

Agenda
Basehor City Council
Regular Meeting /Work Session
February 11, 2026 - 6:00 p.m.
Basehor City Hall – 1600 N. 158th St.



- 1. Roll Call by Mayor Dick Drennon**
- 2. Pledge of Allegiance**
- 3. Moment of Silence**
- 4. Kansas Recreation and Parks Association (KRPA) Award – Basehor Civic Campus**
- 5. Proclamation – Basehor-Linwood High School Bobcat Football Team (pg.3)**
- 6. Introduction of Police Captain – Anthony Schuburger**
- 7. Call to Public**

Public comment will be allowed at the Mayor's discretion. This is exclusive of items requiring a Public Hearing. Each speaker is limited to three (3) minutes.

As a reminder to the public and City Council members alike, the City Council and staff will not engage in a dialogue or debate with any speaker pertaining to any comments made. Members of the public wishing to speak must keep their comments germane, or relevant, to the specific agenda item before the Council.

Please wait to be recognized by the Mayor. Remember to state your name and address for the record.

2-11-26 Regular Meeting Items

1. Consent Agenda
 - a. Ordinance No. 979 – An Ordinance Approving the Rezoning Request PRZ-009-25 By Ad Astra Basehor Property, LLC; A Rezoning Of Certain Property In Section 10, Township 11, Range 22 Within the City of Basehor, Kansas **(pgs.4-6)**
2. Appointment of Municipal Court Judge and Prosecutor **(pg.7)**
3. Application PRZ-011-25 for Rezoning to CP-2, General Business District, for a property located South of State Ave., West of 158th Street **(pgs.8-16)**
4. Application PRZ-012-25 for Rezoning to R-2, Two-Family Residential, for a property located South of State Ave., West of 158th Street **(pgs.17-25)**

5. Application PRZ-010-25 for rezoning to R-3, Multi-Family Residential, for a property located South of State Ave., West of 158th Street **(pgs.26-34)**
6. Executive Session (If Needed)
7. Adjournment of Regular Meeting

2-11-26 Work Session Agenda Items

1. City Council Potential Retreat Dates & Location
2. Consideration and discussion related to a Transient Guest Tax and regulation of short-term rentals **(pg.35)**
3. Adjournment of Work Session

Copies of the agenda are available for review at Basehor City Hall, 1600 North 158th.St. The viewing televisions for the exterior of the building and lobby will be unavailable and there will be limited seating in Council Chambers.

City of Basehor, Kansas



Proclamation

Congratulating the Basehor-Linwood High School Boys' Varsity Football Team for its first ever appearance at the 2025 5A Central State Championship Game

WHEREAS' the Basehor-Linwood High School Boys' Football Team, the Bobcats, through hard work and perseverance over 12 hard-fought games, reached the final central state championship game in the State 5A Playoffs. The Bobcats take great pride in respecting their opponents and playing the game of football with class and dignity; and

WHEREAS' the demanding athletic competition requires the highest levels of skills, determination, teamwork and focus on selfless commitment to others; and

WHEREAS' these 68 outstanding high school football players have represented themselves, their families, their school and their Basehor-Linwood community proudly; and

WHEREAS' the team was coached by Head Coach Rod Stallbaumer, and Assistant Coaches Zach Livingston, Harrison Taylor, Connor Thierolf, Chris Kerschen, Ryan Heffley, Craig Brown, Noah Stanton, Mark Petersen, Tom Brown, Jeff Bromley, Tyler Herl, and with the help of strength and conditioning coordinator Justin Wieser; and

WHEREAS' the athleticism, skill, dedication and heart with which the 2025 Bobcats played this season is a credit to their varsity program that boasts nine district champion titles, seven regional champion titles and a 2025 sub-state championship title; and

WHEREAS' the City Council enthusiastically applauds the 12-1 season record that culminated in a central state championship game and the legacy of success that this talented Basehor-Linwood Bobcats football team has inspired; and

WHEREAS' the Mayor, City Council and citizens of Basehor hereby commend, congratulate, and give special recognition to the Basehor-Linwood High School Boys' Football team for its extraordinary achievement of its first ever appearance at the state football championship game; and

Now, therefore, be it proclaimed that, I, Dick Drennon, Mayor of the City of Basehor, Kansas hereby proclaims the first Fridays in September annually, as:

BASEHOR-LINWOOD BOBCAT FOOTBALL DAY

IN WITNESS WHEREOF, I set my hand and have affixed the Great Seal of the City of Basehor, Kansas this 11th day of February in the year of two-thousand and twenty-six.

Dick Drennon, Mayor

ATTEST: Katherine M. Renn, City Clerk



City of Basehor

Agenda Item Cover Sheet

Consent Agenda Item No. 1 a.

Meeting Date:

February 11, 2026

Staff Contact:

Alex Van Dyke, City Planner

Topic:

An Ordinance Approving the Rezoning Request PRZ-009-25 By Ad Astra Basehor Property, LLC; A Rezoning Of Certain Property In Section 10, Township 11, Range 22 Within the City of Basehor, Kansas.

Narrative:

At the January 28, 2026 City Council Meeting, this body voted to approve a rezoning request for a parcel located on the north side of Evans Road, east of 166th Street. This vote came after a remand to Planning Commission and a subsequent recommendation of approval from the Planning Commission on January 13, 2026.

This ordinance will finalize the rezoning request.

Staff Recommendation:

Staff recommends approval of the ordinance for the rezoning request to R-2 Two-Family Residential District.

Suggested Motions:

I move to approve Ordinance Approving the Rezoning Request PRZ-009-25 By Ad Astra Basehor Property, LLC; A Rezoning Of Certain Property In Section 10, Township 11, Range 22 Within the City of Basehor, Kansas

Attachments:

Ordinance No. 979

ORDINANCE NO. 979

AN ORDINANCE APPROVING THE REZONING REQUEST PRZ-009-25 BY AD ASTRA BASEHOR PROPERTY, LLC; A REZONING OF CERTAIN PROPERTY IN SECTION 10, TOWNSHIP 11, RANGE 22 WITHIN THE CITY OF BASEHOR, KANSAS

WHEREAS, the Basehor Planning Commission was presented with a rezoning application from Ad Astra Basehor Property, LLC requesting the change of zoning for property in Section 10, Township 11, Range 22 in the City of Basehor from R-0 to R-2; and

WHEREAS, the Planning Commission reviewed the Application and the Staff Report at its meeting on November 18, 2025, upon proper notice required by law and after public hearing and consideration, has determined that the application to rezone should be recommended for denial; and

WHEREAS, the Planning Commission's recommendation of denial was presented to the Governing Body for review, and the City Council remanded back to the Planning Commission with specific instructions to consider conformance to the Comprehensive Plan, the suitability of the property for the use it has been restricted to, and the relative gain to the public as compared to the hardship to the owner; and

WHEREAS, the Planning Commission reviewed the Application in light of the instructions of the City Council, and determined on January 13, 2026 to recommend approval of the Application.

