-Family are:
   Primary: Small lot single-family, duplexes, townhomes, or fourplexes on individual lots. Midrise apartments or condominium buildings or manufactured home parks within required densities.
   Secondary: Complementary neighborhood-scale retail, service commercial, or office uses in a planned neighborhood setting.

   The commercial property within Pinehurst North Plat is 67% vacant. The remaining property is neighborhood retail and banks. The proposed zoning may complement the surrounding commercial properties.

   The location and design of commercial areas must be incorporated into surrounding areas, rather than altering the character of surrounding neighborhoods (Page 37). The proposed zoning will incorporate a transition between the surrounding commercial properties and the property to the south.

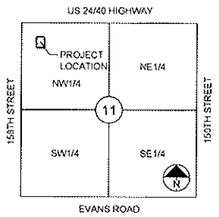
Recommendation by Planning Staff

Zoning property to a higher classification such as commercial and industrial may create hardships to the general welfare of surrounding properties. Lowering a zoning classification would reduce any hardships to the surrounding properties. The property owner is aware of the surrounding "CP-2" zoning. Staff finds no hardships to the general welfare of the surrounding property owners with the zoning request. Staff recommends approval of the zoning request from "CP-2" to "R-3" zoning.

PRELIMINARY PLAT OF

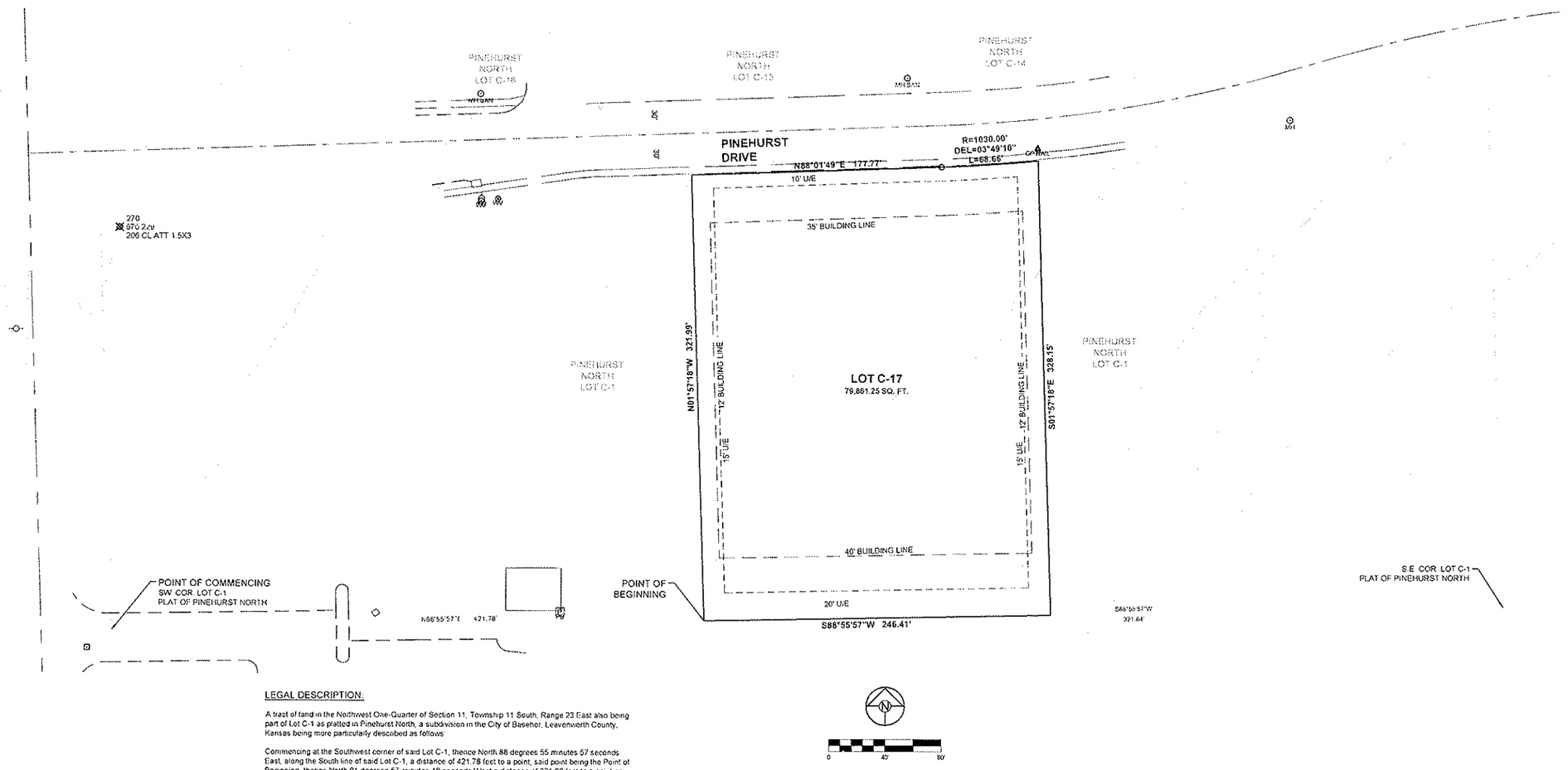
PINEHURST NORTH THIRD PLAT

A REPLAT OF PART OF LOT C-1, PINEHURST NORTH, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS
SECTION 11, TOWNSHIP 11 SOUTH, RANGE 22 EAST



SECTION 11-11-22

LOCATION MAP
SCALE 1" = 2000'



LEGAL DESCRIPTION:

A tract of land in the Northwest One-Quarter of Section 11, Township 11 South, Range 23 East also being part of Lot C-1 as platted in Pinehurst North, a subdivision in the City of Basehor, Leavenworth County, Kansas being more particularly described as follows

Commencing at the Southwest corner of said Lot C-1, thence North 88 degrees 55 minutes 57 seconds East, along the South line of said Lot C-1, a distance of 421 78 feet to a point, said point being the Point of Beginning, thence North 01 degrees 57 minutes 16 seconds West a distance of 321 99 feet to a point on the North line of said Lot C-1, thence North 88 degrees 01 minutes 49 seconds East, along said North line, a distance of177 77 feet to a point of curvature; thence along a curve to the left, having a radius of 1030 00 feet, a central angle of 03 degrees 49 minutes 10 seconds and a length of 68 66 feet to a point, thence South 01 degrees 57 minutes 16 seconds East a distance of 328 15 feet to a point on the South line of said Lot C-1, thence South 88 degrees 55 minutes 57 seconds West, along said South line, a distance of 246 41 feet to a point, said point being the Point of Beginning and containing 1 8334 acres, more or less

BASIS OF BEARINGS:

RECORDED PLAT OF PINEHURST NORTH, CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

PROJECT BENCHMARK:

RR SPIKE IN NE FACE OF TRANSMISSION LINE POWER POLE, SW QUADRANT US 24/40 & 158TH STREET
NAVD 88 ELEV = 962 59

SURVEYOR:

Schlagel and Associates, P A
David A Rinne, KS L S #1268
14920 W 107th Street
Lenexa, Kansas 66215

DEVELOPER:

Basehor Country Living, L L C
1527 W State Highway 114
Suite 500-354
Grapevine, Texas 76051

SCHLAGEL & ASSOCIATES, P.A.
Engineers• Planners •Surveyors •Landscape Architects
14920 West 107th Street •Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-8400

		DATE 08-03-11	PRELIMINARY PLAT OF PINEHURST NORTH THIRD PLAT
		DESIGN DR	
REV	REV 08-09-11	CHECKED MB	
REV	REV	PROJ NO 11-116	SHEET NO. 1 OF 1

I:\PROJECTS\2011\11-116\2-Dwgs\2-0 PCP-Prelim Plat\11-116PRELIMPLAT.dwg, PRELIMPLAT, 8/9/2011 5:06:59 PM, 1:1

APPLICATION FORM

CITY OF BASEHOR

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

Project Name & Description	Total Site Acreage	Present Zoning
Basehor Assisted Living, LLC d/b/a Country Place Senior Living	1.8334	CP-2
Legal Description (May be attached as separate sheet)		Proposed Zoning: R-3
Project Address / General Location: 15707 Pinehurst Drive, Basehor, KS 66007		Presubmittal Date
Parcel ID Number (CAMA Number): 1811100000004480		Floor Area Classification

Property Owner Name	Phone	Fax
Pinehurst Properties, LLC	(913) 724-3517 X 121	n/a

Property Owner Address	City	State	Zip
PO Box 437 15718 Pinehurst Drive	Basehor	KS	66007

Applicant's Name (if different from above)	Phone	Fax
Basehor Assisted Living, LLC	(817) 545-5353 X 710	n/a

Applicant's Address	City	State	Zip
1333 Corporate Drive Suite 206	Irving	TX	75038

Applicant's mobile phone	Property Owner and/or Applicant's E-mail address
(469) 955-1127	abooth@countryplaceliving.com

APPLICATION TYPE	
[ ] **Annexation**	[X] **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**	[X] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[ ] **Final Plat / Replat**

PROJECT INFORMATION

Existing Use
[ ] Residential [X] 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
79,861.34 s.f. (1.8334 ac)			44,249.25 s.f.
No. of Buildings	**Proposed Floor Area**	**Proposed Building Footprint**	**Pavement Coverage**
1	14,602	14,602	21,010.s.f.

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY

Proposed Number of Lots	Maximum Lot Size	Minimum Lot Size	Average Lot Size
1	75,000 s.f.	75,000 s.f.	75,000 s.f.

