AGENDA
BASEHOR CITY COUNCIL
October 17, 2011 7:00 p.m.
Basehor City Hall

1. **Roll Call** by Mayor Terry Hill and Pledge of Allegiance

2. **Consent Agenda** *(Items to be approved by Council in one motion, unless objections raised)*

   a. September, 19 & 21 City Council Meeting Minutes
   b. October Treasurer's Report
   c. Pedestrian Trail Design Payment

3. **Call to Public**

   Members of the public are welcome to use this time to comment about any matter relating to City business that is listed on this Agenda. The comments that are discussed under "Call to Public" may or may not be acted upon by the Council during this meeting. There is a five-minute time limit. (Please wait to be recognized by the Mayor then proceed to the podium; state your name and address).

4. **Unfinished Business -** (None at this time)

New Business

5. Consider Leavenworth County Sewer District #3 (LCSD#3) Annexation Survey Results and Determine Sewer Connection Fee
6. Consider Ordinance No. 604 Change in Zoning for Pinehurst Properties, LLC
7. Consider Preliminary Plat for Pinehurst North Third Plat
8. Consider Ordinance No. 605 Final Plat for Pinehurst North Third Plat
9. Consider Ordinance No. 606 amendment to subdivision regulations Public Hearing Notice mailing distance

10. **City Administrator's Report**
11. **Mayor's Report**
12. **Council Members Report**
13. **Executive Session** (if needed)
14. **Adjournment**

Basehor City Council reserves the right to amend the agenda following its publication in the Basehor Sentinel newspaper. Citizens are encouraged to attend all public meetings. Updates to the agenda may be viewed at www.cityofbasehor.org

Basehor City Council Meeting Minutes
Basehor City Hall, September 19, 2011

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1. **Roll Call** by Mayor Terry Hill and Pledge of Allegiance

Mayor Terry Hill called the meeting to order at 7:00 p.m. and led the audience in the Pledge of Allegiance.

Council Members present: Mayor Terry Hill, Council President Dennis Mertz, Iris Dysart, Fred Box, Travis Miles

Staff Present: Police Chief Lloyd Martley, City Superintendent Gene Myracle, City Engineer Mitch Pleak, City Clerk/Finance Director Corey Swisher, City Attorney Shannon Marcano

2. **Consent Agenda**

   a. Approve Minutes August 15, 2011
   b. Approve Treasurer's Report
   c. Resolution 2011-12 – Amendments to Personnel Manual
   d. Park Paving Project Payment
   e. Addendum to Employment Agreement

Mertz made a motion to consider Items 2c and 2e independently as Items 11b and 11c with Dysart seconding. The motion passed unanimously, 5-0.

Mertz moved to approve the remaining Consent Agenda Items with Miles seconding. The motion passed unanimously, 5-0.

3. **Call to Public**

Glenwood Estates Homeowner's Association representative Dave Freeman asked Council to consider allowing the subdivision to be charged in-city sewer connection fees and rates.

Larry Van Fleet expressed displeasure with the management of Leavenworth County Sewer District #3.

Jim Washington encouraged Council to maintain the current sewer connection agreement with Leavenworth County Sewer District #3. He finished by stating the City should not consider repaving Donahoo Road. He stressed projects that would benefit the overall City of Basehor.

Pete Henderson encouraged Council to maintain the current sewer connection agreement with Leavenworth County Sewer District #3.

Sabrina Volenta asked Council to consider allowing the subdivision to be charged in-city sewer connection fees and rates.

Marilyn Townsend expressed concern that the City Administrator was over overpaid. She then encouraged Council to maintain the current sewer connection agreement with Leavenworth County Sewer District #3. Townsend finished her comments by stating the City should not consider repaving Donahoo Road.

George Smith expressed concern over grass seeding on 150th Street.

Marcia McCown spoke in support of "Site A" (corner of 155th Street & Basehor Boulevard) for a new City Hall.

Elaine Bundy encouraged Council to maintain the current sewer connection agreement with Leavenworth County Sewer District #3. She then spoke in support of "Site A" (corner of 155th Street & Basehor Boulevard) for a new City Hall. Bundy finished her comments by stating the City should not consider repaving Donahoo Road.

James and Joan Robinson asked Council to consider allowing the subdivision to be charged in-city sewer connection fees and rates.

4. Unfinished Business

There was none.

New Business

5. Consider Leavenworth County Sewer District #3 Connection Fee Request

Box moved to un-table Item #5 with Dysart seconding. The motion passed unanimously, 5-0.

Mertz moved to extend the Leavenworth County Sewer District #3 connection payment deadline until November 30, 2011. The motion passed unanimously, 5-0.

6. Consider Donahoo Road Improvements

Breuer moved to add Donahoo Road improvements onto the City's capital improvement program with Miles seconding. The motion failed 2-3, with Breuer and Miles voting in favor.

7. Consider Site for Future City Hall

Dysart moved to approve "Site A" (corner of 155th Street & Basehor Boulevard) for a new City Hall with Mertz seconding. The motion passed 3-2, with Breuer and Miles opposed.

8. Consider 2012 Corridor Management Grant Request

Mertz moved to approve the grant request with Miles seconding. The motion passed unanimously, 5-0,

9. Consider TIGER 3 Grant Request

Mertz moved to approve the Transportation Investment Generating Economic Recovery phase 3 grant request with Miles seconding. The motion passed 4-1, with Breuer opposed.

Project included in the grant request are to include:

- 155th Street (US 24/40 to Elm Street)
- 158th Street (US 24/40 to Parallel)
- 142nd Street (US 24/40 to Parallel)

Mertz then moved to make 147th Street an alternate with Miles seconding. The motion passed unanimously, 5-0.

- Alternate – if Unified Government of Wyandotte County doesn't support 142nd Street Project then submit 147th Street (US 24/40 to Parallel Road)

10. Consider 150th Street Seeding

Breuer moved to approve the 150th Street reseeding project using Green Acres Lawn & Landscape with a budget not to exceed $10,000 with Mertz seconding. The motion passed unanimously, 5-0.

11. Consider Resolution 2011-11 for Economic Incentives

Breuer moved to approve the Resolution with Miles seconding. The motion passed unanimously, 5-0.

11b. Resolution 2011-12 – Amendments to Personnel Manual

Mertz moved to approve the Resolution with Breuer seconding. The motion passed unanimously, 5-0.

11c. Resolution 2011-13 - Addendum to Employment Agreement

Mertz moved to deny an Addendum to Employment Agreement with Dysart seconding. The motion passed 3-2, with Miles and Breuer opposed. The Resolution was not voted on.

Mertz moved to remove the appointment of the City Administrator with Box seconding. The motion passed 3-2, with Miles and Breuer opposed.

Council Member Breuer left the meeting.

12. City Administrator's Report

There was none.

13. Mayor's Report

There was none.

14. Council Members Report

There was none.

15. Executive Session

There was none.

16. Adjournment

Mertz moved to adjourn the meeting at approximately 9:32 p.m. with Box seconding. The motion passed unanimously, 4-0.

_____
Terry Hill, Mayor

Attest:

_____
Corey Swisher, City Clerk

Minutes
Basehor City Council Special Meeting
Basehor City Hall, September 21, 2011
9:00 a.m.

Call to Order

Mayor Terry Hill called the meeting to order at 9:00 a.m.

Roll Call

Council Members present: Mayor Terry Hill, City Council President Dennis Mertz, Iris Dysart, Fred Box, Travis Miles, David Breuer

Staff Present: Police Chief Lloyd Martley, City Clerk/Finance Director Corey Swisher, City Attorney Shannon Marcano

Purpose of Special Meeting: To decide if further action was necessary in regard to the City Administrator position.

Executive Session: If Needed

Action Item:

1. Decide further action concerning the City Administrator whose appointment was removed on September 19, 2011.

Mertz moved to enter Executive Session for fifteen minutes for the purpose of discussing non-elected personnel with Dysart seconding. The motion passed unanimously, 5-0. No action was taken.

2. Assign someone to fill in for the duties of City Administrator.

Box moved to enter Executive Session for approximately ten minutes for the purpose of discussing non-elected personnel with Dysart seconding. The motion passed unanimously, 5-0. No action was taken.

Adjournment

Breuer moved to adjourn at approximately 9:50 a.m. with Box seconding. The motion passed 4-1, with Mertz opposed.

_____
Terry Hill, Mayor

Attest:

_____

Corey Swisher, City Clerk

REQUEST TO CALL A SPECIAL COUNCIL MEETING

September 21, 2011

The Honorable Terry Hill
Mayor of Basehor, Kansas

We, the undersigned Council Members of the City of Basehor, Kansas, hereby respectfully request to call a Special Meeting of the City Council, to be held at the Basehor City Hall, 2620 N. 155th Street, Basehor, Kansas, on Thursday, September 22, 2011, at 9AM am. for the purpose of deciding if further action concerning the City Administrator's position.

Signed:

Dennis Mertz

Iris Dysart

David Breuer

Travis Miles

Fred Box

Attest:

Corey Swisher, City Clerk

SEAL OF THE CITY OF BASEHOR, KANSAS CORPORATE SEAL

Executive Session:

If Needed

Action Item:

1) Decide further action concerning the City Administrator who's appointment was removed on 9/19

2) Assign someone to fill in for the duties of City Administrator

The City of Basehor

Date: October 11, 2011

To: Basehor City Council

From: Corey Swisher, City Clerk/Finance Director

Re: October Treasurer's Report

The attached report contains the financial summaries of the revenue and expenditure activities of the City of Basehor for the month ending September 30, 2011. Some highlights include:

1. Sales tax collections fell short of historical performance in August. Total year to date collections are tracking approximately five percent behind 2010 collections. The sales tax collection trend, although down remains consistent and was considered when developing the 2012 Operating Budget.
2. Sewer Fund revenue continues to track as projected. The Fund experienced an increase in expenses in September as the 2011 KDHE debt service was completed.
3. The Solid Waste Fund remains healthy. When the 2011 Budget was developed in the summer of 2010 the cost to the City for solid waste disposal was unknown. Subsequently expenses will end the year slightly higher than anticipated. Council will be asked to approve a budget amendment for this Fund in December.
4. The Capital Improvement Fund expenditure column reports a negative balance as the ad valorem taxes originally paid on the Field of Dreams Athletic Complex were refunded.
5. The Municipal Equipment Reserve Fund includes three purchases which were approved in May. These include the City Engineer's vehicle (truck), Public Works tack cart and Police Department patrol vehicle. The City has possession of the truck and tack cart. Delivery of the patrol car is anticipated to take place in October.
6. The Governing Body Department shows 101% of budget being utilized due to a 2010 marketing expense that was encumbered in 2011.

CITY OF BASEHOR
OCTOBER 2011 FINANCIAL SNAPSHOT

Funds

Fund	Budget	Revenues	Expenditures	% Utilized
General	$2,048,180	$1,540,423	$1,258,127	61%
Bond & Interest	$727,489	$1,060,361	$654,023	90%
Special Highway	$1,281,000	$323,854	$185,373	14%
Special Park	$67,500	$10,294	$0	0%
Sewer	$1,666,235	$997,205	$1,158,176	70%
Solid Waste	$208,865	$199,368	$154,771	74%
Municipal Equipment Reserve	$63,000	$162	$78,974	125%
Captial Improvement	$500,000	$45,507	-$1,687 *	0%
Employee Benefit	$499,155	$446,043	$310,123	62%
Cedar Lake Maintenance	$44,141	$12	$26,424	60%

*The City received back the property taxes paid on the FOD.

Department

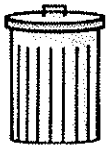
General	Budget	Expenditures	Remaining Balance	% Utilized
Administrator	$256,200	$108,971	$147,229	43%
Street Department	$214,450	$150,600	$63,850	70%
Governing Body	$59,620	$60,483	-$863	101%
Police	$799,350	$506,143	$293,208	63%
City Facilities	$79,100	$59,458	$19,642	75%
Park & Recreation	$59,450	$55,578	$3,872	93%
Human Resources	$20,000	$8,529	$11,471	43%
Miscellaneous	$136,910	$41,104	$95,806	30%
Planning & Zoning	$179,300	$88,648	$90,652	49%
Clerk/Finance	$243,800	$178,613	$65,187	73%

SEWER FUND HIGHLIGHTS

MONTH	2010 SWR COUNT	2011 SWR COUNT	% DIFFERENCE
January	1655	1679	1.43%
February	1658	1676	1.07%
March	1663	1679	0.95%
April	1666	1774	6.09%
May	1671	1781	6.18%
June	1674	1779	5.90%
July	1668	1778	6.19%
August	1670	1781	6.23%
September	1672	1774	5.75%
October	1671		
November	1670		
December	1676		
AVERAGE	1668	1745	4.42%

MONTH	2010 SWR BILLED	2011 SWR BILLED	% DIFFERENCE
January	$57,650.02	$80,781.73	40.12%
February	$57,919.69	$80,627.21	39.21%
March	$57,968.33	$80,471.02	38.82%
April	$58,142.23	$80,010.76	37.61%
May	$57,035.02	$90,216.49	58.18%
June	$59,123.05	$89,998.38	52.22%
July	$58,427.72	$89,284.06	52.81%
August	$58,478.41	$90,683.38	55.07%
September	$57,767.28	$91,270.81	58.00%
October	$57,921.75		
November	$57,896.98		
December	$57,517.53		
TOTAL	$695,848.01	$773,343.84	

MONTH	2010 AVERAGE SWR BILL	2011 AVERAGE SWR BILL	% DIFFERENCE
January	$34.83	$48.11	38.14%
February	$34.93	$48.11	37.72%
March	$34.86	$47.93	37.49%
April	$34.90	$45.10	29.23%
May	$34.13	$50.65	48.40%
June	$35.32	$50.59	43.23%
July	$35.03	$50.22	43.36%
August	$35.02	$50.92	45.40%
September	$34.55	$51.45	48.91%
October	$34.66		
November	$34.67		
December	$34.32		
AVERAGE	$34.77	$49.23	



SOLID WASTE FUND HIGHLIGHTS

MONTH	2010 SOLID WASTE COUNT	2011 SOLID WASTE COUNT	% DIFFERENCE
January	1,458	1,639	11.04%
February	1,463	1,635	10.52%
March	1,469	1,633	10.04%
April	1,475	1,638	9.95%
May	1,488	1,639	9.21%
June	1,493	1,642	9.07%
July	1,493	1,639	8.91%
August	1,496	1,639	8.72%
September	1,494	1,645	9.18%
October	1,492		
November	1492		
December	1487		
AVERAGE	1,483	1,639	9.49%

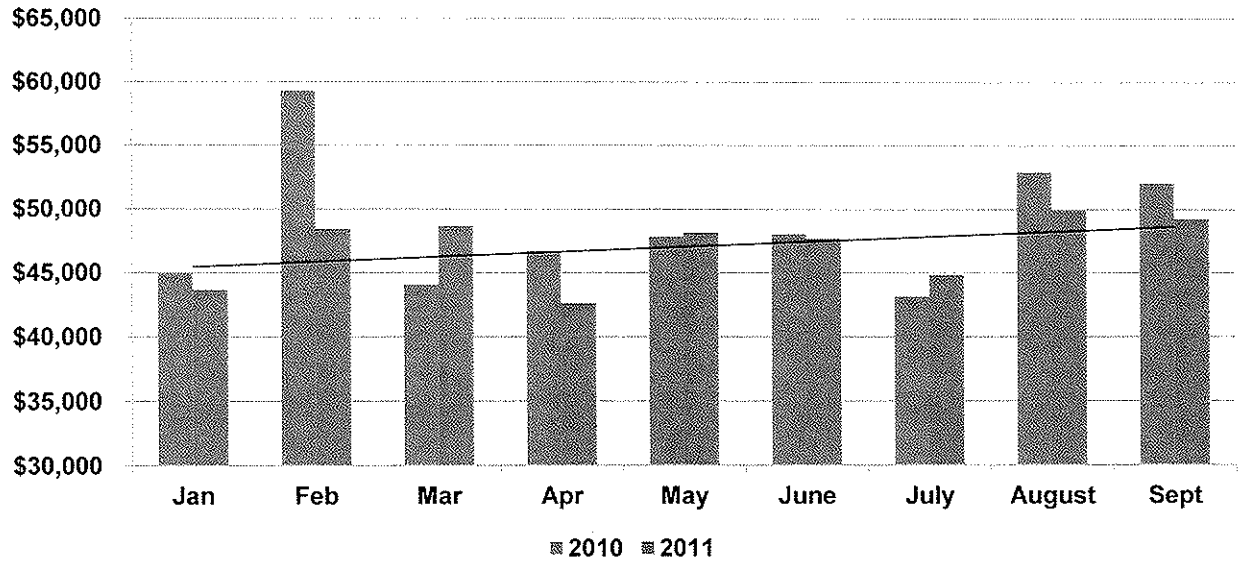
MONTH	2010 SOLID WASTE BILLED	2011 SOLID WASTE BILLED	% DIFFERENCE
January	$14,625.07	$16,413.01	10.89%
February	$14,670.04	$23,010.32	36.25%
March	$14,699.83	$22,959.12	35.97%
April	$14,762.29	$23,033.99	35.91%
May	$14,892.23	$23,040.15	35.36%
June	$14,959.42	$23,065.00	35.14%
July	$14,964.73	$23,017.69	34.99%
August	$14,995.03	$23,030.35	34.89%
September	$14,985.04	$23,112.81	35.17%
October	$14,974.40		
November	$14,966.07		
December	$14,899.96		
TOTAL	$178,394.11	$200,682.44	