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

Section 1: The City Council has examined the Staff Report on Application PRZ-009-25, and has considered the *Golden* factors in light of the evidence and statements provided, and has determined that the property should be rezoned. Thus, the property is rezoned from R-0 to R-2. The City's official zoning map and records shall be changed to reflect this rezoning approval.

Section 2: That this ordinance shall take effect and be in force from and after its publication as provided by law.

PASSED by the City Council this 11th day of February, 2026.

APPROVED by the Mayor this 11^h day of February, 2026.

SEAL

Dick Drennon, Mayor

ATTEST:

Katherine M. Renn, City Clerk

APPROVED AS TO FORM:

Todd A. Luckman, City Attorney



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 2

Meeting Date:

February 11, 2026

Staff Contact:

Kathy Renn, City Clerk

Topic:

Appointment of Municipal Court Judge and Prosecutor

Narrative:

K.S.A. 12-4105 requires that all municipal courts in Kansas be presided over by a municipal judge. The Mayor, with the consent of the City Council, is tasked under the City's municipal code with appointing both the municipal court judge and prosecutor at the first meeting in February each year. Each of those terms are to last one year. See Code of the City of Basehor, Kansas Section 2-53.

The Honorable Bill Hutton and Nate Sutton have served the City previously as municipal court judge and prosecutor, respectively. They are both interested in continuing to serve in their current capacities for an additional year.

Staff Recommendation:

The Mayor recommends that Judge Hutton and Mr. Sutton be reappointed for another year in their respective roles.

Recommended Motion:

I move to approve the re-appointment of the Honorable Bill Hutton as Municipal Court Judge and Nate Sutton as the Municipal Court Prosecutor.

Attachments:

N/A



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 3

Meeting Date:

February 11, 2026

Staff Contact:

Alex Van Dyke, City Planner

Topic:

Application PRZ-011-25 for rezoning to CP-2, General Business District for Epic Estates 4 LLC.

Narrative:

The applicant requests approval of a rezoning for approximately 21.90 acres generally located at the southwest corner of State Avenue (US-24/40) and 158th Street. The request proposes to rezone the property from R-0 (Suburban Residential) to CP-2 (General Business District). The property is currently vacant and was assigned R-0 zoning upon annexation into the City in 2024.

No development or site plans have been submitted with this rezoning request. Approval of the rezoning would establish the range of permitted and conditional commercial uses allowed on the property but would not authorize construction. Any future development would be subject to separate platting, site plan review, and construction plan approvals by the Planning Commission and City Council. The requested rezoning is consistent with the Basehor Comprehensive Plan, which designates the property as Community Commercial and identifies State Avenue as a key corridor for commercial development.

This item was considered with a public hearing during the Planning Commission meeting on January 13, 2026, and received a recommendation for approval.

Staff Recommendation:

Staff recommends approval of the rezoning request to CP-2 General Business District, for a Epic Estates 4 LLC property located on South of State Ave, West of 158th Street

Suggested Motions:

To approve: I move to approve the rezoning request to CP-2, General Business District. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move deny the rezoning request to CP-2, General Business District. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to CP-2, General Business District to _____, 2026.

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

STAFF REPORT

City Council Meeting: February 11, 2026

Application:	Rezoning Application from R-0 to CP-2
Owner/Applicant:	Epic Estates 4, LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally South of State Avenue, West of 158 th Street
Engineer:	Atlas Land Consulting – Alex Elliot
Planner:	Alex Van Dyke