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 Dennis Brewer Member
Signature 8-12-11 Date

Office Use Only
[✓] Filing Fee $ 405.00 [ ] Received by KB 8-8-11 [ ] # 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? To re-zone from the existing commercial zoning of CP-2 designation to R-3 to fit the business operations

2. What is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? It has been designated as standard commercial zoning - CP-2

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? There will be no detrimental affect in changing the zoning from standard commercial to multi-family residential R-3

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? The gain will be in an increase in senior assisted living housing

5. How Does Your Request Conform with the Comprehensive Plan? This request conforms with the overall spirit of the adjacent zoning and in coordination with 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.

SHEET B

CITY OF BASEHOR

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

GENERAL REASON FOR APPEAL, EXCEPTION, OR INTERPRETATION

REASON FOR REQUEST
Is this a request for:

[ ] an interpretation of the zoning ordinance text, maps, or boundaries according to Article 17(6)A? (Includes appeals from decisions of any officer administering the provisions of the Zoning Ordinance as allowed in Article 17(11)A.)
[ ] a special exception as allowed in Article 17(10)A in the Zoning Ordinance?
[ ] a request for a variance from the Zoning ordinance as allowed in Article 17(14)A?

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

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

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

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

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

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

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

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

Affidavit in Proof of Publication

STATE OF KANSAS
Leavenworth County

Ashley Shepard of the Legal Dept. of the Basehor Sentinel being first duly sworn, deposes and says:

That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Leavenworth County, Kansas, with a general paid circulation on a weekly basis in Leavenworth County, Kansas, and that said newspaper is not a trade, religious or fraternal publication, and which newspaper has been admitted to the mails as periodicals class matter in said County, and that a notice of which is hereto attached, was published in the regular and entire issue of the Basehor Sentinel

Said newspaper is published weekly 52 weeks a year; has been so published continuously and uninterruptedly in said county and state for a period of more than one year prior to the first publication of said notice and been admitted at the post office of Basehor in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks the first publication thereof being made as aforesaid on 08/18/2011 with publications being made on the following dates:

08/18/2011

Subscribed and sworn to before me this 8-18-2011

Notary Public

My Appointment expires: 3-11-2015

Publication Charges	$57.00
Notary And Affidavit	$0.00
Additional Copies	$0.00
	$57.00

(Published in the Basehor Sentinel, Thursday, August 18, 2011)

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, September 13, 2011 at 7:00 PM, in the meeting room of City Hall, located at 2620 N. 155th Street, Basehor, Kansas to consider a change of zoning and a preliminary plat on property generally located at southwest corner of Pinehurst Drive and 158th Street for Pinehurst Properties LLC. The property is currently zoned CP-2, General Business District. The proposed zoning is R-3, Multi-Family Residential District. The property description is:

A tract of land in the Northwest One-Quarter of Section 11, Township 11 South, Range 23 East also being part of Lot C-1 as platted in Pinehurst North, a subdivision in the City of Basehor, Leavenworth County, Kansas being more particularly described as follows:

Commencing at the Southwest corner of said Lot C-1; thence North 88 degrees 55 minutes 57 seconds East, along the South line of said Lot C-1, a distance of 421.78 feet to a point, said point being the Point of Beginning; thence North 01 degrees 57 minutes 18 seconds West a distance of 321.99 feet to a point on the North line of said Lot C-1; thence North 88 degrees 01 minutes 49 seconds East, along said North line, a distance of 177.77 feet to a point of curvature; thence along a curve to the left, having a radius of 1030.00 feet, a central angle of 03 degrees 49 minutes 10 seconds and a length of 68.66 feet to a point; thence South 01 degrees 57 minutes 18 seconds East a distance of 328.15 feet to a point on the South line of said Lot C-1; thence South 88 degrees 55 minutes 57 seconds West, along said South line, a distance of 246.41 feet to a point, said point being the Point of Beginning, and containing 1.8334 acres, more or less.

All persons who desire to comment for or against said application are invited to appear at the time and place mentioned above. Copies of the application and full legal description are available for review during normal business hours at Basehor City Hall. Questions about the application may be directed to Mitch Pleak, City Engineer at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 3

Topic: Preliminary Plat for Pinehurst North Plat

Action Requested: Consider the preliminary plat for Pinehurst North Third Plat.

Narrative:
The subject preliminary plat is located 420 feet east of the west property line to Pinehurst North Subdivision Plat and abuts the north right-of-way line to Pinehurst Drive. The property is currently platted under the registered plat of Pinehurst North located within Lot C-1 (7.42 acres). The proposed plat contains 1.8334 acres and 1 lot. The average lots size among surrounding developed lots is 1.55 acres.

On September 13, the Planning Commission approved the preliminary plat (5-0) with the following conditions:

1. The applicant shall meet Westar Energy's request for a front lot easement of 15 feet.
2. 158th Street shall be labeled on the Preliminary Plat. General dimensions shall be provided for 158th Street and Pinehurst Drive.
3. The property owners west of 158th Street and south of the subject preliminary plat shall be shown.

Presented by: Mitch Pleak, City Engineer

Administration Recommendation:
Staff recommends approval of the preliminary plat with the following conditions:

1. The applicant shall meet Westar Energy's request for a front lot easement of 15 feet.
2. 158th Street shall be labeled on the Preliminary Plat. General dimensions shall be provided for 158th Street and Pinehurst Drive.
3. The property owners west of 158th Street and south of the subject preliminary plat shall be shown.

Committee Recommendation:

Attachments:
9.26.11 Memo (1 page)
Staff Report (4 pages)
Pinehurst North Third Plat (1 page)
Preliminary Site Plans (5 pages)
Westar Energy Letter (1 page)
Application (3 pages)

Projector needed for this item? No

Memorandum

To: Mr. Mayor and City Council

CC: Chief Lloyd Martley

From: Mitch Pleak

Date: 9.26.11

Re: Preliminary Plat for Pinehurst North Third Plat

Pinehurst Properties, LLC has submitted a preliminary plat for Pinehurst North Third Plat, which is located on the south side of Pinehurst Drive, between 158th Street and 155th Street. The property is currently platted under the registered plat of Pinehurst North located within Lot C-1 (7.42 acres). The proposed plat contains 1.8334 acres and 1 lot. The average lots size among surrounding developed lots is 1.55 acres.

Per R-3 zoning, the required density is 12 dwelling units per acre. The development provides 22 units. The preliminary plat provides 1.8334 acres and meets the density requirement.

Per R-3 zoning, Nursing Homes and Boarding Houses shall provide 500 sf per occupant. The building provides 14,602 sf. The occupancy of the building is 26. 561 sf is provided per occupant.

A Staff report is attached.

On September 13, the Planning Commission approved the preliminary plat (5-0) with the following conditions:

1. The applicant shall meet Westar Energy's request for a front lot easement of 15 feet.
2. 158th Street shall be labeled on the Preliminary Plat. General dimensions shall be provided for 158th Street and Pinehurst Drive.
3. The property owners west of 158th Street and south of the subject preliminary plat shall be shown.

Staff recommends the approval of the preliminary plat with Planning Commission's three (3) conditions.

Staff Report

Date: August 9, 2011

Subject: Preliminary Plat for Pinehurst North Third Plat submitted by Pinehurst Properties.

GENERAL INFORMATION

Applicant: Basehor Assisted Living, LLC

Owner: Pinehurst Properties, LLC

Address: 15718 Pinehurst Drive
Basehor, KS 66007

Engineer: Schlagel & Associates, P.A.

SITE INFORMATION

Location: Pinehurst North Plat
Current Zoning: Proposed "R-3". Currently "CP-2".

PROJECT BACKGROUND

Pinehurst Properties, LLC has submitted a preliminary plat for Pinehurst North Third Plat, which is located on the south side of Pinehurst Drive, between 158th Street and 155th Street. The property is currently platted under the registered plat of Pinehurst North located within Lot C-1 (7.42 acres). The proposed plat contains 1.8334 acres and 1 lot. The average lots size among surrounding developed lots is 1.55 acres. The majority of the property slopes towards the southeast. A preliminary storm analysis has been submitted and is under review.

Surrounding Property

The proposed preliminary plat will remove a portion of ground located in Lot C-1 of the Pinehurst North Third Plat. Lot C-1 is currently 7.42 acres. The remainder of Lot C-1 to the west would contain approximately 3 acres and approximately 2.6 acres on the east side. The remaining land can be replatted and provide additional lots.

Traffic

Access to the proposed plat will be thru Pinehurst Drive. Traffic in this area will increase as a direct result of this development. The property is currently zoned "CP-2" General Business District. The average trip generation on a week day per 1,000 square feet GFA for a shopping center typical of "CP-2" zoning is 42.94. The average trip generation on a week day per 1,000 square feet GFA for an assisted living facility is 6.10. The trips generated as an assisted living facility is 86% less than trips generated by a shopping center.

The development provides 21 parking stalls. Per the zoning regulations, 0.4 parking stalls are required per bed. The required parking stalls is 9.

Stormwater Management
The majority of the property slopes towards the southeast. A preliminary storm analysis has been submitted and is under review.

Sanitary Sewer
The proposed development would generate 2,200 gpd (100 gpd per person). The capacity of the treatment facility is 2.2 million gpd. The current usage is at 520,000 gpd. The sewer treatment facility will accommodate the development.

Water
This development will be served by Suburban Water, Inc. Suburban Water, Inc. has no comments with the development.

Fire Protection
The proposed building will have an internal sprinkler system installed. A lane on the west side of the building will provide additional access to the rear of the building.