MONTH	2010 AVERAGE BILL	2011 AVERAGE BILL	% DIFFERENCE
January	$10.03	$10.01	-0.20%
February	$10.03	$14.07	40.28%
March	$10.01	$14.06	40.46%
April	$10.01	$14.06	40.46%
May	$10.01	$14.06	40.46%
June	$10.02	$14.05	40.22%
July	$10.02	$14.04	40.12%
August	$10.02	$14.05	40.22%
September	$10.02	$14.05	40.18%
October	$10.04		
November	$10.03		
December	$10.02		
AVERAGE	$10.02	$13.61	

SALES TAX 2007-2011

	2007	2008	2009	2010	2011	Diff. '10 - '11	% Difference	2010 YTD	2011 YTD	Diff. '10 - '11	% Difference
Jan	43,040.41	43,516.85	43,726.32	44,933.16	43,677.78	-1,255.38	-2.9%	44,933.16	43,677.78	-1,255.38	-2.8%
Feb	44,273.79	46,544.07	49,937.92	59,338.25	48,453.55	-10,884.70	-21.8%	104,271.41	92,131.33	-12,140.08	-11.6%
Mar	35,899.77	46,125.81	59,417.29	44,064.14	48,692.52	4,628.38	7.8%	148,335.55	140,823.85	-7,511.70	-5.1%
Apr	39,334.11	41,298.70	41,900.26	46,686.51	42,633.11	-4,053.40	-9.7%	195,022.06	183,456.96	-11,565.10	-5.9%
May	45,142.71	44,634.80	41,070.02	47,865.00	48,186.99	321.99	0.8%	242,887.06	231,643.95	-11,243.11	-4.6%
June	46,335.58	52,647.16	43,320.60	48,059.05	47,682.94	-376.11	-0.9%	290,946.11	279,326.89	-11,619.22	-4.0%
July	49,500.52	47,720.81	46,612.85	43,151.43	44,834.43	1,683.00	3.6%	334,097.54	324,161.32	-9,936.22	-3.0%
Aug	46,173.87	47,209.53	50,284.61	52,935.19	49,903.11	-3,032.08	-6.0%	387,032.73	374,064.43	-12,968.30	-3.4%
Sept	44,486.92	50,855.51	52,550.48	52,062.71	49,250.84	-2,811.87	-5.4%	439,095.44	423,315.27	-15,780.17	-3.6%
Oct	51,633.80	48,068.36	52,382.92	47,483.47							
Nov	46,598.51	43,264.92	47,111.87	44,789.92							
Dec	44,281.28	43,884.31	56,073.14	46,693.70							
	536,701.27	555,770.83	584,388.28	578,062.53	423,315.27	-15,780.17					-4.9%

2010-11 Month to Month Comparison



Memorandum

To: Mr. Mayor and City Council

CC: Lloyd Martley

From: Mitch Pleak

Date: 10.10.11

Re: Pedestrian Trail Design Payment

March 16, 2009 the City Council approved the design of a trail located:

- Near the intersection of 155th and Chestnut traversing west to 158th Street.
- 158th Street from the Garden Parkway to Parallel Road.
- Parallel Road from 158th Street to 159th Street.

To date the City has paid $15,084.03 (8 invoices) since April 22, 2009. The consultant (MHS) had submitted field check plans in May 2011. In August 2011, Council had requested to hold off on any payment until the plans were reviewed. Staff has reviewed the plans and finds the progress to be adequate with the consultant's outstanding bill of $21,099.38.

Please Remit To:

McAfee Henderson Solutions, Inc.
15323 West 95th Street
Lenexa, KS 66219

Phone: *913-888-4647*
Fax: *913-390-9865*

Invoice Number: *9*

Invoice Date: *April 25, 2011*

Professional Services for the Period: 3/13/2011 to 4/16/2011

Invoice

Total Project Invoice Amount **$3,973.13**

To: Mitch Pleak
City of Basehor
PO Box 406
Basehor KS 66007-0406

Project: 2009.038
Basehor Trail - 155th to 158th

Please detach and return with payment

Billing Group: 001 Phased Fixed Fee **Survey and Design**

Bill Group / Contract Manager: Henderson, Matthew D.

Billing Fee $50,021.55

Phase	Phase Fee:	% Complete	Prior Billing	Current Fee
Investigation & Survey Data	11,635.00	100.00	8,165.00	3,470.00
Preliminary Design & Field Check	16,265.00	43.71	6,670.00	440.00
Final Plans & Office Check	12,510.00	0.00	0.00	0.00
Legal Exhibits & Descriptions	4,620.00	0.00	0.00	0.00
Bid Documents	2,750.00	0.00	0.00	0.00
Reimbursables	2,241.55	9.18	142.58	63.13
			Phase Subtotal	$3,973.13

Phase Billing Totals $3,973.13

Current Billing Against Maximum

Total Project Invoice Amount **$3,973.13**

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Please Remit To:

McAfee Henderson Solutions, Inc.
15323 West 95th Street
Lenexa, KS 66219

Phone: *913-888-4647*
Fax: *913-390-9865*

Invoice Number: *10*

Invoice Date: *May 25, 2011*

Professional Services for the Period: 4/17/2011 to 5/14/2011

Invoice

Total Project Invoice Amount **$10,030.25**

To: Mitch Pleak
City of Basehor
PO Box 406
Basehor KS 66007-0406

Project: 2009.038
Basehor Trail - 155th to 158th

Please detach and return with payment

Billing Group: 001 Phased Fixed Fee

Survey and Design

Bill Group / Contract Manager: Henderson, Matthew D.

Billing Fee $50,021.55

Phase	Phase Fee:	% Complete	Prior Billing	Current Fee
Investigation & Survey Data	11,635.00	100.00	11,635.00	0.00
Preliminary Design & Field Check	16,265.00	100.00	7,110.00	9,155.00
Final Plans & Office Check	12,510.00	6.79	0.00	850.00
Legal Exhibits & Descriptions	4,620.00	0.00	0.00	0.00
Bid Documents	2,750.00	0.00	0.00	0.00
Reimbursables	2,241.55	10.30	205.71	25.25
			Phase Subtotal	$10,030.25
			Phase Billing Totals	$10,030.25

Current Billing Against Maximum

Total Project Invoice Amount **$10,030.25**

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Please Remit To:

McAfee Henderson Solutions, Inc.
15323 West 95th Street
Lenexa, KS 66219

Phone: *913-888-4647*
Fax: *913-390-9865*

Invoice Number: *11*

Invoice Date: *June 25, 2011*

Professional Services for the Period: 5/15/2011 to 6/18/2011

Invoice

Total Project Invoice Amount **$6,696.00**

To: Mitch Pleak
City of Basehor
PO Box 406
Basehor KS 66007-0406

Project: 2009.038
Basehor Trail - 155th to 158th

Please detach and return with payment

Billing Group: 001 Phased Fixed Fee **Survey and Design**

Bill Group / Contract Manager: Henderson, Matthew D.

Billing Fee $50,021.55

Phase	Phase Fee:	% Complete	Prior Billing	Current Fee
Investigation & Survey Data	11,635.00	100.00	11,635.00	0.00
Preliminary Design & Field Check	16,265.00	100.00	16,265.00	0.00
Final Plans & Office Check	12,510.00	58.83	850.00	6,510.00
Legal Exhibits & Descriptions	4,620.00	0.00	0.00	0.00
Bid Documents	2,750.00	0.00	0.00	0.00
Reimbursables	2,241.55	18.60	230.96	186.00
			Phase Subtotal	$6,696.00

Phase Billing Totals $6,696.00

Current Billing Against Maximum

Total Project Invoice Amount **$6,696.00**

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

Please Remit To:

McAfee Henderson Solutions, Inc.
15323 West 95th Street
Lenexa, KS 66219

Phone: 913-888-4647
Fax: 913-390-9865

Invoice Number: 12

Invoice Date: July 25, 2011

Professional Services for the Period: 6/19/2011 to 7/16/2011

Invoice

Total Project Invoice Amount **$400.00**

To: Mitch Pleak
City of Basehor
PO Box 406
Basehor KS 66007-0406

Project: 2009.038
Basehor Trail - 155th to 158th

Please detach and return with payment

Billing Group: 001 Phased Fixed Fee

Survey and Design

Bill Group / Contract Manager: Henderson, Matthew D.

Billing Fee $50,021.55

Phase	Phase Fee:	% Complete	Prior Billing	Current Fee
Investigation & Survey Data	11,635.00	100.00	11,635.00	0.00
Preliminary Design & Field Check	16,265.00	100.00	16,265.00	0.00
Final Plans & Office Check	12,510.00	62.03	7,360.00	400.00
Legal Exhibits & Descriptions	4,620.00	0.00	0.00	0.00
Bid Documents	2,750.00	0.00	0.00	0.00
Reimbursables	2,241.55	18.60	416.96	0.00
			Phase Subtotal	$400.00

Phase Billing Totals $400.00

Current Billing Against Maximum

Total Project Invoice Amount **$400.00**

All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

month. He spoke with Deffenbaugh and he was told they would be willing to make a donation back to the civic organizations that would be hurt.

Councilmember Washington felt the survey was very well done. Mr. Slaugh stated the Council could decide to move forward or wait until Deffenbaugh mandated recycling. Councilmember Sifford said he had a problem with the City requiring recycling and would cause a 33% increase in residential trash bills. Councilmember Hill asked when Johnson County was going to mandate the recycling and hoped the City would be given ample time to implement. Mr. Slaugh stated it was primarily a volume issue and that no specific time frame had been given.

BUSINESS

A motion was made by Councilmember Washington and seconded by President Dysart to add Item "j" the Business agenda directing staff to obtain quotes from Deffenbaugh and to bring to Council on the earliest available agenda. A show of hands was taken with all members voting in favor with the exception of Councilmember Sifford. Motion passed 4-1.

Mayor Garcia requested a motion to add item "k" to the agenda consider an amendment to the 24/40 Hwy & 150th Street agreement.

A motion was made by Councilmember Hill and seconded by Councilmember Sifford to add Business item "k" to the agenda considering an amendment 24/40 and 150th Street agreement. A show of hands was taken with all members voting in favor. Motion passed 5-0.

a. Change order request from Burns & McDonnell engineering for design change on wastewater treatment plan expansion.

No representatives from Burns and McDonnell were present. Councilmember Washington ask to clarify that this request would reduce the size of the generator and redesign the electrical system due to the fact that a significant portion of flow would be converted to gravity. Mr. Slaugh answered yes.

A motion was made by Councilmember Washington and seconded by Councilmember Sifford to approve the change order request from Burns & McDonnell Engineering for redesign of the electrical system at the 163rd Street lift station in an amount not to exceed $4,200. A show of hands was taken with all members voting in favor. Motion passed 5-0.

b. Transportation Enhancement grant application for trail project.

Mr. Slaugh reported the grant application deadline has been changed to March 18th. The City would need to adopt a resolution, authorize funding for engineering design and approve acquisition of right of way. He recommended submitting this project as trail

project from 155th Street west through the Tomahawk Valley property to the library property. The project cost would be $597,376 with the City share being $119,475. He explained design costs ($47,000) could not be included in the application and had to be paid by the city.

A motion was made by Councilmember Washington and seconded by Councilmember Hill to direct the city administrator to compose and send a letter to Steve Miles to encourage him to resubmit the Tomahawk Valley project as finally approved in 2005. A show of hands was taken with all members voting in favor. Motion passed 5-0.

A motion was made by Councilmember Washington and seconded by President Dysart to approve the application to KDOT for Tomahawk Trail and approve resolution of support as presented. A show of hands was taken with all members voting in favor. Motion passed 5-0.

A motion was made by Councilmember Washington and seconded by President Dysart to approve the proposal for design work from MHS Solutions not to exceed $49,000 [and total with reimbursable expenses and construction observation of $86,994.05]. A show of hands was taken with all members voting in favor. Motion passed 5-0.

c. Economic stimulus project submittal proposal.

Mr. Slaugh reported staff submitted the Economic stimulus proposal for improvements to the intersection of 155th Street & Parallel on Friday, March 13th. It was his understanding the grants would not be awarded until May. No action was necessary.

d. Consider award of bid for liability insurance package from 4/01/09 – 3/31/10

J.R. Reilly, Reilly & Sons Insurance, provided a bid in the amount of $40,027. The premium decreased around $1,700 from 2008. EMC Insurance was the only company that opted to bid.

A motion was made by Councilmember Washington and seconded by Councilmember Sifford to approve the bid submitted by Reilly & Sons insurance company [in the amount of $40,027]. A show of hands was taken with all members voting in favor. Motion passed 5-0.

e. Consider Final Plat for Southside Village, requested by Benchmark Management, Inc.

Mr. McIntosh, 15395 Briar Rd reported he had been working with the four business owners on Briar Rd who were interested in annexing into the city of Basehor and connecting to the city sanitary sewer system but were not interested in curb & gutter streets due to the additional expense. He reported the plat was in order and he would be able to extend the sewer lines without the benefit district if necessary.

MCAFEE HENDERSON SOLUTIONS

CIVIL ENGINEERING ⊕ LAND SURVEYING

March 2, 2009

Mr. Carl Slaugh, City Administrator
City of Basehor, Kansas
2620 North 155th Street
Basehor, KS 66007

RE: Letter of Agreement for Land Surveying and Civil Engineering Services
Tomahawk Valley Trails – 155th Street and Chestnut to 158th Street and Library

1. SCOPE OF WORK

McAfee Henderson Solutions, Inc. (MHS) will provide land surveying and civil engineering design services for approximately 5,600 LF of 10-ft wide concrete pedestrian trail. The trail will commence near 155th Street and Chestnut Street traversing west through the Tomahawk Valley property, crossing 158th Street where it will terminate at the intersection of 159th Street and Parallel Road (Prairie Gardens 2nd Plat). Additional trail will be designed along the west side of 158th Street commencing at the 158th Street Trail Crossing and traverse south to the Basehor Library where it will terminate at the intersection of Garden Parkway. The pedestrian trail improvements will be designed to meet ADA requirements. MHS shall prepare construction and permit documents for the project in accordance with KDOT Transportation Enhancement guidelines. General scope of services is listed below.

Investigation and Data Collection

A. Complete a site visit and research City records of the property to become familiar with the intended construction site and determine permitting issues and public agency requirements.
B. Attend up to four meetings with the City Staff to discuss issues related to the design and other items pertinent to this project.
C. Provide right of way and topographic survey of trail corridor. Corridor survey will be approximately 75-ft in width for design drawings in determining limits of grading improvements and locations for minor storm drainage improvements.
D. Localized project control shall contain a minimum of four (4) project benchmarks and five (5) recoverable control points outside the anticipated construction limits.
E. Obtain Ownership and Encumbrance (O&E) reports from a qualified Title Company at project inception and refresh the O&E documents prior to right of way acquisition.
F. Stake boring locations for selected Geotechnical Engineering Firm.
G. Prepare legal descriptions and exhibits sealed by a registered land surveyor for each parcel requiring permanent and temporary construction easements within the project limits.
H. Provide staking of all proposed right of way and easements required for the project construction with a 40d nail and lathe with flagging.

Engineering

I. Solicit quotes from three qualified geotechnical firms to perform geotechnical exploration of the area. The geologic exploration company will be selected and paid by the CITY.
J. Perform hydrologic and hydraulic calculations for the existing and proposed conditions of all effected drainage areas in the 2, 5, 10, 25, 50, and 100 year storm events. Incorporate drainage table and map into the construction documents.

K. Prepare field check plans based on concept selected in accordance with KDOT Standards and conduct field check with City and State staff. Plans to include the following:

1. Title Sheet
2. General layout and right of way plan.
3. Construction details and plan specifications.
4. Typical trail cross section with pavements based on geotechnical investigations.
5. Horizontal and vertical layout of trail.
6. Grading and Erosion Control Plan.
7. Drainage improvements and map.
8. Construction limits and cross sections at minimum every 50-ft.
9. Engineering estimate of probable cost of construction

L. Prepare office check plans incorporating any modifications from field check meeting. Plans shall include all necessary details required for bidding.