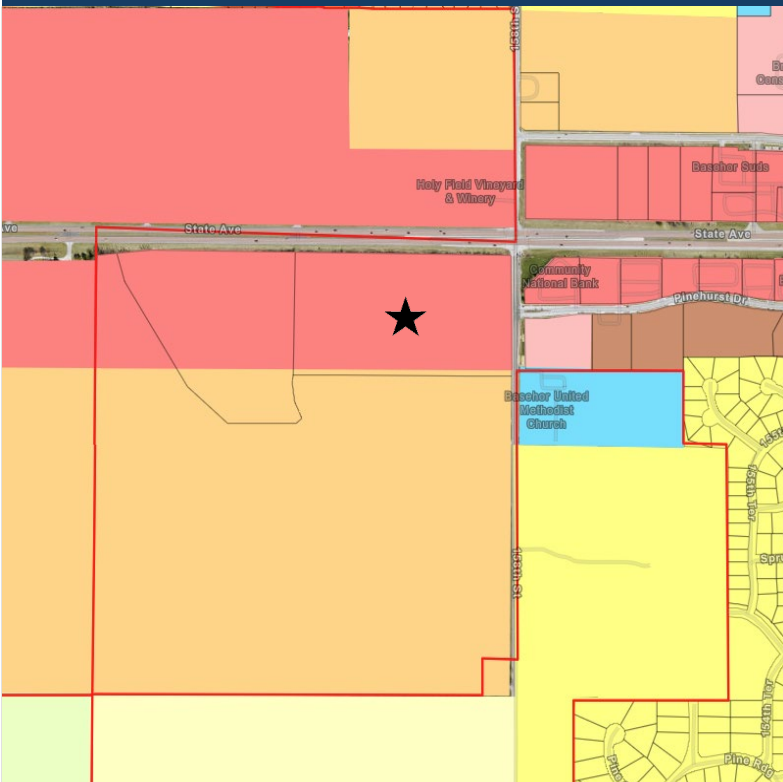
Parcel Size: 21.90 acres

Current Zoning: R-0 – Suburban Residential

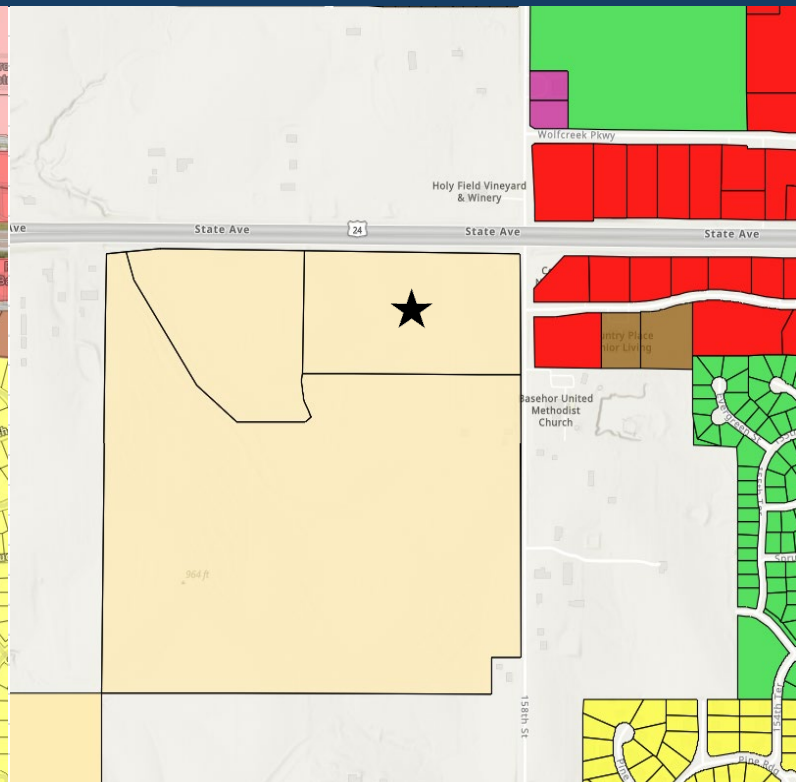
Parcel ID Number: R311395

Current Use: Vacant

Future Land Use Map



Zoning Map



Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the southwest corner of State Avenue (US-24/40) and 158th Street. The request seeks to rezone the property from its current zoning designation to CP-2, General Business District.

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor are those submissions required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

Should the rezoning be approved, any proposed development of the site will be required to undergo an extensive review process with the City. This includes, at a minimum, the submission of a plat, site plan review and construction plans. Each of these applications will be subject to technical review by City staff, public infrastructure review – including streets, utilities, and stormwater management – and ultimately approval by the Planning Commission and City Council, as applicable. This process ensures that any future development is consistent with City standards, adequately served by public facilities, and compatible with surrounding land uses.

Land Use & Zoning

This property was part of an annexation request in 2024. Upon annexation, the property was assigned the R-0 zoning category as it was most similar to the Leavenworth County zoning. This request is to rezone to CP-2, General Business District that allows for commercial development. Allowable commercial development uses within CP-2 must follow Appendix A. certain uses are by right, with others requiring conditional use permits.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Community Commercial
North	RR-2.5 - County Property	Holy-Field Winery	Community Commercial
South	RR-2.5 - County Property	Undeveloped	Medium Density Residential
East	CP-2 - General Business District RR-2.5 - County Property	Commercial	Community Commercial
West	RR-2.5 - County Property	Undeveloped	Community Commercial

This property is designated as Community Commercial in the Basehor Comprehensive Plan. The Plan identifies this segment of State Avenue as a key corridor for commercial development, recognizing its role as the primary east–west arterial serving both City and non-City residents. Because of its high visibility, traffic volumes, and regional connectivity, State Avenue is intended to accommodate a range of commercial uses.

The proposed rezoning aligns with the Comprehensive Plan’s long-term vision for this corridor and supports strategic growth in an area specifically targeted for commercial activity.

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – The surrounding area is predominantly commercial in character. Given the significant traffic volumes along State Avenue and the ongoing pattern of commercial investment in the corridor, this parcel is well-suited for a commercial zoning designation. The site's location and context support its transition to a more intensive commercial use consistent with existing development trends.

2. The Suitability of the Property for the Uses Which it has Been Restricted – The property has remained unused and undeveloped under its current zoning since being incorporated into Basehor city limits. With increasing traffic along State Avenue, continued commercial growth in the surrounding area, and the Comprehensive Plan's commercial designation for this corridor, the property is no longer well-suited for its current zoning classification.

3. The Extent to Which Removal of the Present Zoning Will Detrimentially Affect Nearby Property – Nearby properties are largely characterized by existing commercial uses. Additional commercial development along this corridor is unlikely to create detrimental impacts on surrounding properties; rather, it may generate increased activity and visibility that could benefit existing businesses. The proposed rezoning is compatible with the established development pattern and supports continued commercial investment in the area.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.

5. 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 – There is no anticipated hardship to be imposed upon nearby landowners as a result of this rezoning.

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and land use patterns, and supports the continued commercial development along State Avenue.

7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan – The subject property is designated as Community Commercial within the Basehor Comprehensive Plan. The Plan identifies this segment of State Avenue as a priority commercial corridor due to its function as the community's primary east-west arterial, serving both local and regional traffic. The request to rezone the property to CP-2, General Business District is consistent with the Comprehensive Plan's vision for this area. It advances the City's long-range land use goals by promoting appropriately located commercial development along a corridor specifically targeted for such growth.

This item was considered with a public hearing during the Planning Commission meeting on January 13, 2026, and received a recommendation for approval.

Next Steps

- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an CP-2 rezoning application again.

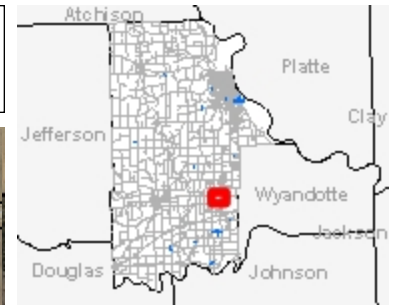
STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Epic Estates 4, LLC to CP-2

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

Epic Estates Rezoning Aerial



Legend

- Parcel
- City Limit Line
- Major Road**
 - <all other values>
 - 70
- Road**
 - <all other values>
 - PRIVATE
- Railroad
- Section**
 - Section Boundaries
 - County Boundary

Notes

2,199.0 0 1,099.50 2,199.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

CITY OF BASEHOR

Planning & Zoning Department
1600 N. 158th Street, Basehor, KS 66007
Phone: 913-724-1370
www.cityofbasehor.org