General

Density
Per R-3 zoning, the required density is 12 dwelling units per acre. The development provides 22 units. The preliminary plat provides 1.8334 acres and meets the density requirement.

Area per Occupant
Per R-3 zoning, Nursing Homes and Boarding Houses shall provide 500 sf per occupant. The building provides 14,602 sf. The occupancy of the building is 26. 561 sf is provided per occupant.

Westar Energy
Westar Energy has requested the front lot easement to be a minimum of 15 feet.

Common Areas/Open Space
The development provides 1.1 acres of useable open space. The preliminary plat is 1.8334 acres. 60% of the preliminary plat is useable open space.

Landscaping
The development provides 1.1 acres of useable open space. 16 trees per acre of usable open space is required. 18 trees are required and 20 trees are provided. 1 tree per 50 feet of frontage shall be provided. The preliminary plat will provide approximately 250 feet of frontage that will require 5 trees along Pinehurst Drive. 6 trees are provided.

Architectural Design Standards.
The proposed building will need to meet the architectural design standards. The review will be conducted once final building plans are submitted.

Park Fees
The parkland fees would be $4,400 ($200/unit x 22 units).

Preliminary Plat Contents
a.

1. **The name of the proposed subdivision.** Provided within the submitted Preliminary Plat.

2. **Location of the subdivision by reference to a section corner.** Provided within the submitted Preliminary Plat.
3. **The name(s) and address(s) of the owner(s)/developer(s) and the licensed land surveyor who prepared the plot.** Provided within the submitted Preliminary Plat.
4. **North arrow.** Provided within the submitted Preliminary Plat.
5. **Date prepared and scale of the drawing.** Provided within the submitted Preliminary Plat.
6. **The legal description of the property.** Provided within the submitted Preliminary Plat.

b.

1. **All of the land to be platted as well as all platted or unplatted adjacent properties within 1,000 feet shall be shown.** This is not shown.
2. **Existing contours with the contour intervals not more than 2 feet.** Provided within the submitted Preliminary Plat.
3. **The location, width, and names of all existing platted or private ways within or adjacent to the tract, together with easements, railroad and utility right-of-way, parks and other significant features such as city limit lines and survey monuments.** Widths are not shown nor the property name(s) toward the south and west.
4. **Environmental features.** Environmental features including the location and direction of the drainage are shown. The proposed plat is not within the 100-yr flood plain.
5. **All airports, sanitary landfills, feedlots, or other similar uses located within two miles of the proposed plat shall be shown on a vicinity map.** This is not shown. With the contents of the proposed preliminary plat, Staff recommends this not to be needed.

c.

1. **Layout and names of streets with general dimensions and appropriate grades shall be shown.** General grades are shown. 158th Street shall be labeled. The preliminary plat shall provide dimensions to 158th Street and Pinehurst Drive.
2. **Intended layout, numbers and dimensions of lots.** Provided within the submitted Preliminary Plat.
3. **Parcels of land intended to be dedicated or reserved for parks, schools, or other public uses, or to be reserved for the use of property owners with the subdivision.** This is provided within the submitted Preliminary Plat.
4. **Location and type of utilities to be installed.** This is provided in the development plan.
5. **Utility and other easements indicating width and purpose.** This is provided in the development plan.
6. **A statement or other indication of phasing of the development and an appropriate timetable if applicable.** Not applicable.
7. **Vicinity sketch with indicates the relationship between the proposed subdivision and surrounding properties within 1,000 feet, showing streets and other features.** This is not provided.

d.

1. **The names and addresses of all owners of property within 1,000 feet of the proposed platted area. The applicant may submit the same list of owners of property within 1,000 feet submitted for the zoning application.** This has been submitted by the applicant.
2. **For subdivisions proposed to contain single family development, the minimum dwelling size shall be met.** Single Family development is not being proposed.

Recommendation by Planning Staff

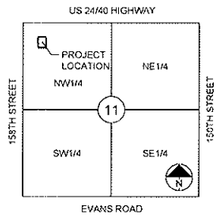
Staff recommends approval of the preliminary plat with the following conditions:

1. The applicant shall meet Westar Energy's request for a front lot easement of 15 feet.
2. 158th Street shall be labeled on the Preliminary Plat. General dimensions shall be provided for 158th Street and Pinehurst Drive.
3. The property owners west of 158th Street and south of the subject preliminary plat shall be shown.

PRELIMINARY PLAT OF

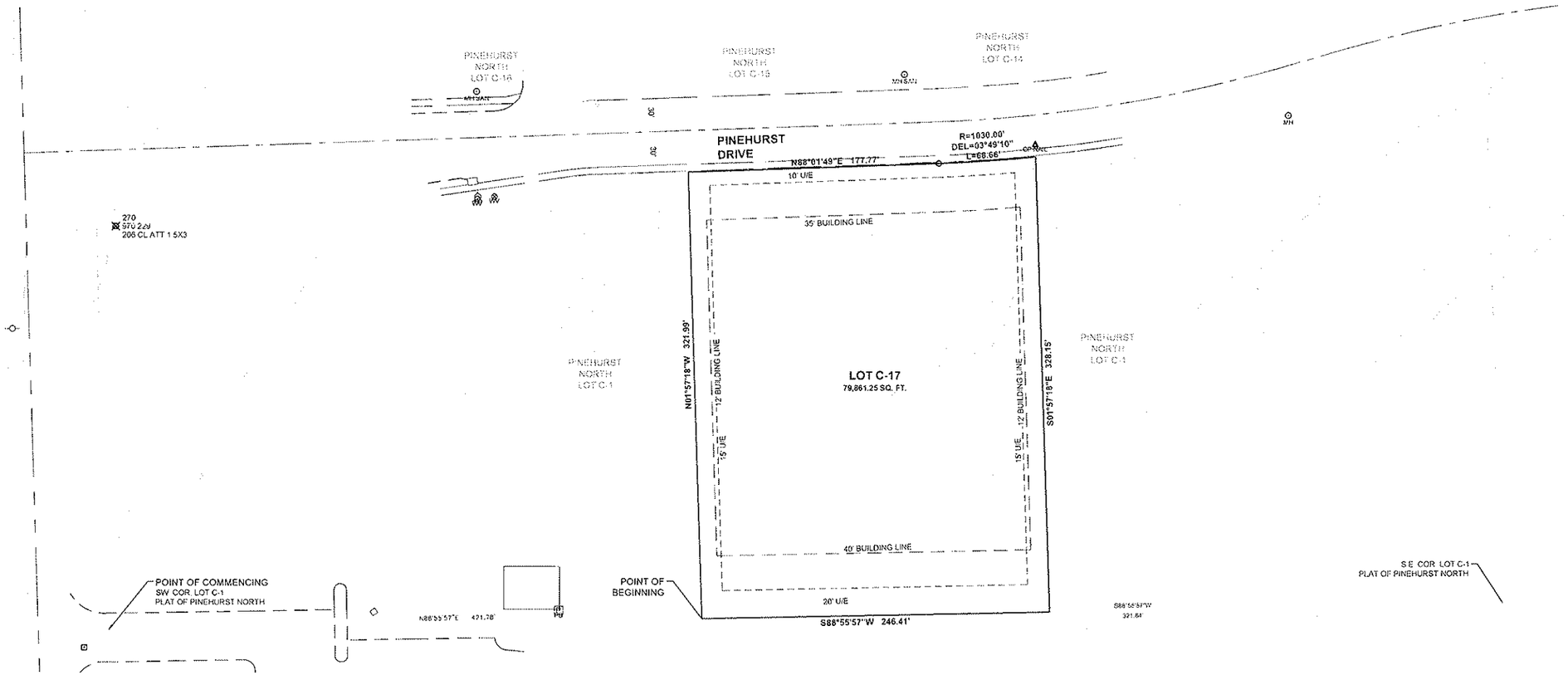
PINEHURST NORTH THIRD PLAT

A REPLAT OF PART OF LOT C-1, PINEHURST NORTH, A SUBDIVISION IN THE CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS
SECTION 11, TOWNSHIP 11 SOUTH, RANGE 22 EAST



SECTION 11-11-22

LOCATION MAP
SCALE 1" = 2000'



LEGAL DESCRIPTION:

A tract of land in the Northwest One-Quarter of Section 11, Township 11 South, Range 23 East also being part of Lot C-1 as platted in Pinehurst North, a subdivision in the City of Basehor, Leavenworth County, Kansas being more particularly described as follows

Commencing at the Southwest corner of said Lot C-1, thence North 88 degrees 55 minutes 57 seconds East, along the South line of said Lot C-1, a distance of 421.78 feet to a point, said point being the Point of Beginning, thence North 01 degrees 57 minutes 18 seconds West a distance of 321.99 feet to a point on the North line of said Lot C-1, thence North 88 degrees 01 minutes 49 seconds East, along said North line, a distance of177.77 feet to a point of curvature, thence along a curve to the left, having a radius of 1030.00 feet, a central angle of 03 degrees 49 minutes 10 seconds and a length of 68.66 feet to a point, thence South 01 degrees 57 minutes 18 seconds East a distance of 328.15 feet to a point on the South line of said Lot C-1, thence South 88 degrees 55 minutes 57 seconds West, along said South line, a distance of 246.41 feet to a point, said point being the Point of Beginning, and containing 1.8334 acres, more or less

BASIS OF BEARINGS:

RECORDED PLAT OF PINEHURST NORTH, CITY OF BASEHOR, LEAVENWORTH COUNTY, KANSAS

PROJECT BENCHMARK:

RR SPIKE IN NE FACE OF TRANSMISSION LINE POWER POLE, SW QUADRANT US 24/40 & 158TH STREET
NAVD 88 ELEV = 962.59

SURVEYOR:

Schlagel and Associates, P.A.
David A. Rinne, KS L.S #1288
14920 W. 107th Street
Lenexa, Kansas 66215

DEVELOPER:

Basehor Country Living, L.L.C.
1527 W. State Highway 114
Suite 500-354
Grapevine, Texas 76051

SCHLAGEL & ASSOCIATES, P.A.
Engineers• Planners •Surveyors •Landscape Architects
14920 West 107th Street •Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-8400

		DATE	08-03-11
		DESIGN	DR
REV	REV 08-09-11	CHECKED	MB
REV	REV	PROJ NO	11-116

PRELIMINARY PLAT OF PINEHURST NORTH THIRD PLAT

SHEET NO. 1 OF 1

I:\PROJECTS\2011\11-116\2 Design\2.0 PDP\Plat\11-116PRELIMPLAT.dwg PRELIM PLAT 8/9/2011 5:06:59 PM, 1:1

LEGEND

SYMBOLS

- FOUND MONUMENT
- FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- CONTROL POINT
- SET REBAR IN CONCRETE
- SET 1/2" REBAR UNLESS OTHERWISE NOTED
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER (# - NO OF METERS)
- GAS VALVE
- IRRIGATION VALVE
- LIGHT POLE
- POWER POLE
- UTILITY POLE
- DOWN GUY
- POWER PEDESTAL
- ELECTRIC METERS (# - NO OF METERS)
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- FIBER OPTIC STRUCTURE
- MAIL BOXES
- SIGN
- EXISTING MANHOLE
- CURB INLET
- AREA INLET
- GRATE INLET
- JUNCTION BOX
- HANDICAPPED ACCESSIBLE PARKING
- KEYSTONE RETAINING WALL
- CONCRETE RETAINING WALL
- RAILROAD TIE RETAINING WALL
- STACKED STONE RETAINING WALL
- PARKING SPACE COUNT

LINES

- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE
- WATER LINE
- FENCE (TYPE)
- FIBER OPTIC LINE
- CABLE LINE
- STORM SEWER LINE
- SANITARY SEWER LINE

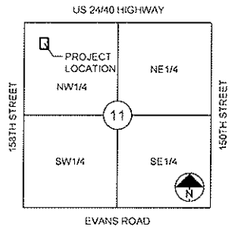
ABBREVIATIONS

B/B	- BACK TO BACK
ROW	- RIGHT-OF-WAY
P/L	- PROPERTY OR PLAT LINE
BL	- BUILDING LINE
BH	- BUILDING HEIGHT
D/E	- DRAINAGE EASEMENT
E/E	- ELECTRICAL EASEMENT
L/E	- LANDSCAPE EASEMENT
U/E	- UTILITY EASEMENT
S/E	- SANITARY SEWER EASEMENT
TF	- TOP OF FOUNDATION
FFE	- FINISHED FLOOR ELEVATION
GF	- GARAGE FLOOR
BF	- BASEMENT FLOOR
TC	- TOP OF CURB
TA	- TOP OF ASPHALT
C&G	- CURB AND GUTTER
S/W	- SIDEWALK
TJB	- TELEPHONE JUNCTION BOX
DIP	- DUCTILE IRON PIPE
PEP	- POLYETHYLENE PIPE
PVC	- POLYVINYL CHLORIDE PIPE
RCP	- REINFORCED CONCRETE PIPE
VCP	- VITRIFIED CLAY PIPE
TE	- TOP ELEVATION

PRELIMINARY DEVELOPMENT PLANS FOR

COUNTRY PLACE SENIOR LIVING

IN THE CITY OF BASEHOR LEAVENWORTH COUNTY, KANSAS



SECTION 11-11-22

LOCATION MAP
SCALE 1" = 2000'

SHEET INDEX:

1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN
4. LANDSCAPE PLAN

PREPARED AND SUBMITTED BY:

PRELIMINARY

SCHLAGEL & ASSOCIATES, P.A.

LEGAL DESCRIPTION:

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APPROVED BY:

CITY ENGINEER — DATE

APPROVED FOR ONE YEAR FROM THIS DATE

OWNER/DEVELOPER:
BASEHOR COUNTRY LIVING, LLC
1527 W STATE HIGHWAY 114
SUITE 500-354
GRAPEVINE, TX 76051
PH. 817-545-5353
FAX 866-892-5539

PROJECT BENCHMARK
RR SPIKE IN NE FACE OF TRANSMISSION LINE POWER POLE, SW QUAD 24-40 & 158TH ST
NAVD 88, ELEVATION = 962.59

UTILITY COMPANIES

CITY OF BASEHOR - SANITARY
913-724-1370

SUBURBAN WATER, INC
LEAVENWORTH COUNTY
913-724-1800

SOUTHWESTERN BELL - TELE.
913-344-7233

WESTAR ENERGY - POWER

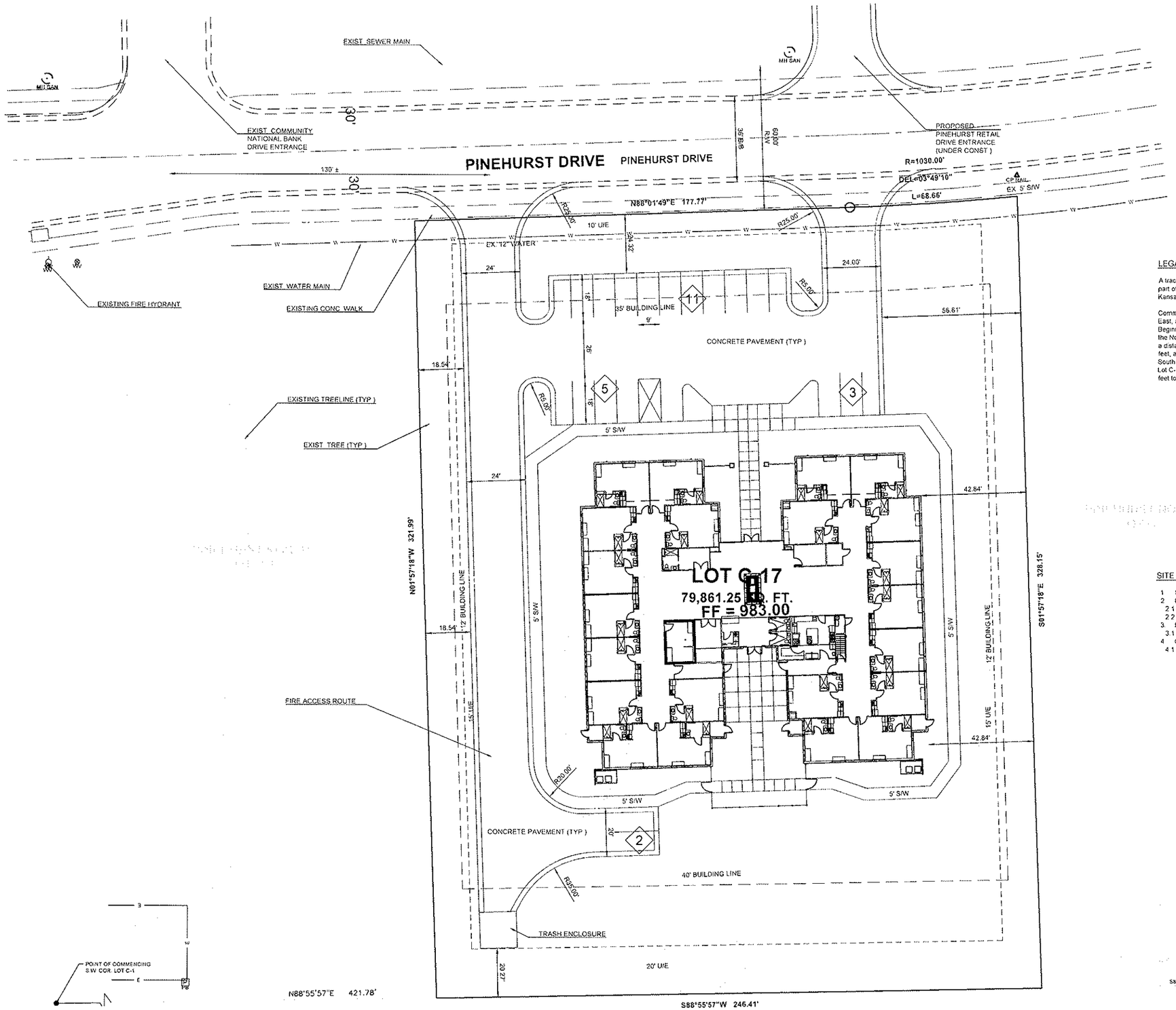
SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-8400

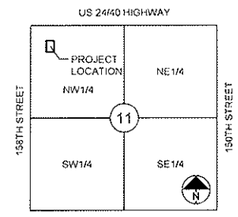
COUNTRY PLACE SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

REVISION DATE	DESCRIPTION
1 04/04/13	ADDRESS CITY COMMENTS

DESIGNED BY: MAB
CHECKED BY: MAB
DATE PREPARED:

COVER SH





SECTION 11-11-22

LOCATION MAP
SCALE 1" = 2000'

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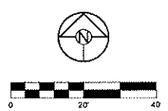
SITE DATA:

1 SITE AREA = 1.8334 ACRES (79,861.25 S F)
2 LOT COVERAGE =35,612 S F (44 59%)
2 1 PAVEMENT AREA = 21,010 S F (28 01%)
2 2 BUILDING FOOTPRINT = 14,602 S F (18 28%)
3 PARKING REQUIRED = 0 4 PER BED (NURSING HOME), 22 BEDS = 9 STALLS
3 1 ,PARKING PROVIDED = 19 AND 2 A D A ACCESSIBLE
4 CURRENT ZONING = CP-2, GENERAL BUSINESS DISTRICT
4 1 PROPOSED ZONING = R-3, MULIT-F AMILY RESIDENTIAL



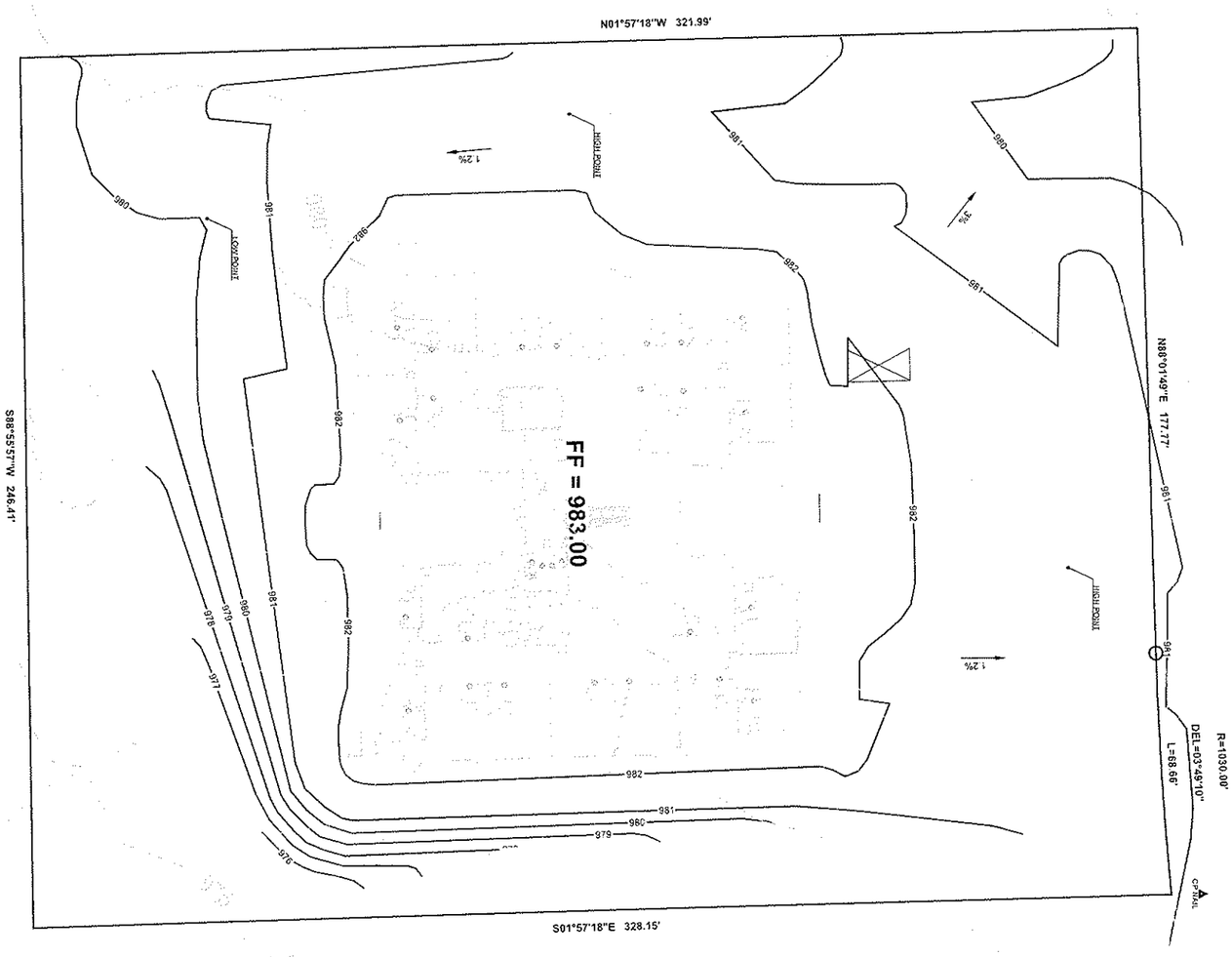
SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax (913) 492-8400

COUNTRY PLACE SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

REVISION DATE	DESCRIPTION
09-09-11	ADDRESS CITY COMMENTS

DESIGNED BY: MAB
CHECKED BY: MAB
DATE PREPARED:

SITE
DIMENSI
PLAN



DESIGNED BY	REVISION DATE	DESCRIPTION
MAB	1 08-09-11	ADDRESS CITY COMMENTS
CHECKED BY		
MAB		
DATE PREPARED		

GRADIN
PLAN

COUNTRY PLACE SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

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Engineers • Planners • Surveyors • Landscape Architects
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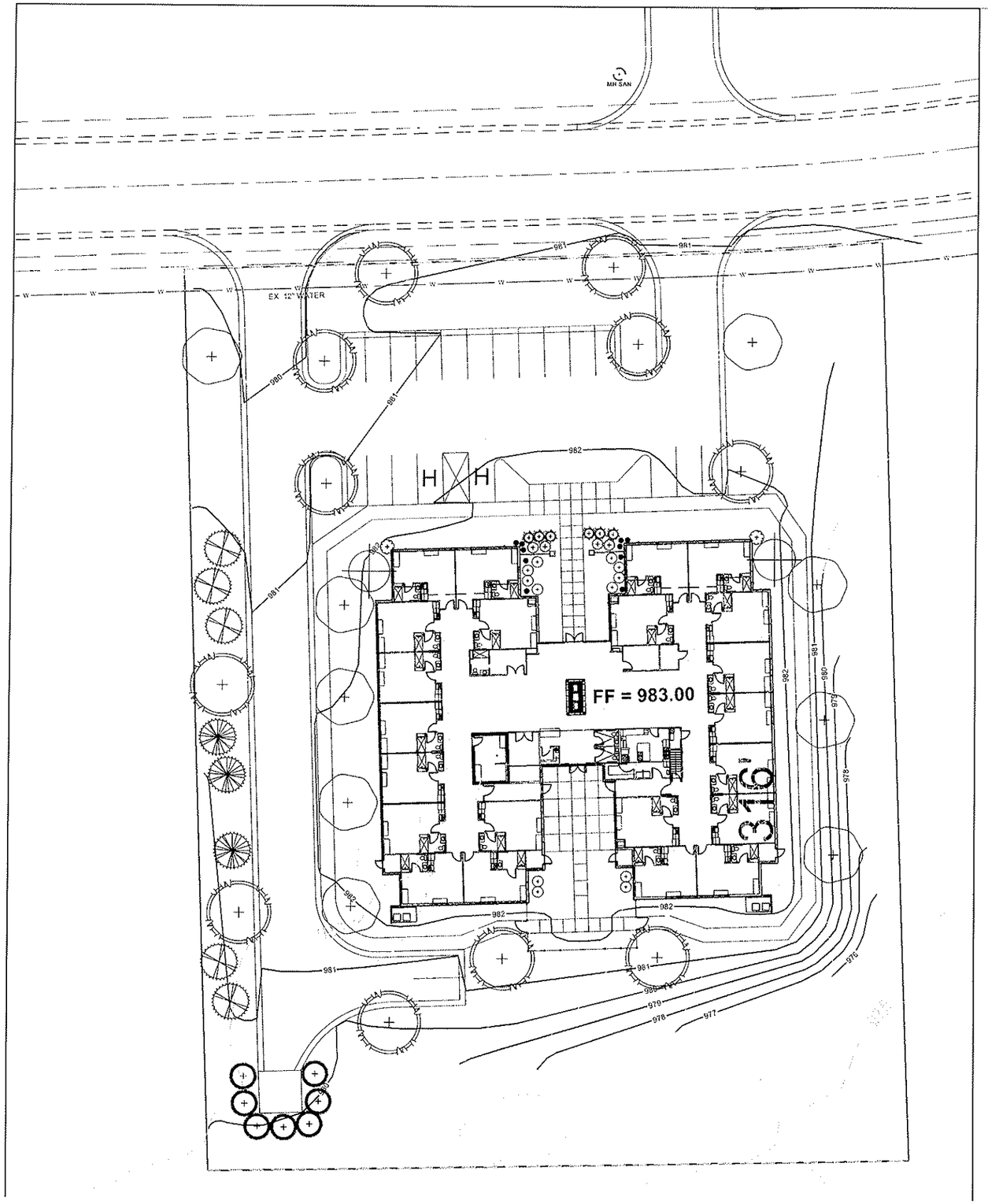

SHADE TREES

AFS	6 EA.	Acer x freemani 'Sienna Glen'	Sienna Glen Maple	2.0" Cal.	B&B
TE	6 EA.	Tilia 'Redmond'	Redmond Linden	2.0" Cal.	B&B

ORNAMENTAL TREES

MSS	2 EA.	Malus sp. 'Spring Snow'	Spring Snow Crabapple	8' ht.	B&B

EVERGREEN TREES

PN	3 EA.	Pinus nigra	Austrian Pine	6' ht.	B&B
PS	5 EA.	Pinus strobus	White Pine	6' ht.	B&B

SHRUBS

BMK	12 EA.	Buxus microphylla var koreana	Korean Boxwood	5 gal.	Cont.
JCSP	7 EA.	Juniperus chinensis 'Sparton'	Sparton Juniper	5 gal.	Cont.
JHH	6 EA.	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	Cont.
RDK	4 EA.	Rosa sp 'Double Knock Out'	Double Knock Out Rose	5 gal.	Cont.
VCK	2 EA.	Viburnum carlesii 'Korean Spice'	Koreanspice Viburnum	5 gal.	Cont.