M. Prepare bid document packet with contract documents furnished by the CITY and specialized technical provisions provided by the ENGINEER.

N. Permitting. MHS will prepare hydraulic analysis of the impacts of the trail and submit plans to the Department of Agricultural, Corp of Engineers, and KDHE for permitting. Prepare NOI permit application to KDHE along with storm water pollution prevention plan.

O. Assist City with the bid letting. Answer questions from interested bidders and prepare any necessary addendums to the project documents as required.

P. Construction Administration and Site Inspection. Conduct bi-weekly progress meetings with owner and contractor regarding progress of civil site improvements. Respond to Request for Information submitted by the contractor regarding the civil site improvements. Observe major work items on site relating to grading, storm drainage, and paving. Complete substantial and final completion checklists of work performed. Review pay applications submitted by contractor for work performed and make recommendation to the School Board regarding payment.

2. BASIC SERVICES

A. The following design services shall be provided by the Engineer under the terms of this Agreement:

1. Perform an initial site visit to determine the existing site conditions.
2. Prepare 3 sets of site plan drawings in accordance with the defined scope for the utility provider and owner review.
3. Provide hydraulic analysis for permit submittal to the Division of Water Resources.

B. The following construction related services shall be provided by the Engineer under the terms of this Agreement:

1. Resident construction observation services of all major work items.

C. The following shall not be provided by the Engineer under the terms of this Agreement, but can be added by change order if needed:

1. Legal services associated with easement procurement.
2. Retaining wall structural design for walls over 5-ft in height.
3. Geotechnical services.
4. Irrigation plans.
5. Site lighting plans.
6. Landscape and Architectural design services.
7. Specialized engineering studies (i.e. sanitary sewer capacity, LOMR, traffic impact study, water distribution study, wetland determination).
8. Full time inspection services.

3. **REIMBURSABLE EXPENSES**

A. Reimbursable expenses shall be billed above and beyond all fees for professional services. Direct costs incurred by the Engineer shall be invoiced to the Owner. Reimbursable items shall be as follows:

1. Reprographics required for project plan review submittals and construction drawings at $0.40/SF.
2. Legal and title work including title search work and easement and right-of-way establishment.
3. Geotechnical and material testing required for determination of presence of rock and unsuitable material.
4. Permitting and review fees associated with plan and plat documents.
5. Delivery charges per selected courier.
6. Mileage associated with site visits, survey data collection and meeting attendance at the rate of $0.485/mile.

4. **COMPENSATION FOR PROFESSIONAL SERVICES**

A. McAfee Henderson Solutions, Inc. shall provide professional services for this project in accordance with the scope of work, basic services and terms and conditions of contract listed herein for the following estimated lump sum fee, excluding reimbursable expenses.

BG1 – Land Surveying and Civil Engineering Design Services	
01 – Investigation and Survey Data Collection	$11,635
02 – Preliminary Design and Field Check	$16,265
03 – Final Plans and Office Check	$12,510
04 – Legal Exhibits and Descriptions	$2,700
05 – Easement and Right of Way Staking	$1,920
06 – Bid Documents and Project Letting	$2,750
Subtotal Survey and Design	*$47,780*
Reimbursable Expenses	
O&E Report from Title Company ($200/each)	$1,000.00
O&E Report Refresh ($100/each)	$500.00
Mileage and Courier Services	$153.55
Printing, survey copies, and Section Corner Reports	$528.00
NOI Permit	$60.00
Subtotal Reimbursable Expenses	*$2,241.55*
Total BG1 – Land Survey and Civil Design	**$50,021.55**
BG2 – Resident Construction Observation Services	
01 - Resident Construction Observation	$36,972.50
Total BG2 – Construction Observation Services	**$36,972.50**
TOTAL LUMP SUM FEE (BG1 and BG2)	**$86,994.05**

Professional fees shall be invoiced on a monthly basis using the schedule of rates listed in Attachment A. The Engineer shall receive all payments no later than thirty (30) calendar days after invoice date.

B. **Additional Services:**

Additional services provided by MHS employees shall commence only upon authorization by the Client and shall be paid for by the Client as hereinafter provided. Fees will be billed on a time and expense basis for any Additional Services authorized in writing by the Client, and will be billed separately at the 2008 MHS standard hourly rates, identified on Attachment A.

GENERAL PROVISIONS

Services performed by MHS under this Agreement will be conducted in a manner consistent with level of care, diligence and skill ordinarily possessed and exercised by members of the profession currently practicing in the same locality under similar conditions. IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE SPECIFICALLY EXCLUDED. The parties' rights, liabilities, responsibilities and remedies with respect to the Services, whether in contract or otherwise, shall be exclusively those expressly set forth in this Agreement. To the fullest extent permitted by law, MHS shall not in any event, be liable to the Client for any special, indirect, incidental or consequential damages, including, but not limited to, damages from delay, distribution, loss of product, loss of use, loss of profits or revenue or increased cost of operation. MHS' total liability to the Client for all claims, losses, damages and expenses resulting or arising in any way from the performance of the Services shall not exceed the total compensation received by MHS under this Agreement or the limits of any professional liability insurance maintained by MHS, whichever is less. This Agreement shall be governed by and interpreted in accordance with the laws of Kansas.

The proposal outlined in this Letter is valid for sixty (60) days.

This proposal represents the entire agreement between the Client and McAfee Henderson Solutions and supersedes all prior negotiations, representations or agreements, whether written or oral. This agreement may be amended only by written instrument signed by the Client and McAfee Henderson Solutions. If this agreement is acceptable, please sign and return one copy to serve as notice to proceed. We look forward to working with you on the successful completion of this project.

Matt Henderson, PE
McAfee Henderson Solutions, Inc.

2/2/09
Date

Mayor Chris Garcia
City of Basehor, Kansas

Date

2009 Billing Rates
Attachment "A"

Engineering Staff

ENG-P	Principal In Charge	$120
ENG-7	Project Manager	$110
ENG-6	Project Engineer 4	$95
ENG-5	Project Engineer 3	$85
ENG-4	Project Engineer 2	$75
ENG-3	Project Engineer 1	$70
ENG-2	Staff Engineer	$65
ENG-1	Staff Engineer	$60
ET-8	Technician Manager	$80
ET-7	Designer 4	$70
ET-6	Designer 3	$65
ET-5	Designer 2	$60
ET-4	Designer 1	$55
ET-3	Drafter 2	$50
ET-2	Drafter 1	$45
ET-1	Intern	$40

Surveying Staff

LS-P	Principal In Charge	$120
LS-7	Project Manager	$110
LS-6	Project Surveyor	$95
LS-5	Party Chief (Licensed)	$80
LS-4	Party Chief (Un-licensed)	$65
LS-3	Jr. Party Chief/Sr. Survey Tech	$55
LS-2	Instrument Tech/Jr. Survey Tech	$45
LS-1	Rodman/Intern	$40

Inspection Staff

INS-7	Construction Inspector 7	$70
INS-6	Construction Inspector 6	$65
INS-5	Construction Inspector 5	$60
INS-4	Construction Inspector 4	$55
INS-3	Construction Inspector 3	$50
INS-2	Construction Inspector 2	$45
INS-1	Construction Inspector 1	$40

Administration Staff

OA-3	Office Administrator 3	$35
OA-2	Clerk 2	$30
OA-1	Clerk 1	$25

MCAFEE HENDERSON SOLUTIONS

CIVIL ENGINEERING ✣ LAND SURVEYING

September 19, 2011

Mr. Mark Loughry
City Administrator
Basehor City Hall
2620 N. 155th Street, PO Box 406
Basehor, Kansas 66007

Dear Mark,

This letter is in reference to MHS' contract to provide design and construction observation services for the Tomahawk Trail Project. As you are aware the project was placed on hold while easements were acquired thru portions of the project. Per direction of City Staff, MHS recommenced working on this project the first quarter of 2011. On May 27, 2011, field check plans were delivered to City Engineer Mitch Pleak. A meeting and a site visit was conducted with Mitch the same day. MHS is waiting for field check plan comments from Mr. Pleak to complete the final construction documents.

The Billing Status of the design portion of the project is as follows:

Contract Amount	$50,021.55
Amount Invoiced	$36,076.96 (72.1%)

Amount to Complete $13,944.59 (27.9%)

MHS will be able to complete final plans within 40 days of receiving field check plan comments from the City of Basehor Engineer and receipt of $21,099.38 that is past due.

Please let us know how you would us to proceed with this project.

Sincerely,

Matt Henderson, PE
McAfee Henderson Solutions, Inc.

15323 W. 95th Street Lenexa, KS 66219 913.888.4647 fax: 913.390.9865

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 5

Topic:
Consider Leavenworth County Sewer District #3 (LCSD#3) Annexation Survey Results and Determine Sewer Connection Fee.

Action Requested:
Consider LCSD#3 Annexation Survey Results and Determine Sewer Connection Fee.

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 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 and rates. A survey and background information was delivered by certified mail to all homeowners in LCSD#3 on September 23. Preliminary results were provided to Council at the October 3 Council Work Session.

The City delivered 96 surveys to the homeowners in LCSD#3. Of the surveys returned 50 were in favor of annexation and eleven were opposed. One survey was returned as undecided. While USD #458 is entitled to two responses, due to deadlines they were unable to officially respond. It is generally believed the USD #458 School Board would be in favor of annexation. As of October 11, twelve of the 96 surveys remained unclaimed at the Post Office. This indicates that approximately 60 percent of those who received and responded to the survey supported voluntary annexation.

The Leavenworth County Clerk has reported to the City that a decision on the final connection rate needs to be made expediently as annual property tax rolls need to be finalized and distributed to the public on or around the first of November. The LCSD#3 Board of Directors (Leavenworth County Commission) will hold a final public hearing on October 24, 2011, and vote on the final assessment.

	CONNECTION FEE	REVENUE
SD#3 Request	**$2,950**	**$283,200**
Current In-City Fee	**$3,450**	**$331,200**
Current Agreement	**$4,425**	**$424,800**
Current Out-of-City Fee	**$5,172**	**$496,512**
Diff. b/n Request & Current Out-of-City Fee		**$213,312**
Diff. b/n Request & Current In-City Fee		**$48,000**
Diff. b/n Request & Current Agreement		**$141,600**

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

Administration Recommendation:
None

Attachments:
None

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 6

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 Ordinance 604.

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 south 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 Ordinance 604.

Committee Recommendation:

Attachments:
9.26.11 Memo (1 page)
Staff Report (2 pages)
Pinehurst North Third Plat (1 page)
Ordinance 604 (2 pages)
9.26.11 Letter (1 page)
9.28.11 Letter (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 south 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 BAGDAD

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 south 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.

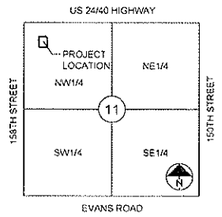
   The commercial property within Pinehurst North Plat is 67% vacant. The remaining property is neighborhood retail and banks. The proposed zoning may complement the surrounding commercial properties.

   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.

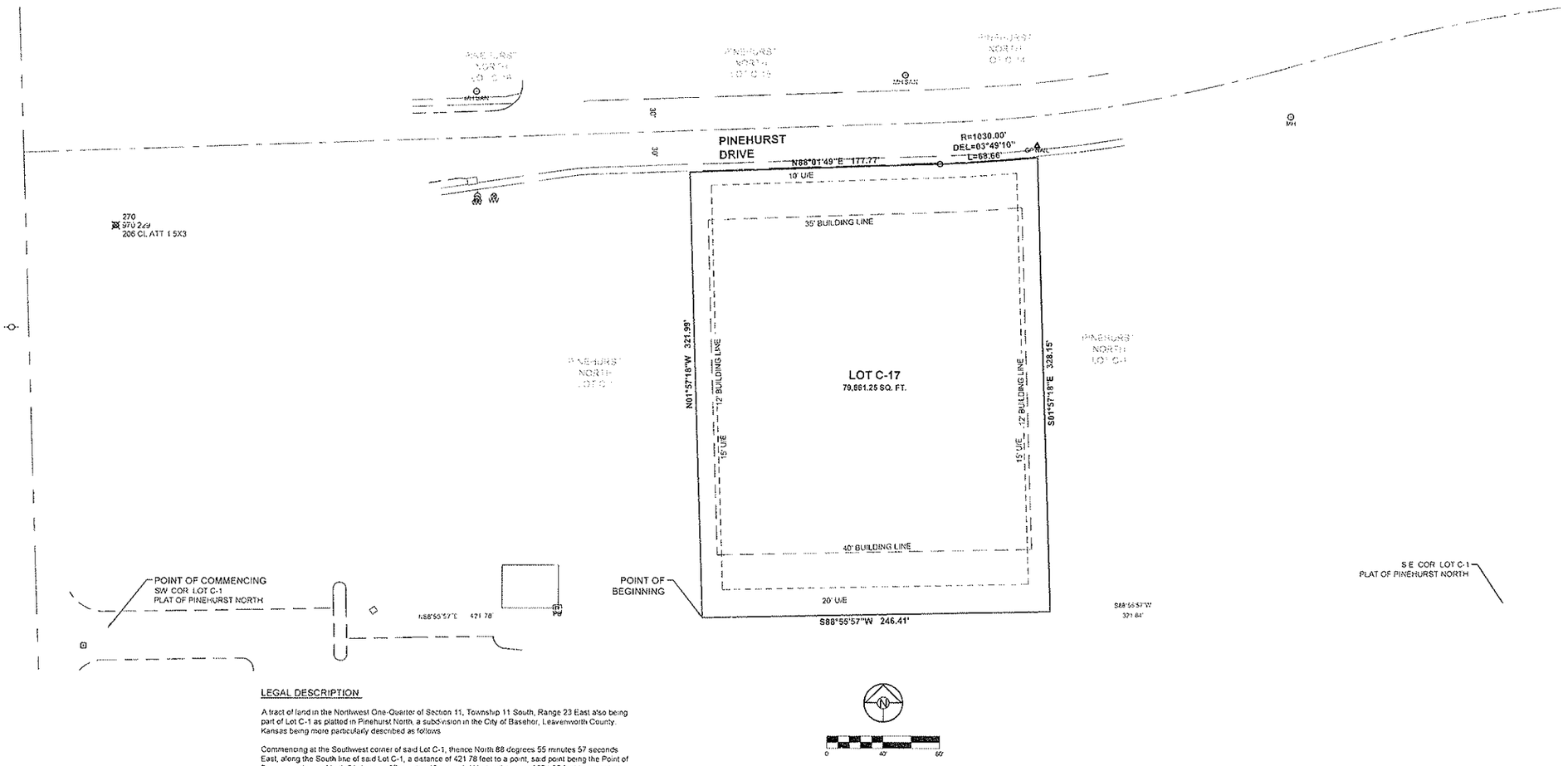
PRELIMINARY PLAT OF
PINEHURST NORTH THIRD PLAT

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 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 #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

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

I:\PROJECTS\2011\11-116\Dwg\Prelim Plat\11-116PRELIMPLAT.dwg, PRELIM PLAT, 8/3/2011 5:56:59 PM, 1:1

(Published in the Basehor Sentinel _____)

Ordinance No. 604

AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED IN BASEHOR, LEAVENWORTH COUNTY, KANSAS FROM GENERAL BUSINESS DISTRICT ("CP-2") TO MULTI-FAMILY RESIDENTIAL ("R-3"); AND AMENDING THE OFFICIAL ZONING MAP OR MAPS OF THE CITY TO REFLECT SUCH REZONING, ALL PURSUANT TO THE ZONING ORDINANCE OF THE CITY.

WHEREAS, the Comprehensive Plan of the City of Basehor, Kansas designates the property as "Commercial"; and

WHEREAS, the property is currently zoned CP-2; and

WHEREAS, the applicant requested the rezoning of the property to R-3; and

WHEREAS, after due and lawful notice, the Planning Commission held a public hearing on September 13, 2011 and made a recommendation for the rezoning of the property from CP-2 to R-3; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body on October 17, 2011.

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

Section 1: That pursuant to Article 18 of the Basehor Zoning Ordinance, the following described property be rezoned from CP-2 to R-3:

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.

Section 2: That 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. 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 this or other ordinances.

Section 3: 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 17th day of October, 2011.

APPROVED by the Mayor this 17th day of October, 2011.