APPLICATION FORM

12/8/25

PRZ-011-25

Project Name & Description Rezone Lot 2 of Short-Form Plat Epic Estates		Total Site Acreage 21.90	Present Zoning R0
Legal Description (May be attached as separate sheet) Plat Attached		Proposed Zoning CP-2	
Project Address / General Location Generally 158th & State Avenue		Date 12/08/2025	
Parcel ID Number (CAMA Number) 18210000000 16010		Floor Area Classification	
Property Owner Name Epic Estates 4 LLC	Phone	Fax	
Property Owner Address 708 Horizon Street	City Flower Mound	State TX	Zip 75028
Applicant's Name Alex Elliott	Phone 913-306-4058	Fax	
Applicant's Address 14500 Parallel Suite R	City Basehor, KS 66007	State	Zip
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials <u>AE</u>		Property Owner and/or Applicant's E-mail address Alex@alconsult-llc.com	

APPLICATION TYPE		
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)	[# of lots _____]
<input checked="" type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)	[# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split	
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Preliminary Plat	[# of lots _____]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat	[# of lots _____]
<input type="checkbox"/> Site Plan		

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

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

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS			
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 <u>Alex Elliott</u> 12/8/25 Signature Date	Office Use Only <input checked="" type="checkbox"/> Filing Fee \$ <u>200</u> <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

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



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

1. Reason for This Request? This request is to rezone Lot 2 of the Short-Form Plat S10-T11s-R22e, prepared for Epic Estates 4 LLC to the CP-2 Zoning District. This request is being made in order to develop the 25.4 acres according to the zoning requirements for the CP-2 zoning district. This request is part of an overall request to develop the property located at 158th & State Avenue. The overall layout of the development will achieve a mixed-use aesthetic as the area will have a mix of commercial, SFR and multi-family.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? The property is currently vacant and has been used as ag-land. Due to the proximity of the property to the City of Basehor and the location on State Avenue, this property is well-suited to be developed at the CP-2 Zoning density as it will provide a needed commercial node that will support the overall growth of the City of Basehor. The current restrictions on the property do not allow the property to be developed to the highest and best use possible
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? Near-by properties are not likely to be detrimentally impacted though the development of the property will bring about changes. Concerns related to traffic, storm drainage and other engineering items will be addressed through the design and construction of an appropriate road network and any necessary drainage facilities. The development of this project will adhere to the requirements adopted by the City of Basehor. These items will be addressed in full at the time of platting and development
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? Development of this property will provide additional tax base for the County and for the City of Basehor. Further, the development of this property also provides additional options for commercial development. Commercial development is a cornerstone of a healthy economy and provides additional tax base that can be used to improve roads, parks and other public infrastructure. Additional population is needed in order to support the commercial and economic development of the City of Basehor.
5. How Does Your Request Conform with the Comprehensive Plan? This request is in general conformance with the Comprehensive plan. The plan calls for a mix as commercial and medium density development in this area. This request is being made in conjunction with a request to rezone lot 1 of this parcel to R-3. The remainder of the property is proposed to be developed as SFR. As such, the overall development of this parcel is in accordance with the spirit of 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. _____



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 4

Meeting Date:

February 11, 2026

Staff Contact:

Alex Van Dyke, City Planner

Topic:

Application PRZ-012-25 for rezoning to R-2, Two-Family Residential District for Epic Estates 4 LLC.

Narrative:

The applicant requests approval of a rezoning for approximately 110.10 acres generally located at the southwest corner of State Avenue (US-24/40) and 158th Street. The request proposes to rezone the property from R-0 (Suburban Residential) to R-2 (Two-Family Residential). The property is currently vacant and was assigned R-0 zoning upon annexation into the City in 2024.

No development or site plans have been submitted with this rezoning request. Approval of the rezoning would establish the allowed residential uses allowed on the property but would not authorize construction. Any future development would be subject to separate platting, site plan review, and construction plan approvals by the Planning Commission and City Council. The requested rezoning is consistent with the Basehor Comprehensive Plan, which designates the property as Medium-Density Residential.

This item was considered with a public hearing during the Planning Commission meeting on January 13, 2026, and received a recommendation for approval.

Staff Recommendation:

Staff recommends approval of the rezoning request to R-2, Two Family Residential District, for Epic Estates 4 LLC on a property located South of State Avenue (US 24/40), West of 158th Street.

Suggested Motions:

To approve: I move to approve the rezoning request to R-2, Two-Family Residential District. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move deny the rezoning request to R-2, Two-Family Residential District. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to R-2, Two-Family Residential District to _____, 2026.

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

STAFF REPORT

City Council Meeting: February 11, 2026

Application:	Rezoning Application from R-0 to R-2
Owner/Applicant:	Epic Estates 4, LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally South of State Avenue, West of 158 th Street
Engineer:	Atlas Land Consulting – Alex Elliot
Planner:	Alex Van Dyke