GRASSES

CAK	10 EA.	Calamagristis x acutifolia 'Karl Foerster'	Karl Foerster Grass	2 gal.	Cont.

NOTES

1. NUMBER OF BASE TREES REQUIRED IS 1 1 ACRES OF OPEN SPACE X 16 TREES PER ACRE OF OPEN SPACE EQUALS 17 6 TREES 18 SHADE TREES HAVE BEEN PROVIDED
2. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS OR OTHER APPROPRIATE VEGETATION.
3. ORNAMENTAL TREES, EVERGREEN TREES, AND SHRUBS HAVE BEEN PROVIDED TO MEET CODE
4. STREET TREES ARE EXISTING 2 ADDITIONAL TREES HAVE BEEN ADDED TO MEET CODE REQUIREMENT OF 1 TREE PER 50 FEET
5. ALL SHRUBS SHALL BE CONTAINED IN A MULCHED BED WITH A V CUT EDGE
6. ALL TREES TO HAVE A MULCH SAUCER 3 FEET IN DIAMETER.
7. GROUND MOUNTED MECHANICAL UNITS, UTILITY METERS AND BOXES WILL BE SCREENED FROM VIEW
8. PLANT MATERIAL SHALL BE INSTALLED IN A MANNER TO PREVENT BLOCKING OR OBSCURING LIGHITING OF PEDESTRIAN WAYS AT ANY STAGE OF GROWTH.
9. PLANTINGS AT INTERSECTIONS OR DRIVEWAY ENTRANCES SHALL BE ARRANGED TO ALLOW A PERMANENTLY CLEAR, SAFE SITE LINE FOR DRIVERS
10. TREES OR SHRUBS SHALL NOT BE PLANTED UNDER EXISTING OR PLANNED OVERHEAD UTILITY LINES TREES AND SHRUBS SHALL NOT BE PLANTED OVER UNDERGROUND DRAINAGE AND UTILITY LINES AND SHALL BE PLANTED FAR ENOUGH AWAY FROM STORM AND SANITARY SEWERS AND WATER LINES TO PREVENT DAMAGE FROM ROOTS

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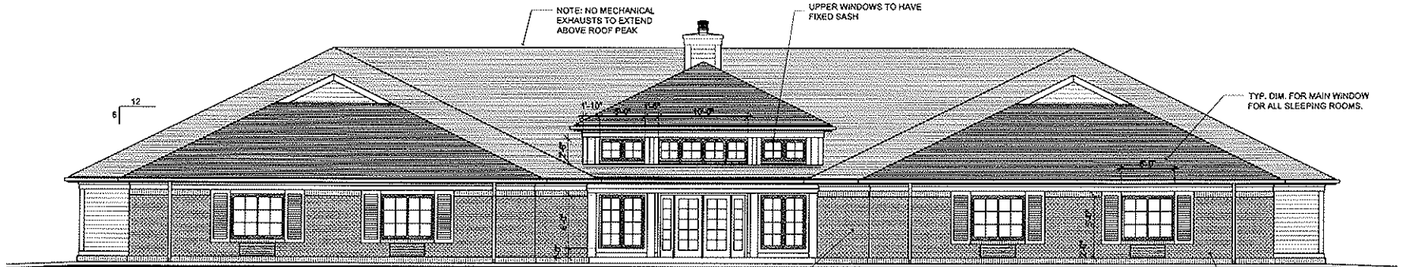
(913) 492-5158 • Fax (913) 492-8400

COUNTRY PLACE SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

REVISION DATE	DESCRIPTION

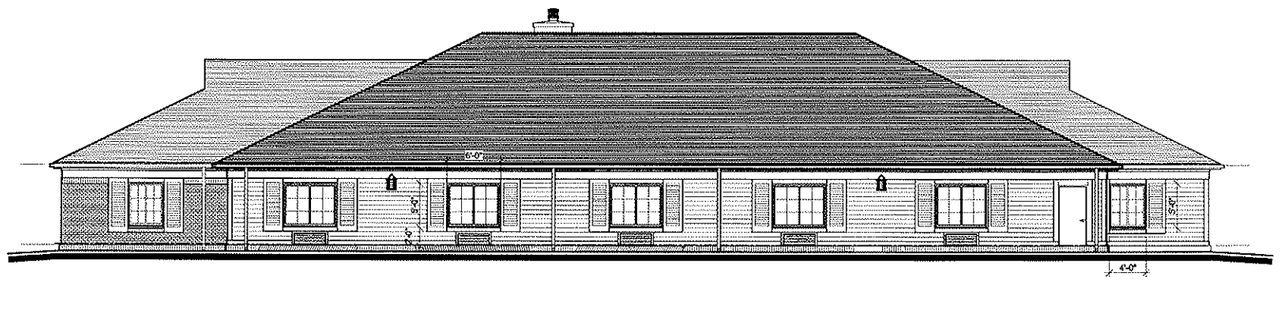
DESIGNED BY: SCH
CHECKED BY: SCH
DATE PREPARED:

PRELIMINA
LANDSCA
PLAN



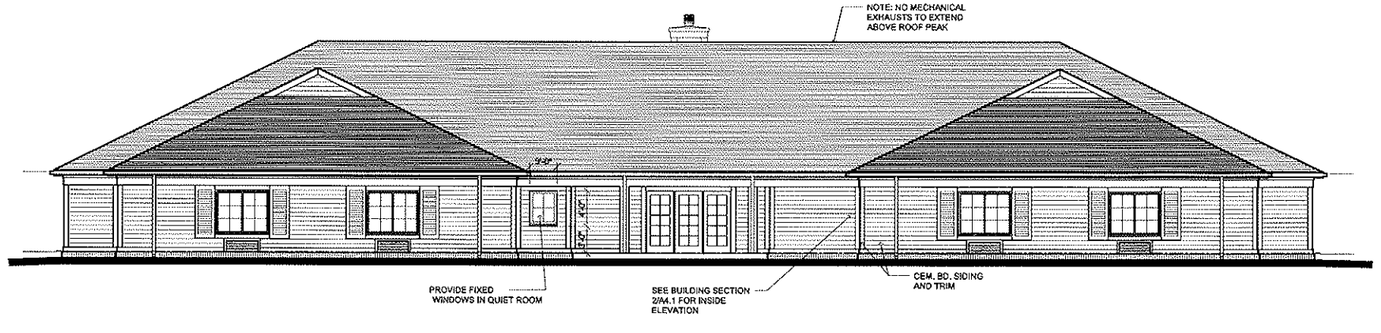
FRONT ELEVATION

0 8'



SIDE ELEVATION

0 8'



SPANGENBERG PHILLIPS TICE ARCHITECTURE
121 N Mead Ste 201 Wichita KS 67202
T 316.267.4002 F 316.267.1509
www.spiarchitecture.com

BASEHOR

Country Place®

PROGRESS DWG
03 AUG 11

EXTERIOR ELE

Westar Energy

August 24, 2011

City of Basehor
Mitch Pleak
2620 N. 155th St.
Basehor, KS 66007

RE: Pinehurst North Third Plat - Preliminary Plat of Lot C-17

Mr. Pleak.

We are pleased to inform you that Westar Energy will provide electric service to the proposed lot.

The developer will need to clear easement of trees and brush. Front lot easement will be a minimum of 15 feet. Additional easement maybe required after receiving final plat. Easement must be usable and accessible to Westar Energy vehicles.

Developer will be charge for relocating any existing facilities for this project.

Developer will be responsible for all trenching, backfill and conduit.

Excavation must be to final grade prior to the installation of our facilities.

You can view our service standards on www.westarenergy.com

If you require additional information, please contact me at: 913-667-5118 - Shawnee Office
Leavenworth Office- 913-758-2712.

Sincerely,

Joyce Jackson
Technical Specialist

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: Basehor Assisted Living, LLC d/b/a Country Place Senior Living		Total Site Acreage: 1.8334	Present Zoning: CP-2
Legal Description (May be attached as separate sheet)			Proposed Zoning: R-3
Project Address / General Location: 15707 Pinehurst Drive, Basehor, KS 66007			Presubmittal Date:
Parcel ID Number (CAMA Number): 1811100000004480			Floor Area Classification:
Property Owner Name: Pinehurst Properties, LLC	Phone: (913) 724-3517 X 121		Fax: n/a
Property Owner Address: PO Box 437 15718 Pinehurst Drive	City: Basehor	State: KS	Zip: 66007
Applicant's Name (if different from above): Basehor Assisted Living, LLC	Phone: (817) 545-5353 X 710		Fax: n/a
Applicant's Address: 1333 Corporate Drive Suite 206	City: Irving	State: TX	Zip: 75038
Applicant's mobile phone: (469) 955-1127	Property Owner and/or Applicant's E-mail address: abooth@countryplaceliving.com		

APPLICATION TYPE	
[ ] **Annexation**	[X] **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**	[X] **Preliminary Plat**
[ ] **Variance** (Submit Sheet B)	[ ] **Final Plat / Replat**

PROJECT INFORMATION
Existing Use [ ] Residential [X] 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: 79,861.34 s.f. (1.8334 ac)	Existing Floor Area:	Existing Building Footprint:	Open Space Area: 44,249.25 s.f.
No. of Buildings: 1	Proposed Floor Area: 14,602	Proposed Building Footprint: 14,602	Pavement Coverage: 21,010.s.f.