SEAL

_____
Terry Hill, Mayor

ATTEST:

_____
Corey Swisher, City Clerk

APPROVED AS TO FORM:

_____
Shannon M. Marcano, City Attorney

Country Place℠
LIVING
Do Well While Doing Good.™

September 26, 2011

Mr. Mayor
City of Basehor
2620 N 155th Street
PO Box 406
Basehor, KS 66007

Re: Basehor Assisted Living, LLC d/b/a /
Country Place Senior Living

Dear Sir,

We respectfully request that the City Council of Basehor consider and vote to approve the re-zoning and preliminary plat for the above mentioned project proposed for Basehor, Kansas during their upcoming meeting on October 3rd, 2011. Additionally, we are respectfully requesting that the City Council of Basehor consider and vote to approve the final plat for same project during their following meeting on October, 17th, 2011.

We are requesting that the City Council make these considerations in an attempt to shorten their voting process timeline so that once the re-zoning and final plats are approved we can request the issuance of a building permit issued and begin construction. Our goal is to start construction during the later part of October in an effort to get the foundation poured and stay ahead of the late fall and winter inclement weather. This will allow us to stay on track with the project completion dates we have established and reach our targeted opening date for budgeting purposes.

Thank you in advance for your consideration of this request. We look forward to coming before the Council on October 3rd.

Sincerely yours,

Jack West
Managing Member
Basehor Assisted Living, LLC

1527 W. State Hwy 114
Suite 500 #354
Grapevine, TX 76051-8647
p. 817.545.5353
f. 866.360.0060
www.CountryPlaceLiving.com

Country Place℠ SENIOR LIVING "Life as you want it. Care as you need it."
Country Place℠ HOME PLUS "Life as you want it. Care as you need it."
Country Place℠ ADULT DAY SERVICES "Life as you want it. Care as you need it."

COMMUNITY National Bank

Member FDIC

September 28, 2011

TO: Mitch Pleak, City Engineer

RE: Country Place Living–Basehor

- Country Place Living established contact with Community National Bank regarding development of an Assisted Living Center to be located in the Pinehurst Development–North Plat in February 2011.
- We again met in April 2011 with the Basehor City staff regarding this project. At the time, Community National Bank was in the process of receiving back the property from the previous owner, Pinehurst Properties, LLC. This was completed August 14, 2011.
- Country Place Living LLC and Community National Bank entered into a Contract for Purchase of Lot C-17 (formerly Lot C-1) on August 29, 2011. Closing of this contract will occur simultaneously with the financing documents, sometime in October 2011.
- It is Community National Bank's intention to continue with the process of finalization of the rezoning and platting of this property, with full support of the eventual sale of the property to Country Place Living LLC.

Please contact me should you have further questions. Thank you.

Dean W. Weddum,
Branch President

P.O. Box 210 • 210 Main Street
Seneca, KS 66538
(785) 336-6143

P.O. Box 986 • 231 N. Main Street
Tonganoxie, KS 66086
(913) 369-0100

P.O. Box 437 • 15718 Pinehurst Drive
Basehor, KS 66007
(913) 724-9901

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 Brown 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: 3-15-2015

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. 7

Topic: Preliminary Plat for Pinehurst North Third Plat.

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

Narrative:
The preliminary plat is located 420 feet east of the west property line to Pinehurst North Subdivision Plat and abuts the south 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 lot size among surrounding developed lots is 1.55 acres.

On September 13, 2011, 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 the 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

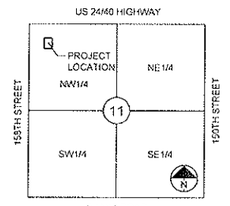
Staff recommends approval of the preliminary plat with the following conditions:

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

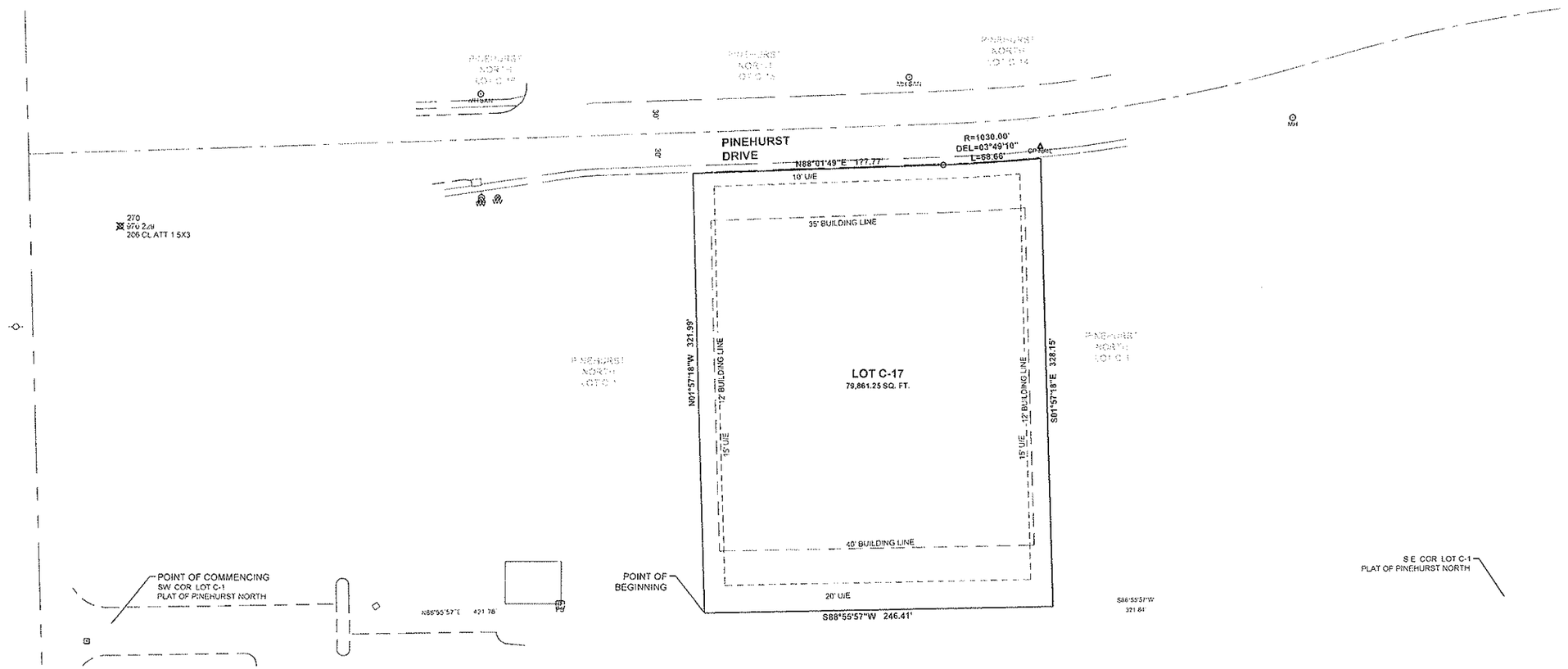
PINEHURST NORTH THIRD PLAT

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 = 952 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
CHECKED	MB
PROJ NO	11-116

PRELIMINARY PLAT OF
PINEHURST NORTH THIRD PLAT

REV	REV 08-09-11
REV	REV

SHEET NO. 1 OF 1

I:\PROJECTS\2011\11-116\2-Dwgs\2-2 PDP-Prelim Plat\11-116PRELIMPLAT.dwg, PRELIM PLAT, 8/5/2011 5:36:59 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
- FH - FIRE HYDRANT
- WM - WATER METER
- WV - WATER VALVE
- GM# - GAS METER (# - NO OF METERS)
- GV - GAS VALVE
- IV - IRRIGATION VALVE
- LIGHT POLE
- PP - POWER POLE
- UP - UTILITY POLE
- DG - DOWN GUY
- POWER PEDESTAL
- # - ELECTRIC METERS (# - NO OF METERS)
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- AIR CONDITIONER
- FIBER OPTIC STRUCTURE
- MAIL BOXES
- SIGN
- EXISTING MANHOLE
- CI - CURB INLET
- AI - AREA INLET
- GI - GRATE INLET
- JB - JUNCTION BOX
- HANDICAPPED ACCESSIBLE PARKING
- K - KEYSTONE RETAINING WALL
- C - CONCRETE RETAINING WALL
- R - RAILROAD TIE RETAINING WALL
- S - STACKED STONE RETAINING WALL
- 4 - PARKING SPACE COUNT

LINES

- E - UNDERGROUND ELECTRIC
- G - GAS LINE
- OHP - OVERHEAD POWER LINE
- T - UNDERGROUND TELEPHONE
- W - WATER LINE
- X - FENCE (TYPE)
- FOC - FIBER OPTIC LINE
- CATV - CABLE LINE
- STO - STORM SEWER LINE
- SAN - SANITARY SEWER LINE

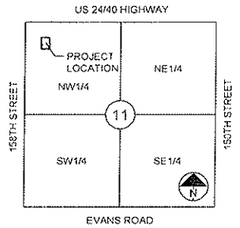
ABBREVIATIONS

- 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
- SW - 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.

APPROVED BY:

CITY ENGINEER — DATE

APPROVED FOR ONE YEAR FROM THIS DATE

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 02 degrees 59 minutes 33 seconds and a length of 53 80 feet to a point, thence South 01 degrees 57 minutes 18 seconds East a distance of 327 049 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 231 57 feet to a point, said point being the Point of Beginning, and containing 1 7218 acres, more or less

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

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

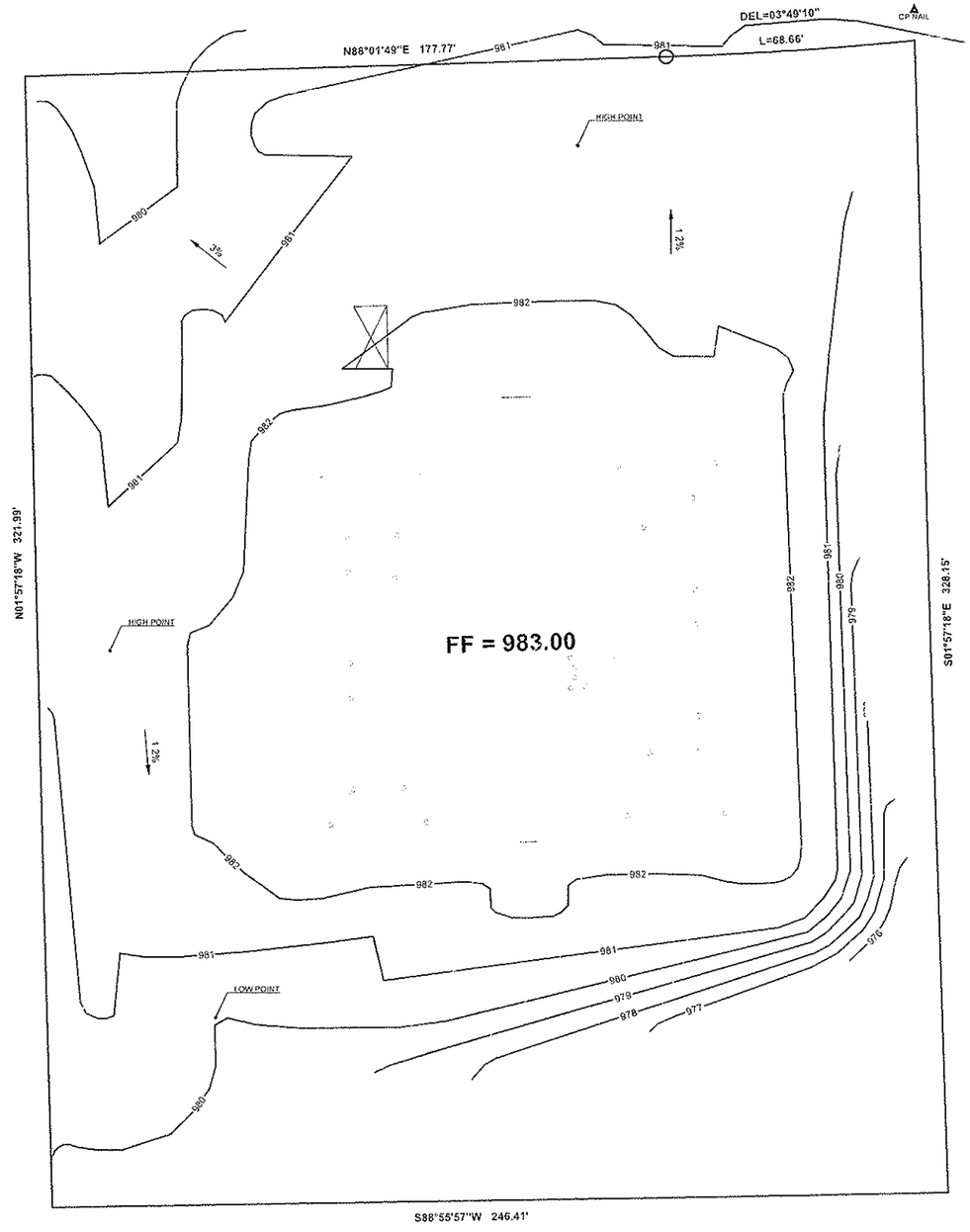
SCHLAGEL & ASSOCIATES, P.A.
Engineers Planners Surveyors Landscape Architects

COUNTRY PLACE SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

REVISION DATE	DESCRIPTION
09-08-11	ADDRESS CITY COMMENTS

DESIGNED BY: RAB — CHECKED BY:

COVE



S88°55'57"W
321.64'

0 20 40

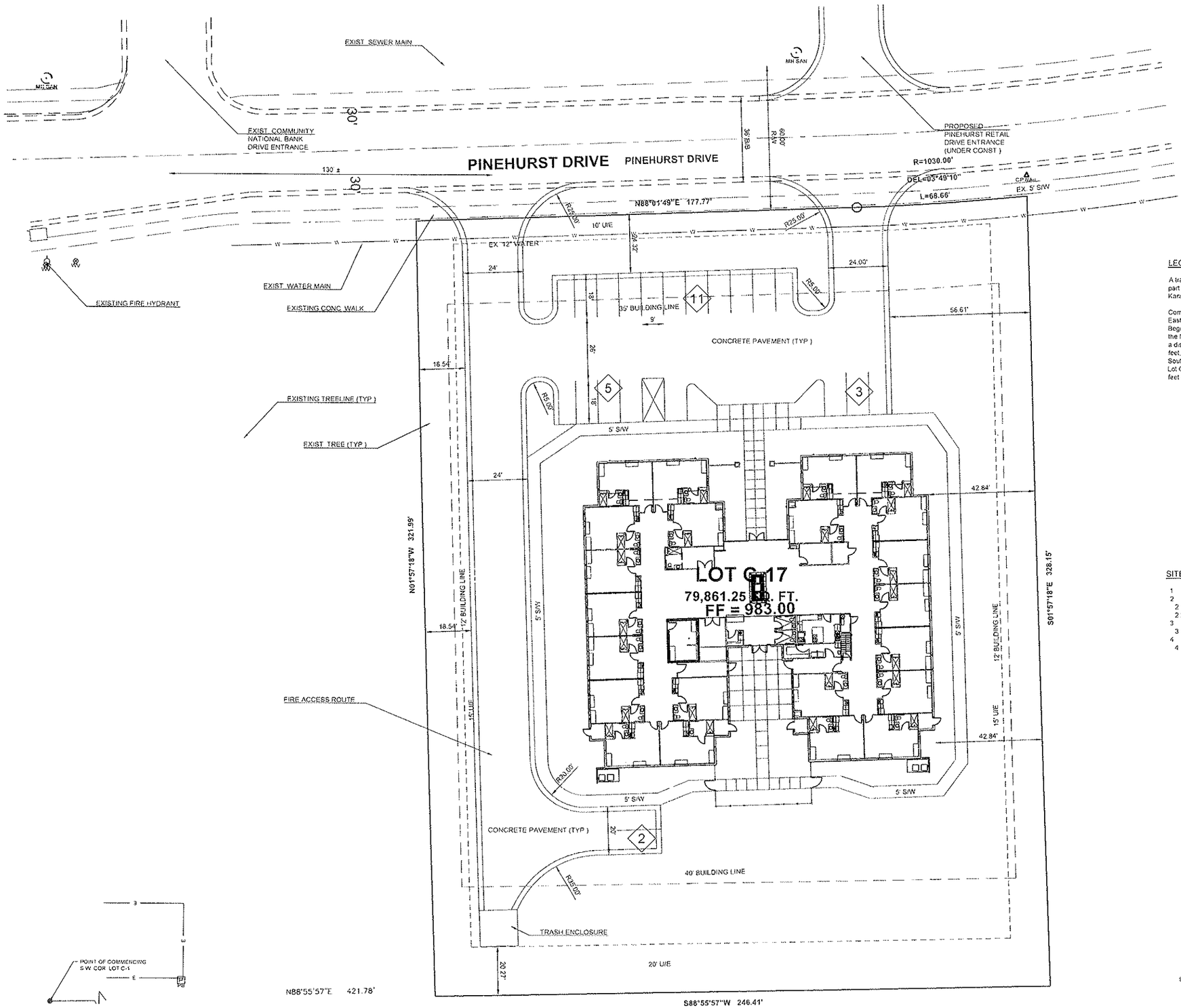
SCHLAGEL & ASSOCIATES, P.A.
Engineers Planners Surveyors Landscape Architects

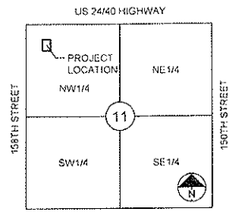
COUNTRY PLACE SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

REVISION DATE	DESCRIPTION
08-06-11	ADDRESS CITY COMMENTS

DESIGNED BY: MAB
CHECKED BY:

GR





SECTION 11-11-22

LOCATION MAP
SCALE 1" = 2000'

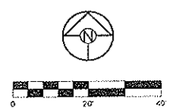
LEGAL DESCRIPTION.