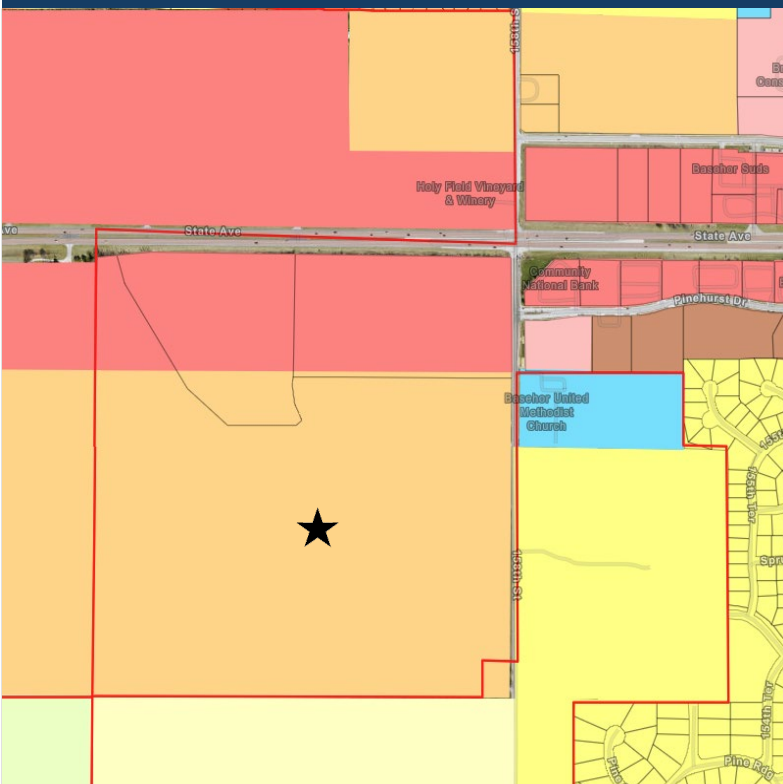
Parcel Size: 110.10 acres

Current Zoning: R-0 – Suburban Residential

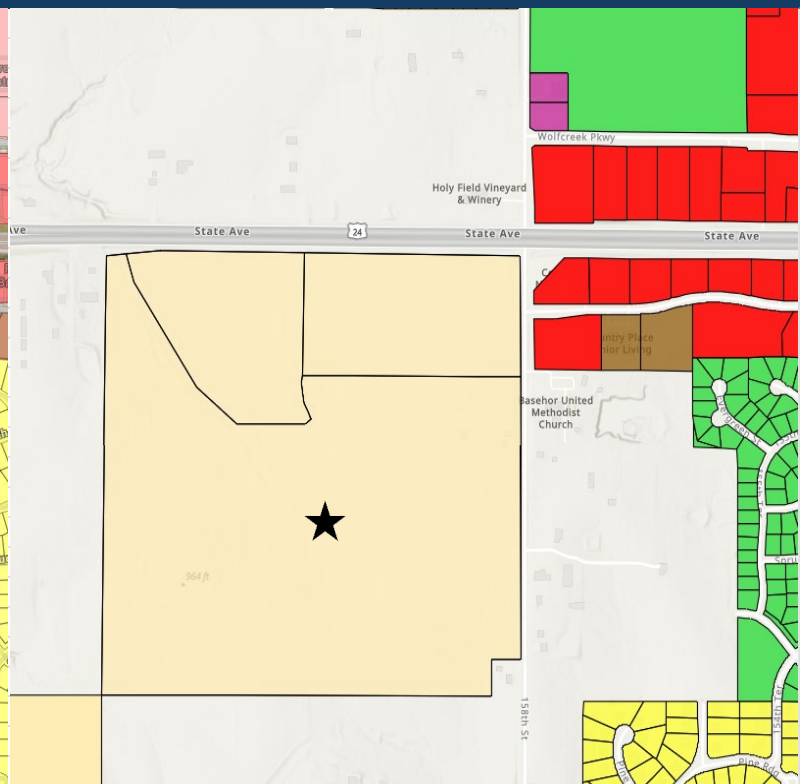
Parcel ID Number: R23806

Current Use: Vacant

Future Land Use Map



Zoning Map



Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the southwest corner of State Avenue (US-24/40) and 158th Street. The request seeks to rezone the property from its current zoning designation to R-2, Two-Family Residential.

This item was considered with a public hearing during the Planning Commission meeting on January 13, 2026, and received a recommendation for approval.

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor are those submissions required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

Should the rezoning be approved, any proposed development of the site will be required to undergo an extensive review process with the City. This includes, at a minimum, the submission of a plat, site plan review and construction plans. Each of these applications will be subject to technical review by City staff, public infrastructure review – including streets, utilities, and stormwater management – and ultimately approval by the Planning Commission and City Council, as applicable. This process ensures that any future development is consistent with City standards, adequately served by public facilities, and compatible with surrounding land uses.

Land Use & Zoning

This property was part of an annexation request in 2024. Upon annexation, the property was assigned to the R-0 zoning category as it was most similar to the Leavenworth County zoning. This request is to rezone to R-2, Two-Family development that allows for residential development of single-family and duplex development with a minimum lot size of 5,000 square feet per dwelling unit.

- A single-family home, which is only one unit, may be built on a 5,000 sq. ft. lot.
- A two-family home contains two units, so it must be located on a 10,000 sq. ft. lot to meet the per-unit minimum.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Medium Density Residential
North	R-0 - Suburban Residential	Undeveloped	Community Commercial
South	RR-2.5 - County Property	Undeveloped	Open Space / Agriculture
East	RR-2.5 - County Property	Undeveloped	Low-Density Residential
West	RR-2.5 - County Property	Undeveloped	Medium Density Residential

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – The surrounding area is characterized by a mix of existing commercial development and undeveloped properties, particularly to the south and west of the subject site. State Avenue functions as a major arterial corridor and has established a commercial development pattern along its frontage. The presence of vacant land in the immediate vicinity indicates that the area is still transitioning, with future development anticipated. The existing land use context supports consideration of zoning changes that align with the evolving character of the corridor and surrounding parcels.

2. The Suitability of the Property for the Uses Which it has Been Restricted – The property has remained unused and undeveloped under its current zoning since being incorporated into Basehor city limits. With increasing traffic along State Avenue, continued commercial growth in the surrounding area, and the Comprehensive Plan's commercial designation for this corridor, the property is no longer well-suited for its current zoning classification.

3. The Extent to Which Removal of the Present Zoning Will Detrimentally Affect Nearby Property – Nearby properties are largely characterized by vacant or undeveloped lots. With proximity to commercial development and significant traffic along State Avenue (US-24/40), there should not be any detrimental affect to nearby property with an increase use of residential development.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.

5. 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 – Approval of the rezoning request is anticipated to provide a greater benefit to the public health, safety, and welfare than maintaining the existing zoning classification. The proposed zoning would allow for development that is more consistent with surrounding land uses and the City's Comprehensive Plan, while no undue hardship is expected to be imposed on adjacent property owners. Future development will be subject to City review processes to ensure adequate infrastructure, traffic safety, and compatibility.

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and land use patterns, and supports the continued commercial development along State Avenue.

7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan – The subject property is designated as Medium Density Residential. With the northern parcels identified as commercial, nearby residential development has been identified as medium density to buffer commercial and lower density residential to the south.

Next Steps

- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an R-2 rezoning application again.

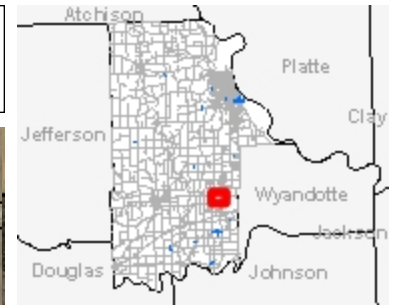
STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Epic Estates 4, LLC to R-2, Two Family Residential

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

Epic Estates Rezoning Aerial



Legend

- Parcel
- City Limit Line
- Major Road**
 - <all other values>
 - 70
- Road**
 - <all other values>
 - PRIVATE
- Railroad
- Section**
 - Section Boundaries
 - County Boundary

Notes

2,199.0 0 1,099.50 2,199.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

CITY OF BASEHOR

Planning & Zoning Department
1600 N. 158th Street, Basehor, KS 66007
Phone: 913-724-1370
www.cityofbasehor.org