COMPLETE THIS AREA IF SUBDIVIDING PROPERTY			
Proposed Number of Lots: 1	Maximum Lot Size: 75,000 s.f.	Minimum Lot Size: 75,000 s.f.	Average Lot Size: 75,000 s.f.

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 Dennis Brewer Member
Signature 8-12-11 Date

Office Use Only
[V] Filing Fee $ 405.00 [ ] Received by KD 8-8-11 [ ] # 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? To re-zone from the existing commercial zoning of CP-2 designation to R-3 to fit the business operations

2. What Is the Suitability of Subject Property for the Uses to Which It Has Been Restricted? It has been designated as standard commercial zoning - CP-2

3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? There will be no detrimental affect in changing the zoning from standard commercial to multi-family residential R-3

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? The gain will be in an increase in senior assisted living housing

5. How Does Your Request Conform with the Comprehensive Plan? This request conforms with the overall spirit of the adjacent zoning and in coordination with 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.

SHEET B

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

GENERAL REASON FOR APPEAL, EXCEPTION, OR INTERPRETATION

REASON FOR REQUEST
Is this a request for:

[ ] an interpretation of the zoning ordinance text, maps, or boundaries according to Article 17(6)A? (Includes appeals from decisions of any officer administering the provisions of the Zoning Ordinance as allowed in Article 17(11)A.)
[ ] a special exception as allowed in Article 17(10)A in the Zoning Ordinance?
[ ] a request for a variance from the Zoning ordinance as allowed in Article 17(14)A?

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

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

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

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

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

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

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

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

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 4

Topic: Required Preliminary Plat mailed notice distance.

Action Requested: Consider the preliminary plat property owner notice to be 200'.

Narrative:
Zoning property is the first step in a development. A preliminary plat is considered after a zoning change. Both actions require mailed notifications to surrounding property owners at distances that vary. Currently a zoning change requires mailed notices to properties within 200' of the city limits and 1000'within the county. Preliminary platting requires mailed notices to properties within 1,000'of the proposed preliminary plat.

The preliminary plat notices are larger in distance than the zoning notices. This creates an inconsistency in the process. On August 2, 2011, the Planning Commission recommended the public hearing notice for preliminary platting to be 200' (City and/or County).

September 13, 2011, the Planning Commission recommended the approval of the change with a vote of 5-0

Presented by: Mitch Pleak, City Engineer

Administration Recommendation:
Staff recommends revising the public hearing notice for preliminary platting to property owners with 200' (City and/or County) of the proposed preliminary plat.

Committee Recommendation:

Attachments:
9.26.11 Memo (2 pages)
Staff Report (2 pages)
Ordinance (2 pages)
Subdivision Regulation Concerning Notices (1 page)
Zoning Regulation Concerning Notices (2 pages)
Notice to the Paper (1 page)

Projector needed for this item? No

Memorandum

To: Mr. Mayor and City Council

CC: Chief Lloyd Martley

From: Mitch Pleak

Date: 9.26.11

Re: Zoning and Platting Required Notices

The Planning Commission and Staff have discussed mailed notice requirements for zoning and preliminary platting requests. A rezoning request requires a mailed notice be sent to property owners within 200' within the city limits and 1000' within the county. A preliminary plat request requires a mailed notice to property owners within 1000' (City and/or County).

Zoning property is the first step in developing land with preliminary platting being the second step. Per the City's zoning and subdivision regulations, the preliminary plat action may experience a larger public turnout due to the increased mailed notices required. Staff has recommended the preliminary plat public notice distance be less or equivalent to the zoning public hearing notice requirements. This would make the process consistent from zoning to a preliminary plat.

Staff has researched nine (9) neighboring cities concerning this subject. Six (6) of the surrounding cities don't require any preliminary plat notices within the city limits. Three (3) of the surrounding cities require mailed notices to all land owners of record within the city to 200'.

August 2, 2011, Staff brought forward three (3) options to the Planning Commission.

1. Leave the current requirements in place.
2. Require public hearing notices be sent to property owners within 200' (city and/or county) of the proposed preliminary plat.
3. Require public hearing notices be sent to property owners within 200' (city) and 1,000' (county).

The consensus at the August 2, 2011 Planning Commission meeting was to change the preliminary plat notice to 200' (City and/or County).

September 13, 2011, the Planning Commission approved the text amendment (5-0) to change the preliminary plat mailed notices to 200' (City and/or County).

Staff recommends the revision of public hearing notice for preliminary plats to property owners within 200' (City and/or County) of the proposed preliminary plat.

Agenda Item No. E3
Planning Commission – September 13, 2011

Discussion - Zoning and Platting Required Notices

Narrative

July 21, 2011 the Planning Commission held a workshop concerning public notices for rezoning and preliminary plats. Currently, the Zoning Regulations require mailed notices to all owners of record of lands within 200' within the city limits and 1000' if the land is within county. The current Subdivision Regulations require mailed notices to all owners of record of lands within 1,000'.

Once a property is zoned, the property owner has legal rights to execute any of the permitted uses per that Zoning Regulation. Once a property is zoned, the property may submit a plat to subdivide the land to their allowed use per the Zoning Regulations. During any public hearing for a preliminary plat, the Planning Commission may experience a larger public turnout then witnessed at the zoning public hearing. The additional public at the preliminary plat hearing may have questions concerning the proposed use of the property. Concerns or support of any use of property is designed to be heard at the zoning public hearing. To require additional mailing notices at the time of preliminary platting is counterproductive. Staff recommends the preliminary plat public notice distance be less or equivalent to the zoning of public hearing notice requirements.

Staff has reviewed other City regulations concerning mailed notices requirements for platting and zoning.

City	Preliminary Plat Notices	Zoning Notices
Bonner Springs	NA	200'-City, 1,000'-County
DeSoto	200'	200'-City, 1,000'-County
Lansing	NA	200'-City, 1,000'-County
Lawrence	NA, Unless in Urban Growth -1/4 mile	200'-City, 1,000'-County
Leavenworth	NA	200'-City, 1,000'-County
Olathe	NA	200'-City, 1,000'-County
Overland Park	200'-City, 1,000'-County	200'-City, 1,000'-County
Tonganoxie	NA	200'-City, 1,000'-County
UG	200'	200'

67% of the surrounding Cities require no mailed notices within the city limits to surrounding property owners during preliminary platting.

At the Planning Commission meeting on August 2, 2011, Staff brought forward three (3) options to discuss.

1. Leave the current requirements in place.
2. Require public hearing notices to property owners within 200' (city and/or county) of the proposed preliminary plat.
3. Require public hearing notices to property owners within 200' (city) and 1,000' (county).

The consensus at the August 2, 2011 the Planning Commission meeting was to change the preliminary plat notice to 200'(city and/or county).

Recommendation by Planning Staff

Staff recommends revising the public hearing notice for preliminary plats to property owners within 200' of the proposed preliminary plat.

The amendment will state:

> "PLANNING COMMISSION REVIEW AND ACTION. The Planning Commission shall conduct a public hearing on the preliminary plat, of which notice shall be published once in the official City newspaper at least 20 days prior to the date of the hearing. In addition, notices of the public hearing on the proposed preliminary plat shall be mailed to all property owners within 200 feet of the proposed plat. The Planning Commission shall review the preliminary plat for compliance with the provisions of these Regulations. After reviewing the preliminary plat based on the objectives and requirements of these Regulations, comments from concerned citizens, and the report form the Zoning Administrator, the Planning Commission shall take action on the acceptance, modification or rejection of the preliminary plat. Approval of the preliminary plat by the Planning Commission shall permit the applicant to proceed with the filing of a final plat as described in Section 2-103. The Zoning Administrator shall forward a statement of action taken by the Planning Commission to the City Council. The City Council, at its request, may require that it must approve the preliminary plat before the applicant may submit a final plat."

(Published in the Basehor Sentinel _____)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2-102 (5) OF THE BASEHOR SUBDIVISION REGULATIONS

WHEREAS, after due and lawful notice, the Planning Commission held a public hearing on _____, 2011 to consider the amendment of Section 2-102 (5), "Planning Commission Review and Action" of the Basehor Subdivision Regulations; and

WHEREAS, the Planning Commission recommended approval of the amendment; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on _____, 2011.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BASEHOR, KANSAS AS FOLLOWS:

Section 1: That Section 2-102 (5), "Planning Commission Review and Action", of the Basehor Subdivision Regulations, be amended to read as follows:

> PLANNING COMMISSION REVIEW AND ACTION. The Planning Commission shall conduct a public hearing on the preliminary plat, of which notice shall be published once in the official City newspaper at least 20 days prior to the date of the hearing. In addition, notices of the public hearing on the proposed preliminary plat shall be mailed to all property owners within ~~1000~~ 200 feet of the proposed plat. The Planning Commission shall review the preliminary plat for compliance with the provisions of these Regulations. After reviewing the preliminary plat based on the objectives and requirements of these Regulations, comments from concerned citizens, and the report form the Zoning Administrator, the Planning Commission shall take action on the acceptance, modification or rejection of the preliminary plat. Approval of the preliminary plat by the Planning Commission shall permit the applicant to proceed with the filing of a final plat as described in Section 2-103. The Zoning Administrator shall forward a statement of action taken by the Planning Commission to the City Council. The City Council, at its request, may require that it must approve the preliminary plat before the applicant may submit a final plat.