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

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 (26 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-FAMILY RESIDENTIAL



S85°55'57"W
321 84'

SCHLAGEL & ASSOCIATES, P.A.

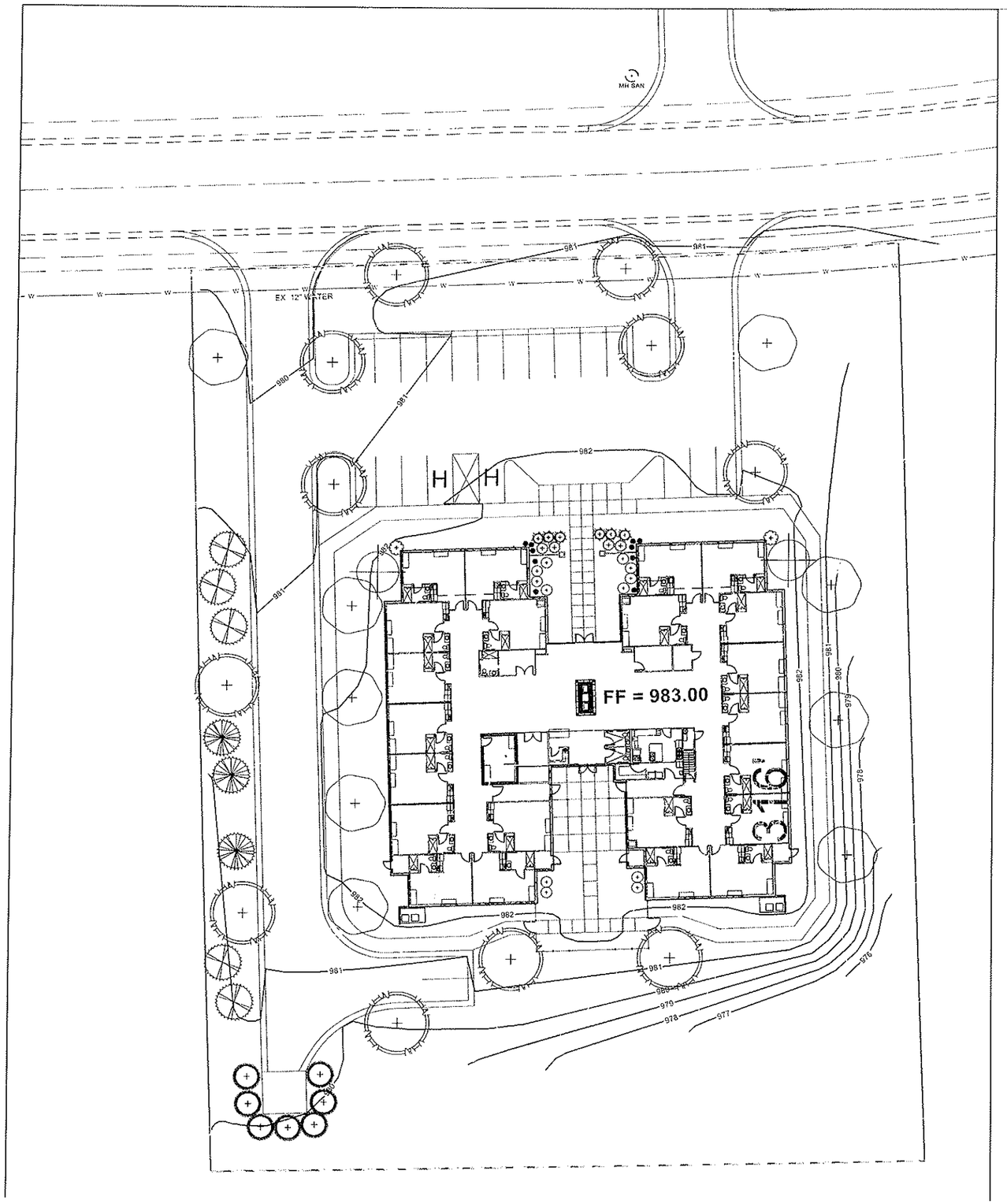
COUNTRY PLACE SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

REVISION DATE	DESCRIPTION
05-20-11	ADDRESS CITY COMMENTS

DESIGNED BY MAB
CHECKED BY

DIM

sign\2-2 PDP-Prelim Plat\1-116-PDP.dwg, 02 - SITE DIM, 8/10/2011 2:47:14 PM, 1:1



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

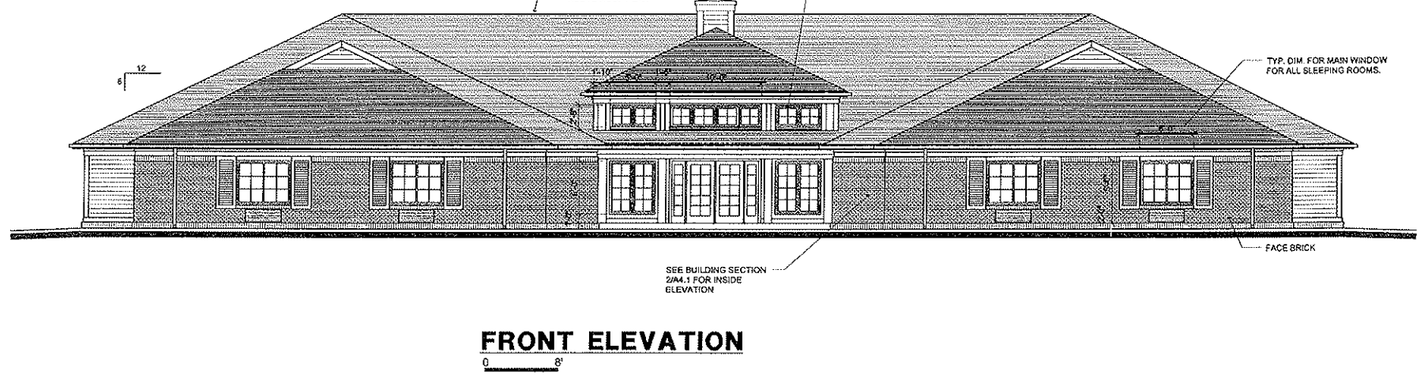
1. NUMBER OF BASE TREES REQUIRED IS 1 1 ACRES OF OPEN SPACE X 16 TREES PER ACRE OF OPEN SPACE EQUALS 17 6 TREES 18 SHADE TREES HAVE BEEN PROVIDED
2. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS OR OTHER APPROPRIATE VEGETATION
3. ORNAMENTAL TREES, EVERGREEN TREES, AND SHRUBS HAVE BEEN PROVIDED TO MEET 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 LIGHTING 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

SCHLAGEL & ASSOCIATES, P.A.

COUNTRY PLACE SENIOR LIVING

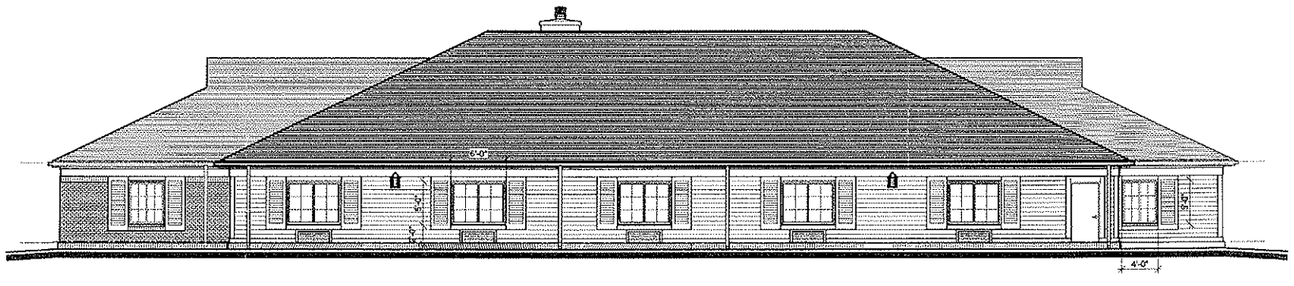
DESCRIPTION:
REVISION DATE:
DESIGNED BY: SCH
CHECKED BY:

PRE
LAN



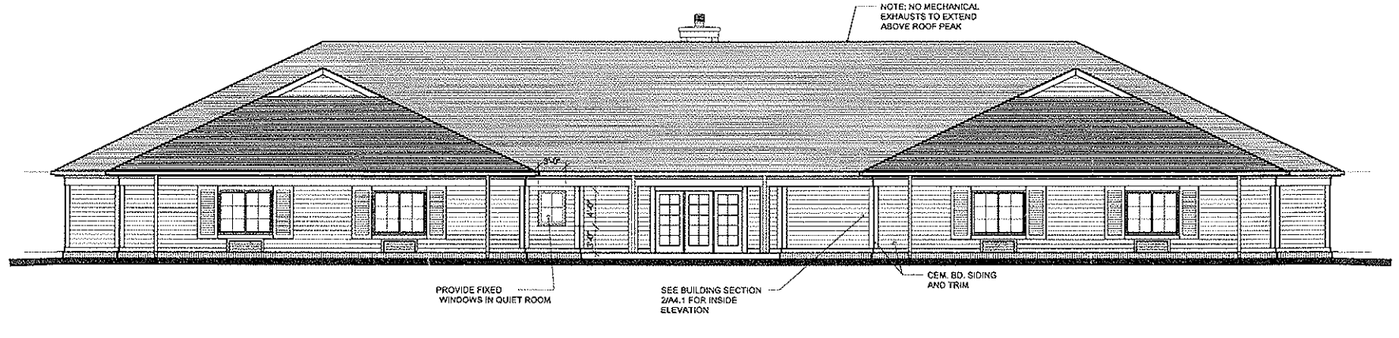
FRONT ELEVATION

0 8'



SIDE ELEVATION

0 8'



REAR ELEVATION

SPANGENBERG PHILLIPS TICE
ARCHITECTURE
121 N. Mead, Ste 201, Wichita, KS 67202

PROGRE
03 AUG 1

EXTER

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	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: 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
[✓] 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. 8

Topic: Final Plat for Pinehurst North Third Plat.

Action Requested: Consider Ordinance 605.

Narrative:
The subject final plat is located 420 feet east of the west property line to Pinehurst North Subdivision Plat and abuts the south 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 lot size among surrounding developed lots is 1.55 acres.

On October 4, 2011, the Planning Commission approved the final plat (5-0) with the following conditions:

1. City Council approves the rezoning of the property from "CP-2" to "R-3".
2. City Council approves the preliminary plat.
3. Title insurance certification shall be submitted by the applicant and verified by the City Clerk.
4. All construction entrances and exits to be provided with SWPPP BMP's throughout the construction process to eliminate the track off of mud onto the public roadways.

Presented by: Mitch Pleak, City Engineer

Administration Recommendation:
Staff recommends approving Ordinance 605 with Planning Commission's four (4) conditions.

Committee Recommendation:

Attachments:
10.6.11 Memo (1 page)
Staff Report (4 pages)
Pinehurst North Third Plat (1 page)
Ordinance 605 (2 pages)
Site Plans (2 pages)
9.26.11 Letter (1 page)
9.28.11 Letter (1 page)
Application (1 page)

Projector needed for this item? No

Memorandum

To: Mr. Mayor and City Council

CC: Chief Lloyd Martley

From: Mitch Pleak

Date: 10.6.11

Re: Final Plat for Pinehurst North Third Plat

Community National Bank has submitted a final 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 October 4, 2011, the Planning Commission approved the final plat (5-0) with the following conditions:

1. City Council approves the rezoning of the property from "CP-2" to "R-3".
2. City Council approves the preliminary plat.
3. Title insurance certification shall be submitted by the applicant and verified by the City Clerk.
4. All construction entrances and exits to be provided with SWPPP BMP's throughout the construction process to eliminate the track off of mud onto the public roadways.

Staff recommends the approval of the final plat with Planning Commission's four (4) conditions.

Staff Report

Date: **September 28, 2010**

Subject: **Consideration of Final Plat for Pinehurst North Third Plat , submitted by Community National Bank on the following described property:**

A 1.8334 acre tract of land in the Northwest One-Quarter of Section 11, Township 11 South, Range 22 East in the City of Basehor, Leavenworth County, Kansas

GENERAL INFORMATION

Applicant: **Basehor Assisted Living, LLC**

Owner: **Community National Bank**

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

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

SITE INFORMATION

Location: South of Pinehurst Drive between 158th and 155th Street.
Current Zoning: "CP-2" General Business District. The property is currently awaiting City Council consideration for "R-3" Multi-Family Residential District zoning.
Future Land Use Map: See below.

STAFF ANALYSIS

Site Characteristics:
The proposed plat is located on the south side of Pinehurst Drive, between 158th and 155th Street. The property is currently platted under the registered plat of Pinehurst North located within Lot C-1. Lot C-1 is 7.42 acres.

Character of Neighborhood:
The proposed 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 proposed plat contains 1.8334 acres and 1 lot. The average lot sizes among surrounding developed lots is 1.55 acres.

The immediate area consists of commercial businesses, a church, and agricultural land. 67% of the property in Pinehurst North Plat is vacant.

Adjacent Property:

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

Conformance with the Comprehensive Plan:
The applicant has a "R-3" zoning request for the subject property approved by the Planning Commission and awaiting City Council consideration.

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.

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.

Traffic Impact:
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.

Drainage Impact:
The majority of the property slopes towards the southeast. A final storm analysis will be submitted with the final construction plans.

Subdivision Regulation 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 was provided by the applicant and shown on the plat.**
2. Lines and names of all adjoining streets within 200 feet. **This is shown 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 in the submitted.**
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. **A permanent benchmark is described on the 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 149,477 ft, which is adequate.**
10. Identification system for all lots and blocks, and the area in square feet of each lot. **The lot and square footage is shown 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. **Action has not been taken.**
14. The approval of the City Council. **Action has not been taken.**
15. The certificate of the Register of Deeds. **This was submitted with the 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. **The applicant has yet to submit the title insurance certification.**
17. Statement by the owner dedicating streets, rights-of-way, and sites for public use. **This is shown 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. **Action has not been taken by the Planning Commission.**
19. Purpose for which sites, other than residential lots, are dedicated or reserved. **Not applicable.**
20. Proper margins and lettering on the sheet that contains the plat. **Margins and lettering are properly shown.**
21. Legal description of the subdivision. **This was submitted with the plat.**
22. Public improvement plans associated with the final plat. **Not applicable.**
23. Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full. **This was submitted with the plat and all taxes are current.**
24. A copy of the homeowners association. **Not applicable.**
25. Subdivision Improvements Agreement. **Not applicable.**

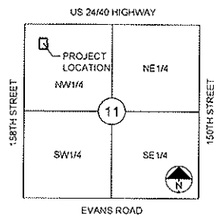
Recommendation by Planning Staff

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

1. City Council approves the rezoning of the property from "CP-2" to "R-3".
2. City Council approves the preliminary plat.
3. Title insurance certification shall be submitted by the applicant and verified by the City Clerk.