APPLICATION FORM

12/8/25

DRZ-01225

Project Name & Description Rezone Lot 3 of Short-Form Plat Epic Estates		Total Site Acreage 110.10	Present Zoning R0
Legal Description (May be attached as separate sheet) Plat Attached		Proposed Zoning R-2	
Project Address / General Location Generally 158th & State Avenue		Date 12/08/2025	
Parcel ID Number (CAMA Number) 18210000000 16020		Floor Area Classification	
Property Owner Name Epic Estates 4 LLC	Phone	Fax	
Property Owner Address 708 Horizon Street	City Flower Mound	State TX	Zip 75028
Applicant's Name Alex Elliott	Phone 913-306-4058	Fax	
Applicant's Address 14500 Parallel Suite R	City Basehor, KS 66007	State	Zip
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials AE		Property Owner and/or Applicant's E-mail address Alex@alconsult-llc.com	

APPLICATION TYPE		
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)	[# of lots _____]
<input checked="" type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)	[# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split	
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Preliminary Plat	[# of lots _____]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat	[# of lots _____]
<input type="checkbox"/> Site Plan		

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

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

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS			
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 <u><i>Alex Elliott</i></u> 12/8/25 Signature Date	Office Use Only <input checked="" type="checkbox"/> Filing Fee \$ <u>800</u> <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

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



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

1. Reason for This Request? This request is to rezone Lot 3 of the Short-Form Plat S10-T11s-R22e, prepared for Epic Estates 4 LLC to the R-2 Zoning District. This request is being made in order to develop the 112 acres according to the zoning requirements for the R-2 zoning district. This request is part of an overall request to develop the property located at 158th & State Avenue. The overall layout of the development will achieve a mixed-use aesthetic as the area will have a mix of commercial, SFR and multi-family.
2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted? The property is currently vacant and has been used as ag-land. Due to the proximity of the property to the City of Basehor and the location on State Avenue, this property is well-suited to be developed at the R-2 Zoning density as it will provide a needed Single-family development that will support the overall growth of the city and will provide the needed residential base to attract commercial development. The current restrictions on the property do not allow the property to be developed to the highest and best use possible.
3. To What Extent Will Removal of Restrictions Detrimentally Affect Nearby Property? Near-by properties are not likely to be detrimentally impacted though the development of the property will bring about changes. Concerns related to traffic, storm drainage and other engineering items will be addressed through the design and construction of an appropriate road network and any necessary drainage facilities. The development of this project will adhere to the requirements adopted by the City of Basehor. These items will be addressed in full at the time of platting and development.
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? Development of this property according to the R-1 zoning district requirements is unlikely to detrimentally impact the adjoining land owners' rights or welfare. Additionally, the development of this area at the R-1 zoning density will bring added taxes to the City to support development and upkeep of existing public facilities.
5. How Does Your Request Conform with the Comprehensive Plan? This request is in general conformance with the Comprehensive plan. The plan calls for a mix as commercial and medium density development in this area. This request is being made in conjunction with a request to rezone lot 1 of this parcel to R-3 and Lot 2 to be rezoned to CP-2. The remainder of the property is proposed to be developed as SFR. As such, the overall development of this parcel is in accordance with the spirit of 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. _____



City of Basehor

Agenda Item Cover Sheet

Regular Meeting Agenda Item No. 5

Meeting Date:

February 11, 2026

Staff Contact:

Alex Van Dyke, City Planner

Topic:

Application PRZ-010-25 for rezoning to R-3, Multi-Family Residential District for Epic Estates 4 LLC.

Narrative:

The applicant requests approval of a rezoning for approximately 18.90 acres generally located at the southwest corner of State Avenue (US-24/40) and 158th Street. The request proposes to rezone the property from R-0 (Suburban Residential) to R-3 (Multi-Family Residential). The property is currently vacant and was assigned R-0 zoning upon annexation into the City in 2024.

No development or site plans have been submitted with this rezoning request. Approval of the rezoning would establish the allowed residential uses allowed on the property but would not authorize construction. Any future development would be subject to separate platting, site plan review, and construction plan approvals by the Planning Commission and City Council.

This item was considered with a public hearing during the Planning Commission meeting on January 13, 2026, and received a recommendation for approval.

Staff Recommendation:

Staff recommends approval of the rezoning request to R-3, Multi-Family Residential District, for Epic Estates 4 LLC, on a property located south of State Avenue, West of 158th Street.

Suggested Motions:

To approve: I move to approve the rezoning request to R-3, Multi-Family Residential District. In support of this motion I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item.

To deny: I move to deny the rezoning request to R-3, Multi-Family Residential District. Based on an evaluation of the Golden criteria, my reasons for this motion are as follows:

To continue: I move to continue the rezoning request to R-3, Multi-Family Residential District to _____, 2026.

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

STAFF REPORT

City Council Meeting: February 11, 2026

Application:	Rezoning Application from R-0 to R-3
Owner/Applicant:	Epic Estates 4, LLC
Legal Description:	Section 10, Township 11, Range 22
Location:	Generally South of State Avenue, West of 158 th Street
Engineer:	Atlas Land Consulting – Alex Elliot
Planner:	Alex Van Dyke