Section 2. This ordinance shall be construed as follows:

A. Liberal Construction. The provisions of this ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare and convenience.

B. Savings Clause. The repeal of Ordinance sections, as provided herein above shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred there under, or actions involving any of the provisions of said Ordinances or parts thereof. Said Ordinance repealed is hereby continued in force and effect after the passage, approval and publication of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities and actions therefore.

C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion or part of this proposed ordinance set out herein, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision will not affect the validity of the remaining portions of these Subdivision Regulations or other ordinances.

Section 3. That the existing Section 2-102 (5) of the Basehor Subdivision Regulations is hereby repealed.

Section 4. That this ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Basehor, Kansas as provided by law.

PASSED by the City Council this _____ day of _____, 2011.

APPROVED by the Mayor this _____ day of _____, 2011.

SEAL

_____
Terry Hill, Mayor

ATTEST:

_____
Corey Swisher, City Clerk

APPROVED AS TO FORM:

_____
Shannon Marcano, City Attorney

date of application acceptance on the plat or application form. He shall then place the preliminary plat on the agenda for consideration at the first available meeting of the Planning Commission.

4. GENERAL CITY STAFF AND UTILITY REVIEW. The Zoning Administrator shall distribute copies of the preliminary plat to the appropriate City of Basehor departments and agencies and the affected utility companies for review and comment. All general staff and utility review comments shall be coordinated by the Zoning Administrator and shall be forwarded along with a report and recommendation to the Planning Commission.

5. PLANNING COMMISSION REVIEW AND ACTION. The Planning Commission shall conduct a public hearing on the preliminary plat, of which notice shall be published once in the official City newspaper at least 20 days prior to the date of the hearing. In addition, notices of the public hearing on the proposed preliminary plat shall be mailed to all property owners within 1,000 feet of the proposed plat. The Planning Commission shall review the preliminary plat for compliance with the provisions of these Regulations. After reviewing the preliminary plat based on the objectives and requirements of these Regulations, comments from concerned citizens, and the report from the Zoning Administrator, the Planning Commission shall take action on the acceptance, modification or rejection of the preliminary plat. Approval of the preliminary plat by the Planning Commission shall permit the applicant to proceed with the filing of a final plat as described in Section 2-103. The Zoning Administrator shall forward a statement of action taken by the Planning Commission to the City Council. The City Council, at its request, may require that it must approve the preliminary plat before the applicant may submit a final plat.

Article 18

RULES OF PROCEDURE FOR REZONING

18.01 APPLICATION FOR AMENDMENT OF ZONING DISTRICT MAP

Application for amendment, revision or change of the zoning district map of Basehor may be made by any owner or his agent. If such application is made by the owner's agent, said agent shall enter upon the application the name and current mailing address of the owner.

18.02 PRE-APPLICATION CONFERENCE

A pre-application conference shall be held with the Planning Commission or its representative in order for the applicant (1) to become acquainted with the review procedures and related city requirements; (2) to obtain a written list of what the applicant shall include in addition to the minimum information required by Section 12; (3) to obtain copies of any guidelines to the interpretation of the provisions of Sections 19 through 23 as required.

18.03 FEE

A fee as set forth in Section 24, Fees, shall accompany each application for rezoning.

18.04 JUSTIFICATION OF REQUEST BY OWNER

When a change of zoning is requested, the applicant shall furnish in writing (at the time of application) a summary of why he feels the requested change should be granted.

18.05 NOTICE HEARING

Immediately upon receipt of such application and fee, the secretary of the Planning Commission shall note thereon the date of filing and make a permanent record thereof. All such applications shall be set down for hearing not later than the second regular meeting of the Planning Commission from the date of termination of the earliest publication period available thereafter required by law. Any such hearing, for good cause, at the discretion of the Planning Commission, may be continued for a definite time to be specified in the record of the Planning Commission. Notice of such hearing shall be published in one issue of the official newspaper of the City of Basehor, such notice to be published not less than twenty (20) days prior to the date of said hearing before the Planning Commission. In addition to such publication notice, the applicant shall be responsible for mailing notices of such proposed change to all the owners of record of lands within two hundred (200) feet of the area proposed to be altered if within the city limits, and within one thousand (1000) feet if the land is in the county, at least twenty (20) days prior to the hearing, thus providing an opportunity to all interested parties to be heard. All notices shall include a statement that a complete legal description is available at the City Clerks office at City Hall for public inspection. Such mailed notice shall be by certified mail, return receipt requested, and shall be in the form of a letter explaining the proposed change. Newspaper clippings of the publication notice shall not be used, and mailed notices shall be addressed to the owners of land mentioned above.

Failure to receive such notice shall not invalidate any subsequent action taken.

18.06 NOTICE OF PENDING ACTION

Within forty-eight (48) hours of filing, a sign shall be placed upon the lots, tract or parcel of land for which the application was filed. Said sign shall be furnished by the city and the building inspector shall firmly affix and attach the sign to a wood or metal backing or frame and place the sign as hereinafter set forth. Said signs shall set forth the nature of the zoning change being requested, the existing zoning, the application number, the date and place of the public hearing and the penalty for defacement or removal of the sign.

Said sign shall be maintained and kept in place until the conclusion of the public hearing before the Planning commission for such application or until withdrawal of the application, at which time the sign may be removed; but, in any event, the sign shall be removed after final action on the application.

Said sign shall be placed so as to be easily read from the adjacent street, in a central position on such lot, tract or parcel of land and shall have no visual obstructions thereto. If the lot, tract or parcel of land has more than one street abutting thereto, the sign shall face the street with the greatest traffic flow. If the lot, tract or parcel of land is greater than five (5) acres, a sign as required by ordinance shall be placed so as to face each of the streets abutting thereto.

18.07 PENALTY FOR DEFACEMENT OR REMOVAL OF SIGN

It is hereby declared to be a misdemeanor for any person to remove, deface or destroy any sign provided for by this ordinance. Any person upon conviction thereof shall be fined a sum not to exceed one hundred dollars ($100.00) or imprisoned in jail for not more than thirty (30) days, or be both fined and imprisoned.

18.08 ACTION BY THE PLANNING COMMISSION

Following the final hearing of such application, a majority vote of the entire membership of the Planning Commission shall be required to recommend approval or denial of the amendment to the governing body.

The f actors to be used in determining approval or denial of an application for rezoning or special use permit are as follows:

1. The character of the neighborhood;
2. The zoning and use of properties nearby;
3. The suitability of the subject property for the uses to which it has been restricted;
4. The extent to which removal of the restrictions will detrimentally affect nearby property;
5. The length of time the subject property has remained vacant as zoned;
6. The relative gain to the public health, safety, and welfare by the destruction of the value of a protesting citizen as compared to the hardship imposed upon the individual landowners.
7. Recommendation by planning staff or consultant; and

Affidavit in Proof of Publication

STATE OF KANSAS
Leavenworth County

Erika Gray of the Legal Dept. of the Basehor Sentinel being first duly sworn, deposes and says:

That this weekly newspaper printed in the State of Kansas, and published in and of general circulation in Leavenworth County, Kansas, with a general paid circulation on a weekly basis in Leavenworth County, Kansas, and that said newspaper is not a trade, religious or fraternal publication, and which newspaper has been admitted to the mails as periodicals class matter in said County, and that a notice of which is hereto attached, was published in the regular and entire issue of the Basehor Sentinel

Said newspaper is published weekly 52 weeks a year; has been so published continuously and uninterruptedly in said county and state for a period of more than one year prior to the first publication of said notice and been admitted at the post office of Basehor in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks the first publication thereof being made as aforesaid on 08/18/2011 with publications being made on the following dates:

08/18/2011

Erika Gray

Subscribed and sworn to before me this 8/18/2011

Notary Public

My Appointment expires: 3-[illegible]-2015

Publication Charges	$51.00
Notary And Affidavit	$0.00
Additional Copies	$0.00
	$51.00

(Published in the Basehor Sentinel, Thursday, August 18, 2011)

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 Tuesday September 13, 2011, beginning at 7:00 PM in the meeting room of City Hall, located at 2620 N. 155th Street, to consider the following item:

1.Section 5 of Chapter 2-102 within the Subdivision Regulations shall be proposed to be amended to read as follows:

"PLANNING COMMISSION REVIEW AND ACTION. The Planning Commission shall conduct a public hearing on the preliminary plat, of which notice shall be published once in the official City newspaper at least 20 days prior to the date of the hearing. In addition, notices of the public hearing on the proposed preliminary plat shall be mailed to all property owners within 200 feet of the proposed plat. The Planning Commission shall review the preliminary plat for compliance with the provisions of these Regulations. After reviewing the preliminary plat based on the objectives and requirements of these Regulations, comments from concerned citizens, and the report form the Zoning Administrator, the Planning Commission shall take action on the acceptance, modification or rejection of the preliminary plat. Approval of the preliminary plat by the Planning Commission shall permit the applicant to proceed with the filing of a final plat as described in Section 2-103. The Zoning Administrator shall forward a statement of action taken by the Planning Commission to the City Council. The City Council, at its request, may require that it must approve the preliminary plat before the applicant may submit a final plat."

All persons who desire to comment for or against said amendment request are invited to appear at the time and place mentioned above. Copies of the proposed document are available for review during normal business hours at Basehor City Hall or at our website www.cityofbasehor.org. Any questions in regards to this matter may be directed to Mitch Pleak, City Engineer at 913-724-1370.

PLANNING COMMISSION
CITY OF BASEHOR, KANSAS