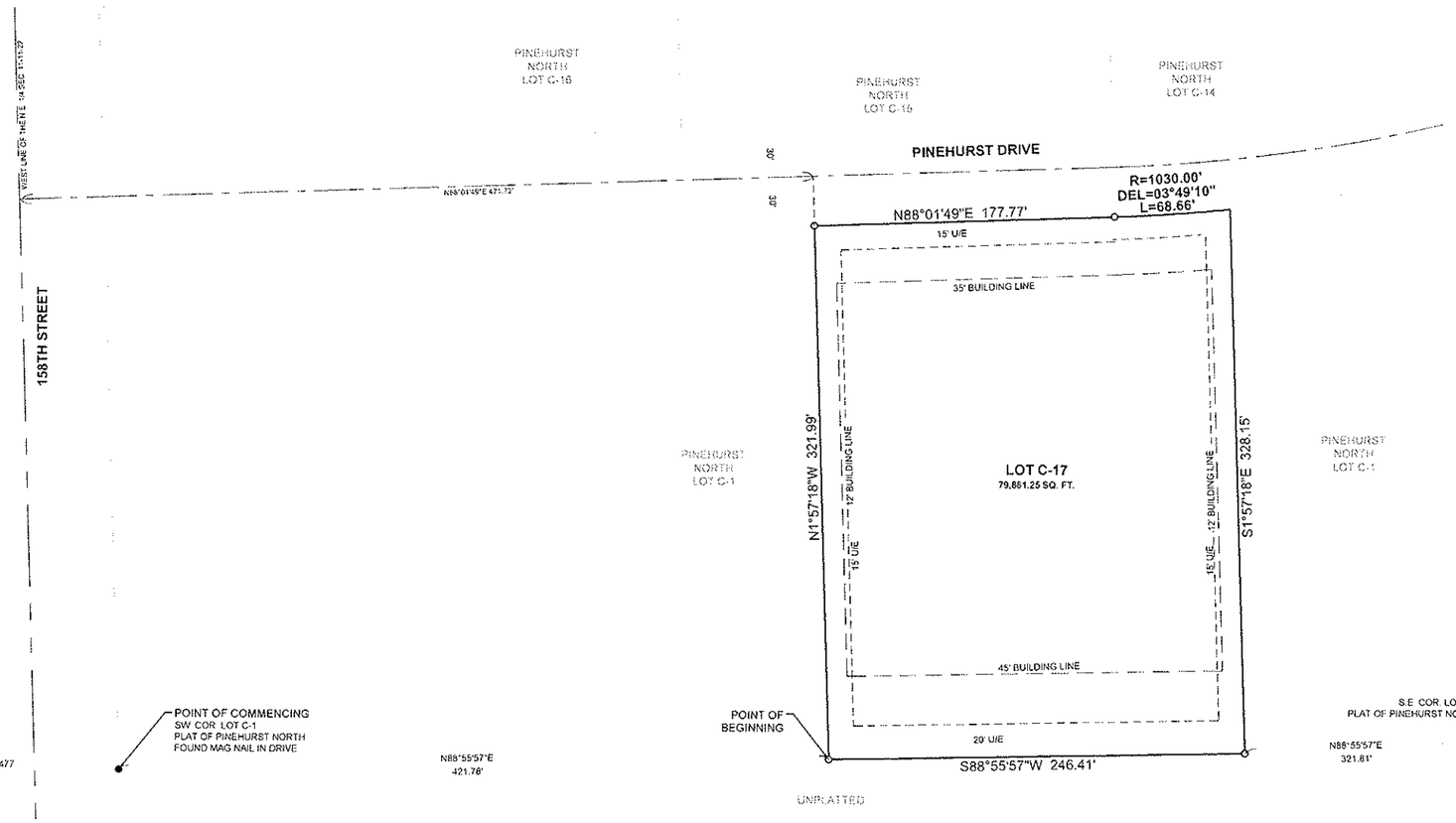
FINAL PLAT OF
PINEHURST NORTH THIRD PLAT

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'



LEGEND:

- ■ DENOTES MONUMENT BOX FOUND
- ● DENOTES 1/2" REBAR W/KSLS 1373 CAP FOUND IN CONCRETE UNLESS OTHERWISE NOTED
- ○ DENOTES 1/2" REBAR W/LS-54 CAP SET IN CONCRETE UNLESS OTHERWISE NOTED

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

ERROR OF CLOSURE

ERROR OF CLOSURE FOR THE SURVEY THAT ESTABLISHED THE BOUNDARY OF THIS PLAT IS 1 149,477

LEGAL DESCRIPTION:

A tract of land in the Northwest One-Quarter of Section 11, Township 11 South, Range 22 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 continuing along said North line and 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.

DEDICATIONS:

The undersigned proprietor of the described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "PINEHURST NORTH THIRD PLAT"

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Basehor, Leavenworth County, Kansas

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, pipes, poles, wires, drainage facilities, ducts and cables, sewers, manholes, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or U/E" is hereby granted to the City of Basehor, Leavenworth County, Kansas, or its designees

RESTRICTIONS:

The use of all lots, units and properties in this subdivision shall hereafter be subject to the covenants and restrictions for this subdivision, which instruments are to be recorded in the Office of the Register of Deeds of Leavenworth County, Kansas, as provided above, and which shall hereby become a part of the dedication of this plat as though set forth herein

EXECUTION:

IN TESTIMONY WHEREOF, COMMUNITY NATIONAL BANK, by the authority of _____, its President, has caused this instrument to be executed, this _____ day of _____, 2011

COMMUNITY NATIONAL BANK

_____
By: Dean W. Weddum, President

ACKNOWLEDGMENT

STATE OF KANSAS)
)ss
COUNTY OF LEAVENWORTH)

BE IT REMEMBERED that on this _____ day of _____ 2011, before me, the undersigned, a Notary Public in and for said County and State, came Dean W. Weddum, President of COMMUNITY NATIONAL BANK, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such duly acknowledged the execution of the same to be the act and deed of same

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

_____
Notary Public

My Commission Expires _____

_____
Print Name

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED ON 06-30-11 THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

PRELIMINARY

_____
David A. Rinne, KSLS #1268

REGISTER OF DEEDS CERTIFICATE:

This plat of PINEHURST NORTH THIRD PLAT was filed for record this _____ day of _____ 2011 A.D., @ _____ and duly recorded in volume _____ of plats, at page _____

_____
Stacy Driscoll, Register of Deeds, Leavenworth County, Kansas

APPROVALS:

Planning Commission
APPROVED by the Planning Commission of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2011

_____ _____
Chairman Secretary

Governing Body
APPROVED by the Governing Body of the City of Basehor, Leavenworth County, Kansas, this _____ day of _____, 2011

_____ _____
Mayor City Clerk

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

_____ _____
City Engineer Date

County Surveyor
I hereby certify this plat meets the requirements of K.S.A. 58-2005 The face of this plat was reviewed for compliance with Kansas Minimum Standards for Boundary Surveys No field verification is implied This review is for survey information only

_____ _____
County Surveyor Date

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

DATE	06-30-11
DESIGN	DR
CHECKED	MB
PROJ NO	11-116

REV	REV 09-23-11
REV	REV 09-28-11

FINAL PLAT OF
PINEHURST NORTH THIRD PLAT

SHEET NO. 1 OF 1

I:\PROJECTS\2011\11-116\Survey\3.0 Plat\11-116FAdwg, 24x36 Plat, 9/28/2011 1:40:15 PM, 1:1

(Published in the Basehor Sentinel _____)

ORDINANCE NO. 605

AN ORDINANCE APPROVING A FINAL PLAT FOR PINEHURST NORTH THIRD FINAL PLAT, GENERALLY LOCATED IN BASEHOR, LEAVENWORTH COUNTY, KANSAS.

WHEREAS, the applicant submitted a request for approval of a final plat; and

WHEREAS, on October 4, 2011, in accordance with the Basehor Subdivision Regulations, after due and lawful notice, the Planning Commission reviewed the application; and

WHEREAS, the Planning Commission recommended approval of said final plat with the following stipulations:

1. Title insurance certification shall be submitted by the applicant and verified by the City Clerk; and
2. All construction entrances and exits to be provided with SWPPP BMP's throughout the construction process to eliminate the track off of mud onto the public roadways; and

WHEREAS, the Planning Commission's recommendation was presented to the Governing Body at its regularly scheduled meeting on October 17, 2011.

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

Section 1: That the Governing Body hereby approves the applicant's request, and the Planning Commission's recommendation of approval for said final plat subject to the stipulations stated below:

1. Title insurance certification shall be submitted by the applicant and verified by the City Clerk, and this ordinance approving the subject plat shall not be published, nor the plat executed by the City until the applicant has satisfied this condition.
2. All construction entrances and exits to be provided with SWPPP BMP's throughout the construction process to eliminate the track off of mud onto the public roadways.

Section 2: That 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. 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 this or other ordinances.

Section 3: 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 17th day of October, 2011.

APPROVED by the Mayor this 17th day of October, 2011.

SEAL

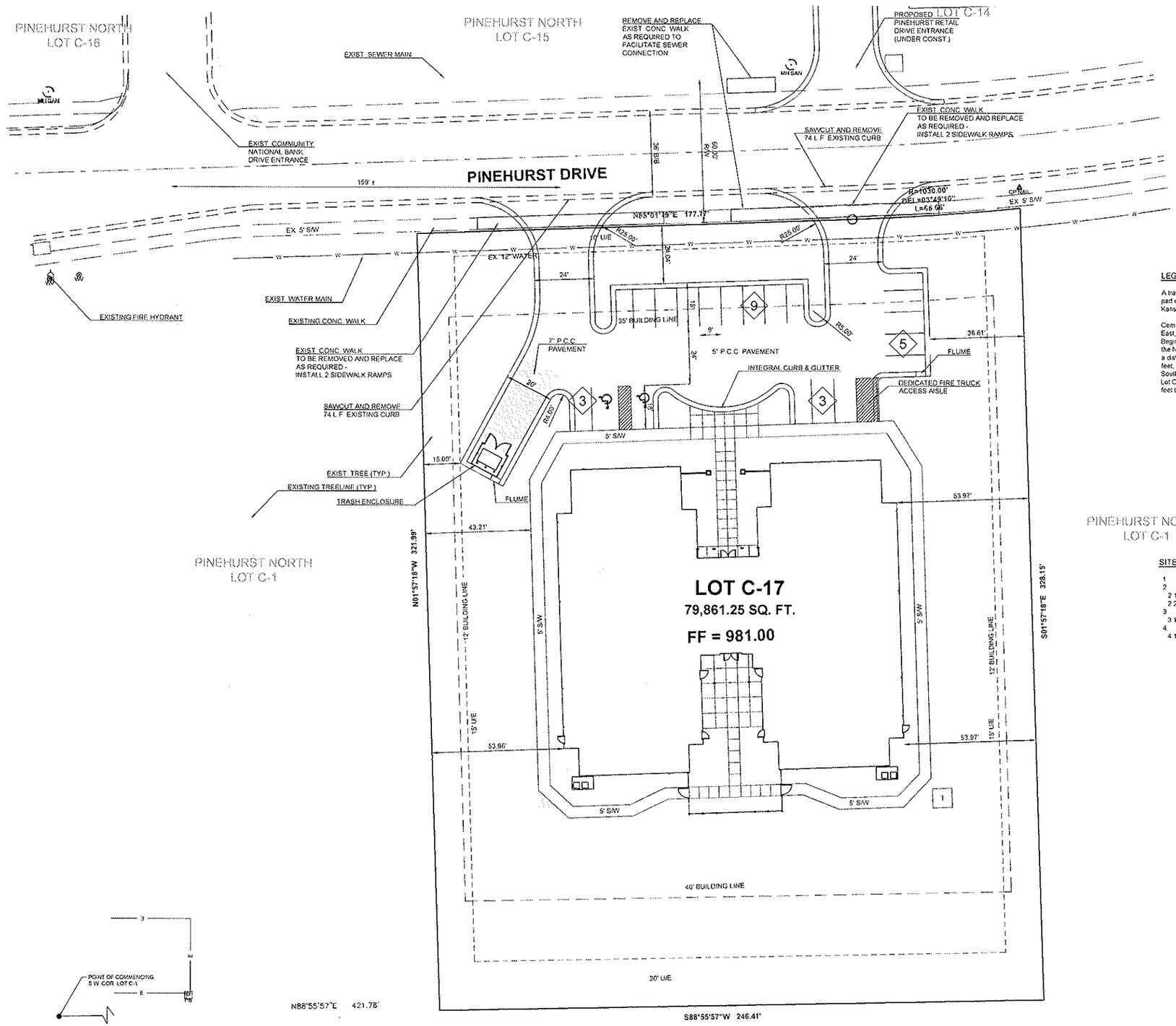
_____
Terry Hill, Mayor

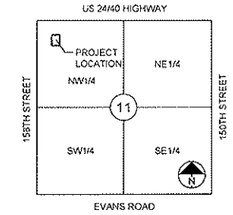
ATTEST:

_____
Corey Swisher, City Clerk

APPROVED AS TO FORM:

_____
Shannon M. Marcano, City Attorney





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

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 = 20 AND 2 A.D.A. ACCESSIBLE
4. CURRENT ZONING = CP-2, GENERAL BUSINESS DISTRICT
4.1. PROPOSED ZONING = R-3, MULIT-FAMILY RESIDENTIAL

0 20 40'

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

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

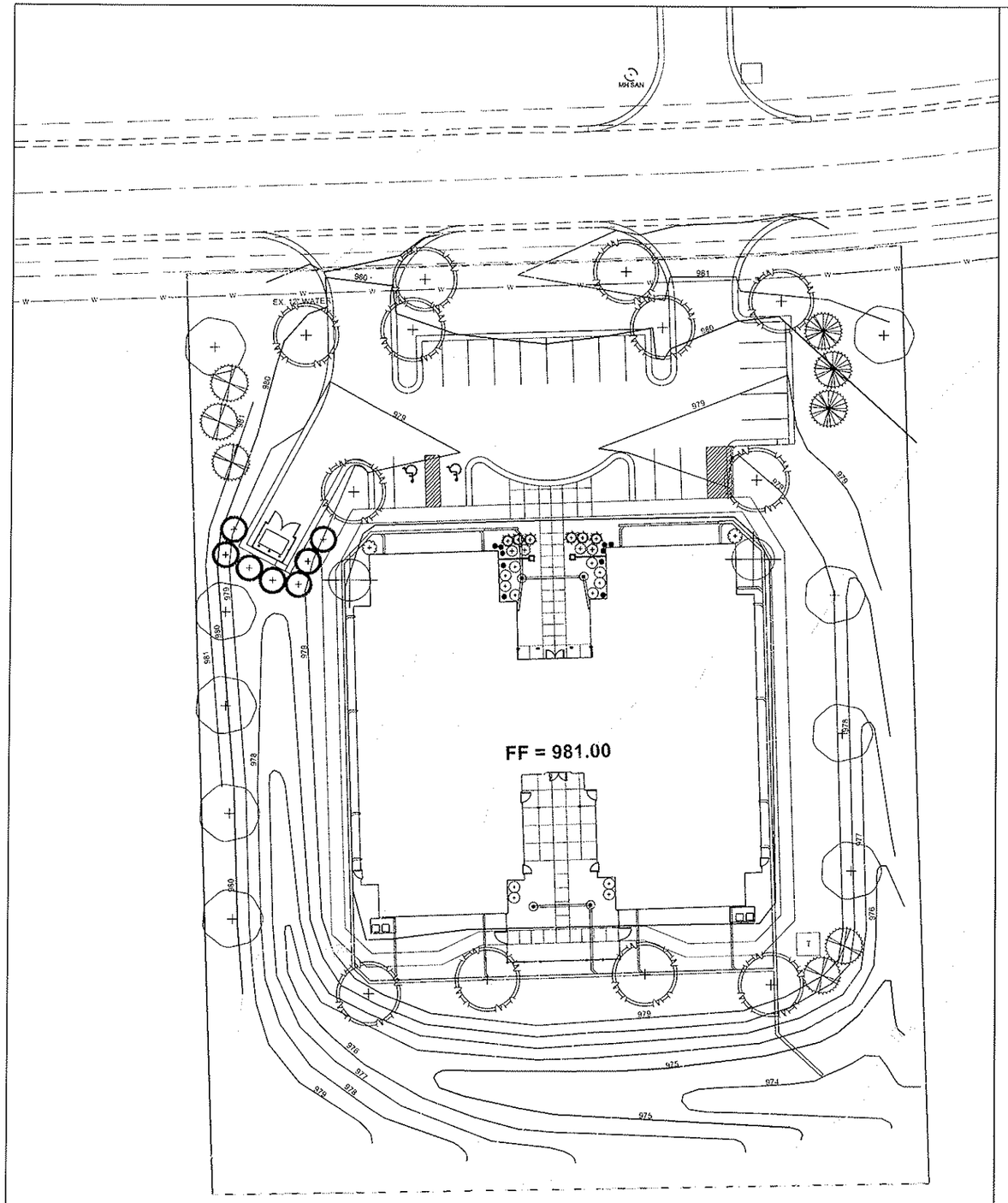
COUNTRY PLACE SENIOR LIVING
FINAL DEVELOPMENT PLANS
LEAVENWORTH COUNTY, BASEHOR, KANSAS

REVISION DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	

DESIGNED BY: MAB
CHECKED BY: MAB
DATE PREPARED: 9-26-11
PROJ. NUMBER: 11-116

SITE DIMENSION PLAN

SHEET 2 OF 11



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 'Spartan'	Spartan 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 LIGHTING 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

0 20 40

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COUNTRY PLACE SENIOR LIVING
FINAL DEVELOPMENT PLANS
LEAVENWORTH COUNTY, BASEHOR, KANSAS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE PREPARED	PROJ. NUMBER
TAB	MAB		9-26-11	11-116

REVISION DATE	DESCRIPTION

LANDSCAPE PLAN

SHEET 6 OF 11

Country Place℠
LIVING
Do Well While Doing Good.℠

September 26, 2011

Mr. Mayor
City of Basehor
2620 N 155th Street
PO Box 406
Basehor, KS 66007

Re: Basehor Assisted Living, LLC d/b/a /
Country Place Senior Living

Dear Sir,

We respectfully request that the City Council of Basehor consider and vote to approve the re-zoning and preliminary plat for the above mentioned project proposed for Basehor, Kansas during their upcoming meeting on October 3rd, 2011. Additionally, we are respectfully requesting that the City Council of Basehor consider and vote to approve the final plat for same project during their following meeting on October, 17th, 2011.