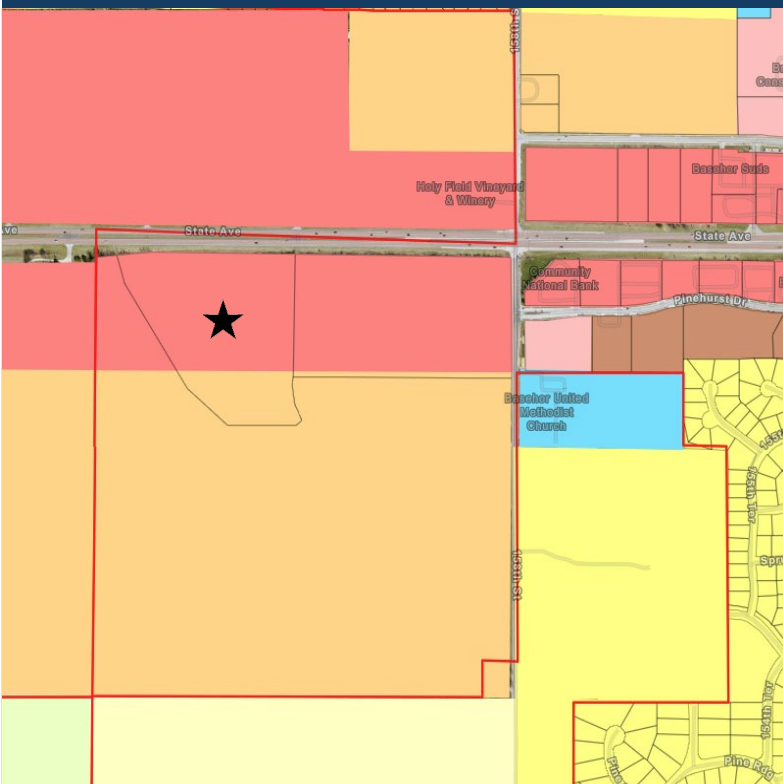
Parcel Size: 18.90 acres

Current Zoning: R-0 – Suburban Residential

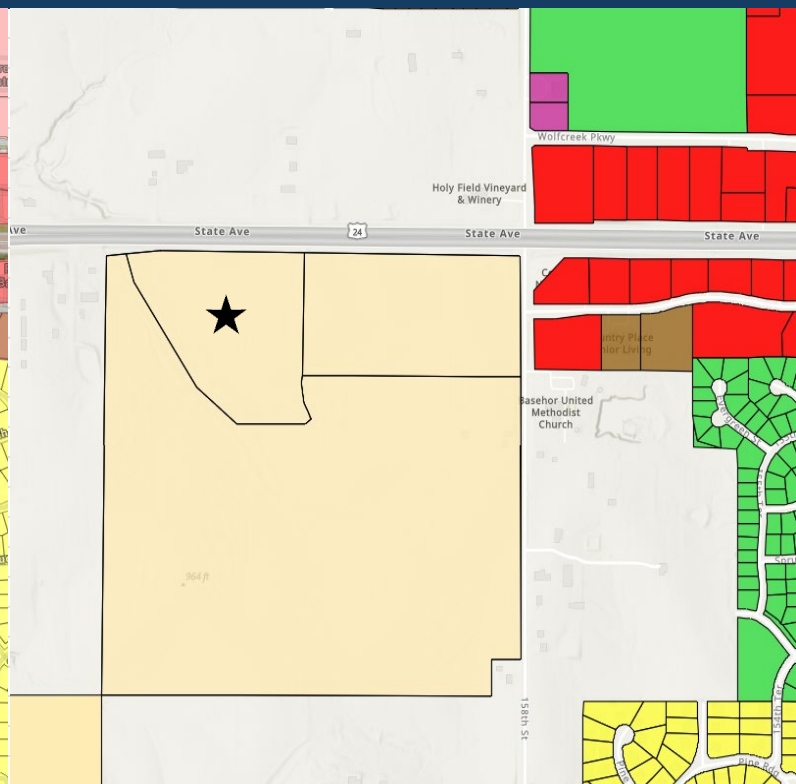
Parcel ID Number: R311394

Current Use: Vacant

Future Land Use Map



Zoning Map



Application Summary

The applicant has submitted a request for rezoning of a single parcel of land generally located on the southwest corner of State Avenue (US-24/40) and 158th Street. The request seeks to rezone the property from its current zoning designation to R-3, Multi-Family Residential.

This item was considered with a public hearing during the Planning Commission meeting on January 13, 2026, and received a recommendation for approval.

At this time, the applicant has not submitted any development or site plans in conjunction with this rezoning request, nor are those submissions required. Approval of a rezoning application does not authorize construction or establish a specific development layout. Instead, it is the first step in the overall land use approval process and establishes the range of land uses and density standards that may be considered on the property in the future.

Should the rezoning be approved, any proposed development of the site will be required to undergo an extensive review process with the City. This includes, at a minimum, the submission of a plat, site plan review and construction plans. Each of these applications will be subject to technical review by City staff, public infrastructure review – including streets, utilities, and stormwater management – and ultimately approval by the Planning Commission and City Council, as applicable. This process ensures that any future development is consistent with City standards, adequately served by public facilities, and compatible with surrounding land uses.

Land Use & Zoning

This property was part of an annexation request in 2024. Upon annexation, the property was assigned to the R-0 zoning category as it was most similar to the Leavenworth County zoning. This request is to rezone to R-3, Multi-Family development that allows for residential development including single-family, two-family, and multi-family dwellings. Other permitted uses include nursing homes and boarding homes.

The R-3 district includes height structure and façade requirements that will bring strong residential style development and neighborhoods while accommodating higher-density unit developments.

Table 1: Comparison of Surrounding Properties

	Current Zoning	Current Use	Future Land Use Plan
Applicant Property	R-0 - Suburban Residential	Undeveloped	Community Commercial
North	RR-2.5 - County Property	Holy-Field Winery	Community Commercial
South	RR-2.5 - County Property	Undeveloped	Medium Density Residential
East	CP-2 - General Business District RR-2.5 - County Property	Commercial	Community Commercial
West	RR-2.5 - County Property	Undeveloped	Community Commercial

Factors to Be Considered for Rezoning

According to Article 18, Section 8 of the Basehor Zoning Ordinance and the *Golden* case, certain factors are to be considered when evaluating a request for rezoning.

1. Character of the Neighborhood & Zoning and Uses of Properties Nearby – The subject property is located along the State Avenue corridor, which is characterized by existing commercial development, undeveloped land, and planned future growth. Commercial uses are concentrated along State Avenue, while areas south of the corridor are anticipated to develop with residential uses of varying densities. Higher Density Residential zoning is compatible with this setting and can serve as an effective transitional land use between commercial development along the corridor and lower-density residential areas to the south and west. The proposed R-3 zoning reflects the mixed-use and evolving character of the surrounding area.

2. The Suitability of the Property for the Uses Which it has Been Restricted – The property has remained vacant and undeveloped under its current zoning classification since annexation into the City of Basehor.

3. The Extent to Which Removal of the Present Zoning Will Detrimentially Affect Nearby Property – Nearby properties consist largely of vacant or undeveloped land, with commercial development occurring primarily along State Avenue. Rezoning the subject property to R-3 is not expected to result in detrimental impacts to adjacent properties. Higher-density residential development is less intensive than many commercial uses permitted along the corridor and may reduce potential traffic, noise, and lighting impacts compared to future commercial development. Additionally, future development would be subject to platting, site plan review, and infrastructure standards to ensure compatibility.

4. The Length of Time the Property Has Remained Vacant as Zoned – The property has remained vacant for the past year in which it has been located within Basehor City Limits and zoned R-0.

5. 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 – Approval of the rezoning request would provide a public benefit by allowing development that is compatible with surrounding uses and capable of being adequately served by public infrastructure. No undue hardship is anticipated for surrounding property owners, and maintaining the existing zoning could impose a hardship on the property owner by limiting reasonable use of the land.