We are requesting that the City Council make these considerations in an attempt to shorten their voting process timeline so that once the re-zoning and final plats are approved we can request the issuance of a building permit issued and begin construction. Our goal is to start construction during the later part of October in an effort to get the foundation poured and stay ahead of the late fall and winter inclement weather. This will allow us to stay on track with the project completion dates we have established and reach our targeted opening date for budgeting purposes.

Thank you in advance for your consideration of this request. We look forward to coming before the Council on October 3rd.

Sincerely yours,

Jack West
Managing Member
Basehor Assisted Living, LLC

1527 W. State Hwy 114
Suite 500 #354
Grapevine, TX 76051-8647
p. 817.545.5353
f. 866.360.0060
www.CountryPlaceLiving.com

Country Place℠ SENIOR LIVING "Life as you would like. Care as you need it."
Country Place℠ HOME PLUS "Life as you would like. Care as you need it."
Country Place℠ ADULT DAY SERVICES "Life as you would like. Care as you need it."

COMMUNITY National Bank

Member FDIC

September 28, 2011

TO: Mitch Pleak, City Engineer

RE: Country Place Living–Basehor

- Country Place Living established contact with Community National Bank regarding development of an Assisted Living Center to be located in the Pinehurst Development–North Plat in February 2011.
- We again met in April 2011 with the Basehor City staff regarding this project. At the time, Community National Bank was in the process of receiving back the property from the previous owner, Pinehurst Properties, LLC. This was completed August 14, 2011.
- Country Place Living LLC and Community National Bank entered into a Contract for Purchase of Lot C-17 (formerly Lot C-1) on August 29, 2011. Closing of this contract will occur simultaneously with the financing documents, sometime in October 2011.
- It is Community National Bank's intention to continue with the process of finalization of the rezoning and platting of this property, with full support of the eventual sale of the property to Country Place Living LLC.

Please contact me should you have further questions. Thank you.

Dean W. Weddum,
Branch President

P.O. Box 210 • 210 Main Street
Seneca, KS 66538
(785) 336-6143

P.O. Box 986 • 231 N. Main Street
Tonganoxie, KS 66086
(913) 369-0100

P.O. Box 437 • 15718 Pinehurst Drive
Basehor, KS 66007
(913) 724-9901

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: Community National Bank, N.A.	Phone: (913) 724-3517 X 121		Fax: n/a
Property Owner Address: 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**	[ ] **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 [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
No. of Buildings	Proposed Floor Area	Proposed Building Footprint	Pavement Coverage

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

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

X _____ 9/26/11
Signature Date

Office Use Only
[✓] Filing Fee $ 255.00 [✓] Received by CS 9-28-11 [ ] # of Plans ____
[ ] Attached Legal Description [ ] Property Ownership List

City of Basehor

Agenda Item Cover Sheet

Agenda Item No. 9

Topic: Required Preliminary Plat mailed notice distance.

Action Requested: Consider Ordinance 606.

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 approving Ordinance 606 to revise 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 606 (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. 606

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.

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: 3-6-2015

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

Check Register Report

Date: 09/09/2011
Time: 4:27 PM
Page: 1

City Of Basehor

Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
	Ref#	GL Number			Line Distribution Description		
18987	09/09/2011		Printed	ACEVEDO	JAIME ACEVEDO	YOUTH SPORTS REBATE X2	
	13285	01-008-738					135.00
						Check Amount	135.00
18988	09/09/2011		Printed	ATMOS ENER	ATMOS ENERGY	GAS SERVICE/AUG 2011	
	13322	01-005-752					93.65
						Check Amount	93.65
18989	09/09/2011		Printed	CAPPER/JOD	JODI CAPPER	YOUTH SPORTS REBATE	
	13287	01-008-738					67.50
						Check Amount	67.50
18990	09/09/2011		Printed	CLAIBORN/D	DANIEL C. CLAIBORN	PSYCH EVAL/HERRMAN,CLINTON	
	13307	01-004-799					250.00
						Check Amount	250.00
18991	09/09/2011		Printed	COMMERCE	COMMERCE PURCHASING CARD	AUG 2011 PCARD CHGS $44,003.07	
	13341	07-000-799			15750 CEDAR LANE		1,646.47
	13341	07-000-799			18209 153RD ST		2,171.98
	13341	07-000-799			15715 PINE CIRCLE		2,192.73
	13341	09-010-775			JULY TRASH SERVICE		18,766.55
	13341	10-000-811					3,347.38
	13341	05-009-804					519.06
	13341	05-009-803					414.18
	13341	05-009-799					322.95
	13341	05-009-789					3,197.74
	13341	05-009-774					84.13
	13341	05-009-762					2,583.26
	13341	05-009-758					100.59
	13341	05-009-757					130.59
	13341	01-017-808					5.79
	13341	01-017-804					100.00
	13341	01-017-774					4.75
	13341	01-017-761					27.00
	13341	01-017-760					474.00
	13341	01-017-758					97.29
	13341	01-008-803					139.10
	13341	01-008-799					27.50
	13341	01-008-792					407.94
	13341	01-008-738					54.00
	13341	01-005-803					188.47
	13341	01-005-777					304.46
	13341	01-005-757					346.41
	13341	01-004-808					29.56
	13341	01-004-807					807.04
	13341	01-004-761					7.40
	13341	01-004-803					311.01
	13341	01-004-801					95.95
	13341	01-004-799					68.16
	13341	01-004-774					1,662.45
	13341	01-004-761					636.03
	13341	01-004-759					350.00

Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
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		13341 01-004-758					361.34
		13341 01-003-774					20.77
		13341 01-002-804					649.05
		13341 01-002-803					206.02
		13341 01-002-799					45.00
		13341 01-002-761					300.92
		13341 01-002-758					105.95
		13341 01-001-801					39.90
		13341 01-001-799					388.03
		13341 01-001-774					105.00
		13341 01-001-758					159.17
		13340 11-000-850				changed pcard cycle dates (8/26-9/05/11 bill)	90.00
		13340 10-000-849				stmt date now 5th of month-this bill $10,162.49	1,174.00
		13340 09-010-808					19.19
		13340 05-009-808					19.20
		13340 05-009-804					480.25
		13340 05-009-801					69.67
		13340 05-009-799					140.03
		13340 05-009-789					563.36
		13340 05-009-762					1,080.00
		13340 01-017-801					14.38
		13340 01-017-760					108.00
		13340 01-012-813					881.53
		13340 01-008-799					72.50
		13340 01-008-738					73.32
		13340 01-006-801					14.39
		13340 01-005-803					253.14
		13340 01-005-799					57.75
		13340 01-005-797					2,908.07
		13340 01-004-808					11.36
		13340 01-004-803					134.55
		13340 01-004-801					197.91
		13340 01-004-761					458.93
		13340 01-004-760					258.00
		13340 01-003-801					66.82
		13340 01-002-810					73.85
		13340 01-002-804					480.26
		13340 01-002-803					49.44
		13340 01-002-801					64.71
		13340 01-001-808					19.20
		13340 01-001-801					28.68
		13340 01-001-799					150.00
		13340 01-001-760					150.00
						Check Amount	54,165.56
18992	09/09/2011		Printed	CONS WATER	CONS RURAL WATER DISTRICT #1	WATER SERVICES/AUG 2011	
		13333 01-005-755					114.26
		13333 01-008-738					77.43
		13333 01-008-755					41.08
						Check Amount	232.77

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18993	09/09/2011		Printed	FASTENAL	FASTENAL COMPANY	(2) 2pk 18 V REPLACMNT BATTERY	
	13315 01-002-803						259.98
						Check Amount	259.98
18994	09/09/2011		Printed	GALL/TERRY	TERRY & TRACI GALL	YOUTH SPORTS REBATE	
	13289 01-008-738						45.00
						Check Amount	45.00
18995	09/09/2011		Printed	GRAINGER	GRAINGER	(4) FAUCET SETS/FOD RESTROOMS	
	13328 01-008-738						430.92
						Check Amount	430.92
18996	09/09/2011		Printed	GUERRA	JOSE GUERRA	YOUTH SPORTS REBATE	
	13290 01-008-738						67.50
						Check Amount	67.50
18997	09/09/2011		Printed	HARTFORD	HARTFORD RETIREMENT PLANS	EMP 457/401A RETIRE CONTRIB	
	13312 01-000-212						474.53
	13312 20-014-773						3,516.78
						Check Amount	3,991.31
18998	09/09/2011		Printed	HOWARD	DAVID HOWARD	YOUTH SPORTS REBATE	
	13291 01-008-738						67.50
						Check Amount	67.50
18999	09/09/2011		Printed	JOHNSON CL	JOHNSON COUNTY GOVERNMENT	BI MONTHLY FLOW SAMPLE	
	13330 05-009-790						179.00
	13331 05-009-790						154.00
						Check Amount	333.00
19000	09/09/2011		Printed	KANSAS ONE	KANSAS ONE-CALL SYSTEMS, INC.	AUG LOCATE FEE/62 LOCATES	
	13316 05-009-799						43.40
						Check Amount	43.40
19001	09/09/2011		Printed	KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	
	13313 01-000-248						350.35
						Check Amount	350.35
19002	09/09/2011		Printed	KS TREASUR	KANSAS STATE TREASURER	STATE MANDATED COURT FEES	
	13306 01-004-767						868.50
						Check Amount	868.50
19003	09/09/2011		Printed	KDHEPERMIT	KDHE BUREAU OF WATER	LOAN C20 1463 01	
	13337 05-009-875						185,697.37
	13338 05-009-875						270,000.00
						Check Amount	455,697.37
19004	09/09/2011		Printed	KEOP	REBECCA KEOPKE	YOUTH SPORTS REBATE	
	13305 01-008-738						22.50
						Check Amount	22.50
19005	09/09/2011		Printed	KIMBERLIN	CHRISTI KIMBERLIN	YOUTH SPORTS REBATE	
	13303 01-008-738						67.50
						Check Amount	67.50
19006	09/09/2011		Printed	KPF EFT	KPF EFT PROGRAM	POLICE RETIREMENT CONTRIB	
	13311 01-000-208						1,289.41

Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
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	13311	20-014-786					2,683.81
	13311	01-000-211					4.85
						Check Amount	3,978.07
19007	09/09/2011		Printed	LAWN TAMER	LAWN TAMERS	CONTRACT MOW/PRAIRIE GARDEN	
	13327	01-000-856					130.00
	13326	01-000-856					97.50
	13325	01-000-856					97.50
						Check Amount	325.00
19008	09/09/2011		Printed	LCDC	LCDC	LCPA MTG/LOUGHRY, MARK	
	13339	01-001-774					7.00
						Check Amount	7.00
19009	09/09/2011		Printed	LEE	MARK LEE	REIMB MILEAGE/TONGANOXIE	
	13329	01-017-774					99.00
						Check Amount	99.00
19010	09/09/2011		Printed	LOI TECH	LOI TECHNOLOGY INC	REPAIR COUNCIL MICROPHONE	
	13323	01-005-799					100.00
						Check Amount	100.00
19011	09/09/2011		Printed	LUTGEN/D	DAVID LUTGEN	YOUTH SPORTS REBATE	
	13292	01-008-738					67.50
						Check Amount	67.50
19012	09/09/2011		Printed	LYNCH RES	LYNCH RESIDENTIAL	REIMB PRORATED SEWER 15 DAYS	
	13308	05-000-521					93.99
						Check Amount	93.99
19013	09/09/2011		Printed	MIDWEST PU	MIDWEST PUBLIC RISK	GROUP DENTAL INS/SEPT 2011	
	13310	01-000-203					576.00
	13310	20-014-778					775.00
						Check Amount	1,351.00
19014	09/09/2011		Printed	MILLER/ABB	ABBY MILLER	YOUTH SPORTS REBATE	
	13293	01-008-738					67.50
						Check Amount	67.50
19015	09/09/2011		Printed	MITCHELL	JENNIFER MITCHELL	YOUTH SPORTS REBATE	
	13294	01-008-738					67.50
						Check Amount	67.50
19016	09/09/2011		Printed	MURPHY	TRICIA MURPHY	YOUTH SPORTS REBATE	
	13286	01-008-738					67.50
						Check Amount	67.50
19017	09/09/2011		VOID	MYERS/BRAD	BRADY MYERS	YOUTH SPORTS REBATE	
	13295	01-008-738				check voided--made out to child, not parent	67.50
						Check Amount	67.50
19018	09/09/2011		Printed	NICHOLS/CH	CHRIS & JACKIE NICHOLS	YOUTH SPORTS REBATE	
	13296	01-008-738					67.50
						Check Amount	67.50
19019	09/09/2011		Printed	PRAY	WILLIAM E. PRAY	MUNICIPAL JUDGE SERVICES	
	13332	01-004-766					300.00

Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number				Line Distribution Description		
						Check Amount	300.00
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13304	01-008-738						22.50
						Check Amount	22.50
19021	09/09/2011		Printed	SCHUBERT/M	MICHELLE SCHUBERT	YOUTH SPORTS REBATE	
13297	01-008-738						67.50
						Check Amount	67.50
19022	09/09/2011		Printed	SELECT IMA	SELECT IMAGING	MONTHLY FILEBOUND HOST FEE	
13318	01-001-799						300.00
						Check Amount	300.00
19023	09/09/2011		Printed	SHIRLEY	DALE SHIRLEY	YOUTH SPORTS REBATE	
13288	01-008-738						67.50
						Check Amount	67.50
19024	09/09/2011		Printed	SMITH/CHRI	CHRIS SMITH	YOUTH SPORTS REBATE	
13298	01-008-738						67.50
						Check Amount	67.50
19025	09/09/2011		Printed	SPECTRA	SPECTRA	TOTAL KILL WEED CONTROL	
13309	10-000-811				PROMETER TOTAL KILL		479.30
13309	05-009-789				PROMETER TOTAL KILL		479.30
13309	01-008-738				PROMETER TOTAL KILL		479.30
						Check Amount	1,437.90
19026	09/09/2011		Printed	SWISHER	COREY SWISHER	REIMB PARKING/WORKSHOP 9-1	
13336	01-001-774						7.50
						Check Amount	7.50
19027	09/09/2011		Printed	REILLY COM	THE REILLY COMPANY LLC	POLICY CHG/ADDITION	
13317	01-001-779						96.00
						Check Amount	96.00
19028	09/09/2011		Printed	TORKELSON	KURT & AMY TORKELSON	YOUTH SPORTS REBATE X2	
13299	01-008-738						112.50
						Check Amount	112.50
19029	09/09/2011		Printed	TYLER TECH	TYLER TECHNOLOGIES, INC.	RECEIPT PRINTER/SCANNER FOR CASH RECEIPTS	
13321	09-010-850						93.33
13321	05-009-850						93.34
13321	01-001-850						93.33
13320	09-010-803						40.00
13320	05-009-803						40.00
13320	01-001-803						40.00
13319	09-010-850						265.00
13319	05-009-850						265.00
13319	01-001-850						265.00
						Check Amount	1,195.00
19030	09/09/2011		Printed	US POSTAL	UNITED STATES POSTAL SERVICE	REPLENISH PERMIT #12	
13314	05-009-808						800.00
13314	09-010-808						200.00
						Check Amount	1,000.00

Check #	Check Date / Ref#	Void/Stop Date / GL Number	Status	Vendor#	Vendor Name / Line Distribution Description	Check Description	Amount
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	13300	01-008-738					67.50
						Check Amount	67.50
19032	09/09/2011		Printed	WACHTER/N	NEIL & CHRISTINE WACHTER	YOUTH SPORTS REBATE	
	13301	01-008-738					67.50
						Check Amount	67.50
19033	09/09/2011		Printed	WESTAR GRP	WESTAR ENERGY	ELECTRIC SERVICE/AUG 2011	
	13324	01-008-753					79.05
	13324	01-005-753					453.96
	13324	01-008-738					374.63
	13324	05-009-753					8,540.82
	13324	01-002-787					5,216.51
						Check Amount	14,664.97
19034	09/09/2011		Printed	WHITE GROS	WHITE GROSS BOWERS MARCH	SPEC PROJ/CITY CODIFICATION	
	13334	01-001-751					555.32
	13335	01-001-751					1,695.00
	13334	05-009-751					46.92
	13334	01-017-751					377.30
	13334	01-004-751					383.16
	13334	01-003-751					637.30
						Check Amount	3,695.00
19035	09/09/2011		Printed	WHITE/P	PAM & ROBB WHITE	YOUTH SPORTS REBATE	
	13302	01-008-738					67.50
						Check Amount	67.50

Total Checks: 49 **Grand Total(excluding void checks):** 546,784.74

Mark Loughry 9-12-11
City Administrator Date

Corey Swisher 09/13/11
City Clerk/Finance Director Date

Kristi Olson 9/9/11
Accounting Clerk Date

Check Register Report

Date: 09/14/2011
Time: 10:47 AM
Page: 1

City Of Basehor

Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
Ref#	GL Number				Line Distribution Description		
19036	09/14/2011		Printed	MYERS	BRIAN MYERS	YOUTH SPORTS REBATE	
13342	01-008-738						67.50
						Check Amount	67.50
				Total Checks:	1	**Grand Total(excluding void checks):**	**67.50**

Mark Loughry — Date 9-14-11
City Administrator

Corey Swisher — Date 09/14/11
City Clerk/Finance Director

Kristi Olson — Date 9/14/11
Accounting Clerk

Check Register Report

Date: 09/23/2011
Time: 4:19 PM
Page: 1

City Of Basehor

Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
	Ref#	GL Number			Line Distribution Description		
19037	09/23/2011		Printed	ADVANCE IN	ADVANCE INSURANCE COMPANY	GROUP AD&D/LIFE/LTD/STD	
	13353	20-014-740					76.80
	13353	20-014-743					286.48
	13353	20-014-744					231.02
						Check Amount	594.30
19038	09/23/2011		Printed	ANGELOTTI	APRIL ANGELOTTI	YOUTH SPORTS REBATE X2	
	13354	01-008-738					42.50
						Check Amount	42.50
19039	09/23/2011		Printed	BIZZELL/JA	JAKE & JENNIFER BIZZELL	YOUTH SPORTS REBATE	
	13355	01-008-738					45.00
						Check Amount	45.00
19040	09/23/2011		Printed	BLUE CROSS	BLUE CROSS & BLUE SHIELD OF KS	GROUP MEDICAL INSURANCE	
	13356	01-000-209					2,965.84
	13356	20-014-772					12,015.50
						Check Amount	14,981.34
19041	09/23/2011		Printed	BRANDT FAB	BRANDT FABRICATING	REBUILD & REPAIR BLEACHERS-FOD	
	13357	01-008-738					774.85
						Check Amount	774.85
19042	09/23/2011		Printed	BREEDLOVE	MARY BREEDLOVE	YOUTH SPORTS REBATE	
	13358	01-008-738					67.50
						Check Amount	67.50
19043	09/23/2011		Printed	BROWN/T	TOM & DANIELE BROWN	YOUTH SPORTS REBATE X2	
	13359	01-008-738					87.50
						Check Amount	87.50
19044	09/23/2011		Printed	BYERS/S	SHANNON BYERS	YOUTH SPORTS REBATE X3	
	13360	01-008-738					175.00
						Check Amount	175.00
19045	09/23/2011		Printed	CAIN	JULIE CAIN	REIMB CITATION OVERPAYMENT	
	13361	01-000-421					1.00
						Check Amount	1.00
19046	09/23/2011		Printed	DAVIS/TERR	TERRY DAVIS	YOUTH SPORTS REBATE	
	13362	01-008-738					20.00
						Check Amount	20.00
19047	09/23/2011		Printed	DIXON	HEATHER DIXON	YOUTH SPORTS REBATE	
	13363	01-008-738					67.50
						Check Amount	67.50
19048	09/23/2011		Printed	EKGFOA	EKGFOA	MBRSHP/SWISHER, COREY	
	13364	01-001-783					25.00
						Check Amount	25.00
19049	09/23/2011		Printed	ELMER	AMY & WESLEY ELMER	YOUTH SPORTS REBATE X2	
	13365	01-008-738					90.00
						Check Amount	90.00
19050	09/23/2011		Printed	GRIFFITH	WES GRIFFITH	YOUTH SPORTS REBATE	
	13366	01-008-738					45.00

Check #	Check Date / Ref#	Void/Stop Date / GL Number	Status	Vendor#	Vendor Name / Line Distribution Description	Check Description	Amount
						Check Amount	45.00
19051	09/23/2011		Printed	HARTFORD	HARTFORD RETIREMENT PLANS	EMP/EMPLR RETIREMENT CONTRIB	
	13367	01-000-212					474.53
	13367	20-014-773					3,529.72
						Check Amount	4,004.25
19052	09/23/2011		Printed	ING LIFE	ING LIFE INSURANCE & ANNUITY	EMPLOYEE RETIREMENT CONTRIB	
	13369	01-000-212					400.00
						Check Amount	400.00
19053	09/23/2011		Printed	JOHNSON CL	JOHNSON COUNTY GOVERNMENT	BI MONTHLY FLOW SAMPLE FOR	
	13370	05-009-790					179.00
						Check Amount	179.00
19054	09/23/2011		Printed	KANSAS PAY	KANSAS PAYMENT CENTER	PAYROLL DIRECTED DEDUCTION	
	13372	01-000-248					350.35
						Check Amount	350.35
19055	09/23/2011		Printed	KPF EFT	KPF EFT PROGRAM	POLICE RETIREMENT CONTRIB	
	13371	20-014-786					2,931.31
	13371	01-000-211					4.85
	13371	01-000-208					1,408.31
						Check Amount	4,344.47
19056	09/23/2011		Printed	LAWN TAMER	LAWN TAMERS	RMV SILT FENCE @ CURB LINE	
	13373	01-000-856					97.50
	13376	01-000-856					910.00
	13375	01-000-856					455.00
	13374	01-000-856					195.00
						Check Amount	1,657.50
19057	09/23/2011		Printed	LAWSON	DAVID LAWSON	YOUTH SPORTS REBATE X1	
	13377	01-008-738					45.00
						Check Amount	45.00
19058	09/23/2011		Printed	LCDC	LCDC	LCPA MTG/LOUGHRY 8-31	
	13378	01-006-774					7.00
						Check Amount	7.00
19059	09/23/2011		Printed	LV SHERIFF	LEAVENWORTH COUNTY SHERIFF	JAIL BOARD FEES/SEPT 2011	
	13379	01-004-764					420.00
						Check Amount	420.00
19060	09/23/2011		Printed	MCBRATNEY	KIANN MCBRATNEY	CITY PROSECUTOR FEES	
	13381	01-004-767					400.00
						Check Amount	400.00
19061	09/23/2011		Printed	MCBRAT	MISS KIANN MCBRATNEY	YOUTH SPORTS REBATE	
	13380	01-008-738					67.50
						Check Amount	67.50
19062	09/23/2011		Printed	MERCHANT S	MERCHANT SERVICES GROUP	CITY WIDE CREDIT CARD FEES	
	13382	01-005-799					169.84
						Check Amount	169.84
19063	09/23/2011		Printed	MILES/TYLE	TYLER MILES	REIMB CITATION OVERPAYMENT	

Check #	Check Date	Void/Stop Date	Status	Vendor#	Vendor Name	Check Description	Amount
	Ref#	GL Number			Line Distribution Description		
		13383 01-000-421					0.14
						Check Amount	0.14
19064	09/23/2011		Printed	PAVING MAI	PAVING MAINTENANCE SUPPLY INC	5,200LBS CRAFCO CRACK FILLER	
		13384 10-000-811			CRAFCO CRACK FILLER		2,678.00
						Check Amount	2,678.00
19065	09/23/2011		Printed	POVILONIS	CHARLES D POVILONIS	YOUTH SPORTS REBATE X2	
		13385 01-008-738					62.50
						Check Amount	62.50
19066	09/23/2011		Printed	REGISTER	REGISTER OF DEEDS	RECORDING FEE/BROADWAY HOME	
		13388 01-017-799					33.06
		13387 01-017-799					33.48
		13386 01-017-799					60.00
						Check Amount	126.54
19067	09/23/2011		Printed	SELECT SEC	SELECT SECURITY SYSTEMS	MONITOR SVC/WWTF/SEPT	
		13389 01-008-738					19.00
		13391 05-009-799					30.00
		13390 01-002-799					19.00
						Check Amount	68.00
19068	09/23/2011		Printed	SHIRLEY	DALE SHIRLEY	YOUTH SPORTS REBATE	
		13392 01-008-738					22.50
						Check Amount	22.50
19069	09/23/2011		Printed	SIBERT	DORIAN & JENNY SIBERT	YOUTH SPORTS REBATE X2	
		13393 01-008-738					80.00
						Check Amount	80.00
19070	09/23/2011		Printed	SONNTAG	SONNTAG LAW OFFICE	COURT APPOINTED ATTORNEY	
		13394 01-004-780					400.00
						Check Amount	400.00
19071	09/23/2011		Printed	SPOTS OFF	SPOTS OFF LLC	POLICE CAR WASHES	
		13395 01-004-761					42.04
						Check Amount	42.04
19072	09/23/2011		Printed	HEART BUIL	STEPHEN R MARSDEN	JANITORIAL SVC/SEPT 2011	
		13396 01-005-799					387.00
						Check Amount	387.00
19073	09/23/2011		Printed	SUCHY	CARRY SUCHY	YOUTH SPORTS REBATE	
		13397 01-008-738					67.50
						Check Amount	67.50
19074	09/23/2011		Printed	VANGOSEN	SCOTT VANGOSEN	YOUTH SPORTS REBATE	
		13398 01-008-738					67.50
						Check Amount	67.50
19075	09/23/2011		Printed	VISION SER	VISION SERVICES PLAN	GROUP VISION INSURANCE	
		13399 01-000-200					58.02
		13399 20-014-749					331.94
						Check Amount	389.96
19076	09/23/2011		Printed	WATSON	BRIAN & MICHELL WATSON	YOUTH SPORTS REBATE-BRANDON	

City Of Basehor

Check #	Check Date / Ref#	Void/Stop Date / GL Number	Status	Vendor#	Vendor Name / Line Distribution Description	Check Description	Amount
		13400 01-008-738					67.50
						Check Amount	67.50
19077	09/23/2011		Printed	WESTAR GRP	WESTAR ENERGY	ELECTRIC SERVICE/AUG 2011	
		13401 05-009-753					360.39
						Check Amount	360.39
19078	09/23/2011		Printed	WHITE/KIMB	KIMBERLY WHITE	YOUTH SPORTS REBATE	
		13402 01-008-738					40.00
						Check Amount	40.00
19079	09/23/2011		Printed	WILLIAMS/A	APRIL WILLIAMS	YOUTH SPORTS REBATE X2	
		13404 01-008-738					42.50
						Check Amount	42.50
19080	09/23/2011		Printed	WRIGHT EX	WRIGHT EXPRESS	CITYWIDE FUEL CHARGES/AUG	
		13403 01-004-804					3,594.04
		13403 01-005-761					37.12
		13403 01-002-804					56.59
		13403 01-017-804					135.95
						Check Amount	3,823.70
				Total Checks:	**44**	**Grand Total(excluding void checks):**	**37,787.17**

Lloyd Martley — Date
Interim City Administrator

Corey Swisher — 09/25/11 — Date
City Clerk/Finance Director

Kristi Olson — 9/23/11 — Date
Accounting Clerk

City of Basehor
Outstanding Accounts Receivable

Invoice Mailed to	Amount Owed	Invoice Date	Bill Services	Project	Date to Send if Unpaid in 10 Days	Date Sent LVCO
Jason Gorup	2572.14	7/24/2007	Engineer Fees	Funeral Home	Sent to State Setoff Program	
Gregory Chism	80.73	9/14/2007	Mowing fees	Code Enfcmnt.	Sent to State Setoff Program	
Mike Falkner	348.75	4/8/2008	Engineer Fees	Pinehurst Est.	Sent to State Setoff Program	
Option One	366.75	6/4/2008	Mowing fees	Code Enfcmnt.	Sent to State Setoff Program	
Gerald Cooper	0.00	5/11/2009	Demolition	In full 9/21/10	1/2 paid on 1-21-2010	7/21/2009
Benchmark-Code Enf.	538.85	12/4/2009	Mowing fees	Code Enfcmnt.	letter sent 4-1-10	8/31/2010
RAKD LLC	498.00	7/9/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
Melody Gorup	268.50	7/9/2009	Mowing fees	Code Enfcmnt.	Bankruptcy	
Quinton's Properties	294.00	7/9/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
Red Barn Homes	294.00	7/9/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
John & Heather Frank	247.00	8/25/2009	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	1/22/2010
Metzger Meadows, LL	945.00	5/25/2010	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	8/31/2010
RAKD LLC	598.00	5/25/2010	Mowing fees	Code Enfcmnt.	Sent to Add Valore Taxes	8/31/2010
CodeEnf.Abatnt./Haye	1125.71	5/25/2010	Code Violation	Code Enfcmnt.	Sent to Add Valore Taxes	8/31/2010
David Hall-1503 150th	1475.25	6/1/2010	Code Violation	1503 N. 150th S	Sent to Add Valore Taxes	8/31/2010
Quinton's Properties	267.75	6/1/2010	Code Violation	Honey Creek	Sent to Add Valore Taxes	8/31/2010
Basehor Properties LL	2054.75	6/11/2010	Code Violation	Wolf Creek/MM	Sent to Add Valore Taxes	8/31/2010
Erin Drozinski	321.75	6/24/2010	Code Violation	157th St.	Sent to Add Valore Taxes	8/31/2010
Xa Phouaher	350.00	7/19/2010	Code Violation	15609 Parallel	Sent to Add Valore Taxes	8/31/2010
John & Heather Frank	834.50	8/4 & 10/18	Code Violation	2917 N. 156th S	To LVCO 5/31/2011	
Xa Phouaher	1375.50	9/9/2010	Code Violation	15609 Parallel	To LVCO 5/31/2011	
Quinton's Properties	602.25	9/16/2010	Code Violation	Honey Creek	To LVCO 5/31/2011	
RAKD LLC	1083.75	9/16/2010	Code Violation	Honey Creek	To LVCO 5/31/2011	
HUD	602.25	9/1/2010	Code Violation	15905 Cedar St	To LVCO 5/31/2011	
Hazel Hayes	635.00	10/7/2010	Code Violation	15821 Willow St	To LVCO 5/31/2011	
Catherine DeRuse	555.50	10/7/2010	Code Violation	3601 N 155th	To LVCO 5/31/2011	
Mutual Savings Assoc	1271.00	10/7/2010	Code Violation	Cedar Falls	To LVCO 5/31/2011	
Four J Enterprises	635.00	10/7/2010	Code Violation	2805 N 155th	To LVCO 5/31/2011	

City of Basehor
Outstanding Accounts Receivable

Corvan Properties	374.00	10/11/2010	Code Violation	Pinehurst	To LVCO 5/31/2011	
Magaha, Ken & Nancy	661.50	10/14/2010	Code Violation	1919 N 152	To LVCO 5/31/2011	
Wolf Creek Junction	21,001.01	4/4/2011	Excise tax owed			
SR Dist#3-Glenwood	433,593.00	4/27/2011	Connection fees with upsize fees for Pinehurst Lift station			
Corvan Properties	2,595.46	5/17/2011	Code Violations	Pines of Pinehurst		
Mutual Savings Assoc	2,160.00	6/2/2011	Code Violations	Cedar Falls		
RAKD LLC	2,193.44	6/2/2011	Code Violations	Honey Creek		
Four J Enterprises	466.00	6/7/2011	Code Violations	2805 N 155th		
Xa Phouaher	1,160.91	6/7/2011	Code Violations	15609 Parallel		
Albert Hoelting	46.24	6/21/2011	Code Violations	Pr. Gardens	late fees	
Kurt Dallman	395.00	8/18/2011	Code Violations	14113 Belrive Cir		
Basehor Prairie Farms LLC	230.00	8/29/2011	Code Violations	158th & 159th		
Erin Drozinski	197.50	8/29/2011	Code Violations	157th & Leavenworth Rd		
City of Tonganoxie	3,294.50	9/23/2011	Bldg. Insp. Fees			
Accts. Receivable						
Balance	**$ 488,610.24**					