6. Recommendation of Professional Staff – Staff recommends approval of the rezoning request. The request is consistent with the City's Comprehensive Plan, surrounding zoning and land use patterns, and supports the continued development along State Avenue.

7. The Conformance of the Requested Rezoning to the Duly Adopted Comprehensive Plan – The Basehor Comprehensive Plan designates the subject property as Commercial, reflecting the long-term vision for development along the State Avenue corridor. While the requested R-3 zoning does not strictly conform to this designation, medium-density residential development can function as a complementary and transitional use adjacent to commercial areas. The rezoning does not preclude future commercial development on adjacent parcels and may help buffer lower-density residential areas to the south. As such, the request represents a

reasonable deviation from the Plan that remains consistent with its overall goals of compatibility, orderly growth, and efficient land use.

Next Steps

- If City Council approves, the rezoning is finalized, and staff will update the City Zoning Map accordingly.
- If City Council denies, the applicant has a 120-day waiting period before they may submit such an R-3 rezoning application again.

STAFF RECOMMENDATION FOR THE REZONING REQUEST:

Staff recommends **approval** of the rezoning request for Epic Estates 4, LLC to R-3, Multi-Family Residential

Attachments:

- A. Staff Report
- B. Aerial
- C. Application

Epic Estates Rezoning Aerial



Legend

- Parcel
- City Limit Line
- Major Road**
 - <all other values>
 - 70
- Road**
 - <all other values>
 - PRIVATE
- Railroad
- Section**
 - Section Boundaries
 - County Boundary

Notes

2,199.0 0 1,099.50 2,199.0 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

CITY OF BASEHOR

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Phone: 913-724-1370
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APPLICATION FORM

12/8/25

PRZ-010-25

Project Name & Description Rezone Lot 1 of Short-Form Plat Epic Estates		Total Site Acreage 18.90	Present Zoning R0	
Legal Description (May be attached as separate sheet) Plat Attached			Proposed Zoning R-3	
Project Address / General Location Generally 158th & State Avenue			Date 12/08/2025	
Parcel ID Number (CAMA Number) 18210000000 16000			Floor Area Classification	
Property Owner Name Epic Estates 4 LLC	Phone		Fax	
Property Owner Address 708 Horizon Street	City Flower Mound	State TX	Zip 75028	
Applicant's Name Alex Elliott	Phone 913-306-4058	Fax		
Applicant's Address 14500 Parallel Suite R	City Basehor, KS 66007	State	Zip	
Applicant will be responsible for all fees incurred for 3 rd party review of plans. Initials AE		Property Owner and/or Applicant's E-mail address Alex@alconsult-llc.com		

APPLICATION TYPE		
<input type="checkbox"/> Annexation	<input type="checkbox"/> Preliminary Development Plan (Submit Sheet A)	[# of lots _____]
<input checked="" type="checkbox"/> Rezoning (Submit Sheet A)	<input type="checkbox"/> Final Development Plan (Submit Sheet A)	[# of lots _____]
<input type="checkbox"/> Conditional Use Permit (Submit Sheet A)	<input type="checkbox"/> Lot Split	
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Preliminary Plat	[# of lots _____]
<input type="checkbox"/> Variance (Submit Sheet B)	<input type="checkbox"/> Final Plat	[# of lots _____]
<input type="checkbox"/> Site Plan		

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

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

COMPLETE THIS AREA FOR PRELIMINARY AND FINAL PLATS			
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 <u><i>Alex Elliott</i></u> 12/8/25 Signature Date	Office Use Only <input checked="" type="checkbox"/> Filing Fee \$ <u>200</u> <input type="checkbox"/> Received by _____ <input type="checkbox"/> # of Plans _____ <input type="checkbox"/> Attached Legal Description <input type="checkbox"/> Property Ownership List

CITY OF BASEHOR

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

1. Reason for This Request?

This request is to rezone Lot 1 of the Short Form Plat from the current zoning district to the r-3 Multi-Family Zoning District. The request is being made in order to develop the 20 acre parcel according to the zoning district requirements for the R-3 Zoning District.

2. What Is the Suitability of Subject Property for the Uses to Which it Has Been Restricted?

The property is currently vacant and has been used as ag-land. Due to the proximity of the property to the City of Basehor and the location on State Avenue, this property is well-suited to be developed at the R-3 Zoning density as it will provide a needed housing choice in this area. The current restrictions on the property do not allow the property to be developed to the highest and best use possible.

3. To What Extent Will Removal of Restrictions Detrimentially Affect Nearby Property? Near-by properties

are not likely to be detrimentally impacted though the development of the property will bring about changes. Concerns related to traffic, storm drainage and other engineering items will be addressed through the design and construction of an appropriate road network and any necessary drainage facilities. The development of this project will adhere to the requirements adopted by the City of Basehor.

These items will be addressed in full at the time of platting and development

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?

Development of this property will provide additional tax base for the County and for the City of Basehor. Further, the development of this property also provides additional housing choices for individuals and families. Additional population is needed in order to support the commercial and economic development of the City of Basehor.

5. How Does Your Request Conform with the Comprehensive Plan? This request is in general conformance with the Comprehensive plan

The plan calls for a mix as commercial and medium density development in this area. This request is being made in conjunction with a request to rezone the north-eastern portion of this parcel to commercial. The remainder of the property is proposed to be developed as SFR. As such, the overall development of this parcel is in accordance with the spirit of 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.



City of Basehor

Agenda Item Cover Sheet

Work Session Item No. 2

Meeting Date:

February 11, 2026

Staff Contact:

Alex Van Dyke, City Planner

Topic:

Transient Guest Tax & Short-Term Rental Regulations

Narrative:

Staff is bringing forward considerations related to the implementation of a Transient Guest Tax and the regulation of short-term rentals for City Council discussion.

Staff is recommending implementation of a Transient Guest Tax on short-term lodging stays to help offset the costs associated with public safety, infrastructure, and other city services. The proposed tax would align with regional and statewide practices and would not increase taxes on permanent residents.

In addition, staff is proposing regulations for short-term rentals that include registration requirements, operational standards, and a Good Neighbor Policy. These measures are intended to improve accountability, support effective enforcement, and mitigate neighborhood impacts.

Staff Recommendation:

A formal vote is not required for this item. However, staff respectfully requests a general consensus.

Attachments:

A presentation will be made available to the Governing Body and the public regarding this item during the meeting.