

**SPRING HILL PLANNING COMMISSION  
REGULAR MEETING  
AGENDA  
THURSDAY, May 1, 2014  
7:00 P.M.  
SPRING HILL CIVIC CENTER  
401 N. MADISON – ROOM 15**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**FORMAL COUNCIL ACTION**

1. Approval of Minutes:  
March 6, 2014
2. Election of Officers
  - A. Chairman
  - B. Vice Chairman
  - C. Planning Secretary

**DISCUSSION**

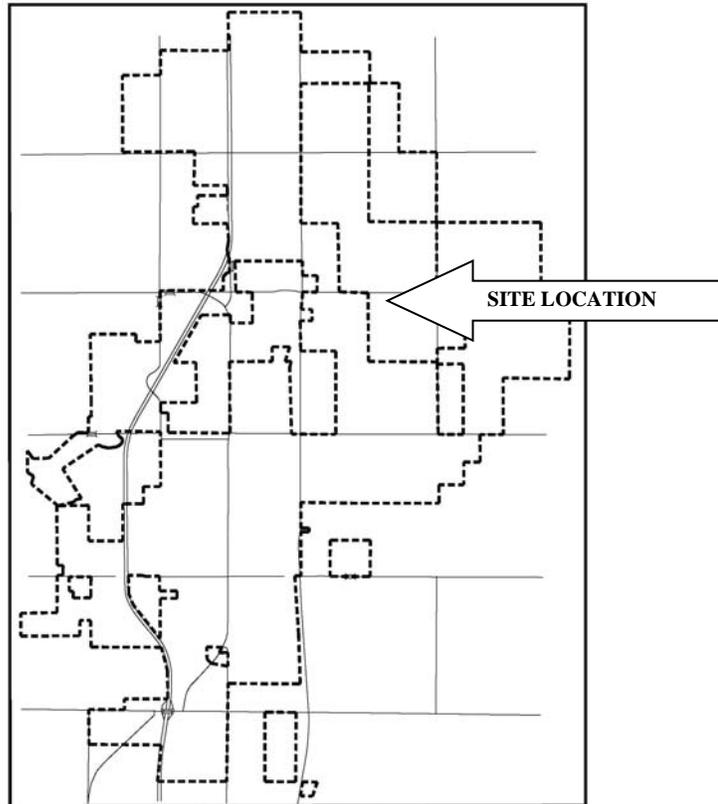
3. Beekeeping and poultry in city limits
4. Conflict of city code sections regarding animals and fowl

**ANNOUNCEMENTS and REPORTS**

**ADJOURN**







**BACKGROUND:**

The applicant, Catch Development, has submitted an application for an additional phase of development in the Brookwood Farms Subdivision located west of Ridgeview on 199<sup>th</sup> St. The preliminary plat for this subdivision was submitted and approved in 2004 under the name Biltmore Farms Subdivision. Previous final plats were approved for the first phase of development and improvements to the subdivision entrance. Since that time the subdivision has been renamed to Brookwood Farms but the layout remains the same.

Brookwood Farms First Plat consists of 18 single family lots and is located to the south of the previously approved final plat now under development. A copy of the proposed final plat and approved preliminary plat is included with this packet for your review.

**STAFF COMMENT:**

As witnessed in other subdivisions in Spring Hill, this plat is a scaled down area as compared to the area identified as Phase II on the preliminary plat. Developers around the area are taking this approach to minimize expenses relating to infrastructure and to gradually react to the housing market demand.

The proposed final plat conforms with the Spring Hill Subdivision Regulations and is consistent with the approved preliminary plat.

Staff has submitted a draft Improvement Agreement to the developer for review. Once approved by all parties, this Improvement Agreement will be forwarded to the Governing Body along with final plat.

**RECOMMENDATION:**

Staff recommends approval of FP-01-14, Brookwood Farms First Plat

Attachments: Final Plat Brookwood Farms First Plat  
Biltmore/Brookwood Farms Preliminary Plat

**End of Staff Report**

The Community Development Director restated that this is a First Plat for Brookwood Farms, as plats in the same subdivision were previously filed with the County under the name of Biltmore Farms.

**Motion by Mr. Haupt, seconded by Mr. Sly, to approve Final Plat FP-01-14, Brookwood Farms First Plat .**

**Motion carried 5-0-1 (Mitchell)**

Chairman Mitchell noted his confusion due to the duplex printing and the use of both names, Brookwood Farms 1<sup>st</sup> Plat and Biltmore Farms 3<sup>rd</sup> Plat on the staff report and supporting documents.

**4. Preliminary Plat**

Case Number: PP-01-14  
Request: Proposed Preliminary Plat renewal  
Address: 16915 & 17505 W. 199<sup>th</sup> St.  
Applicant: Renner 199 Investors, LLC

The Community Development Director presented the request for Preliminary Plat, PP-01-14, Ridgfield Subdivision.

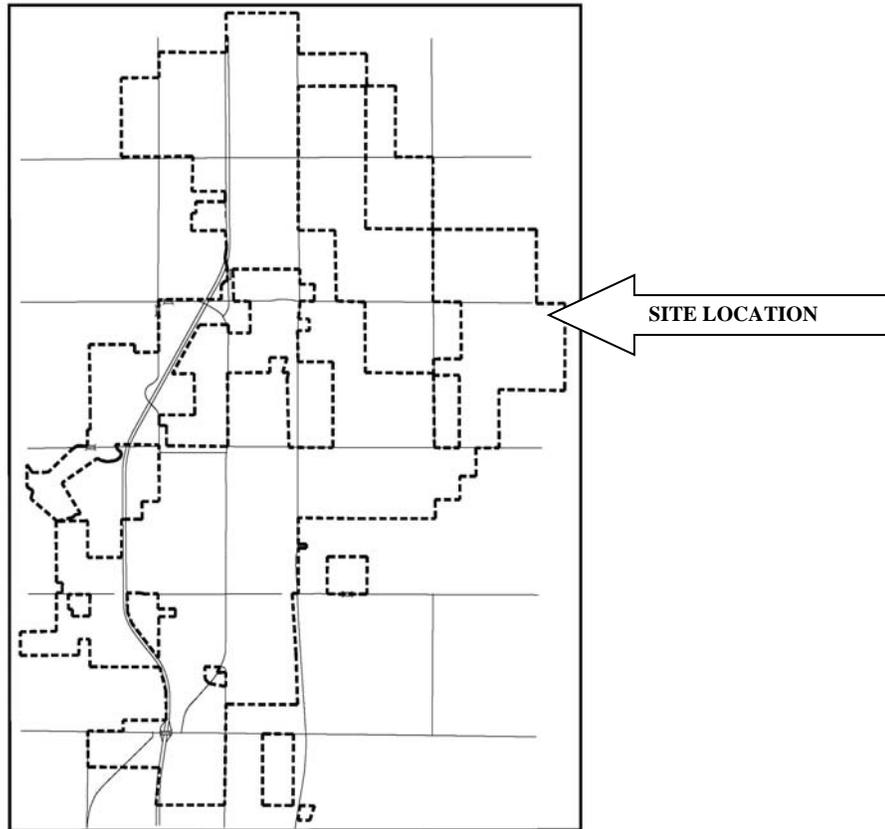
**Beginning of Staff Report**

**SPRING HILL PLANNING COMMISSION  
PRELIMINARY PLAT STAFF REPORT**

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<b>Case #:</b>	PP-01-14	<b>Meeting Date:</b>	March 6, 2014
<b>Description:</b>	Proposed Preliminary Plat renewal		
<b>Location:</b>	16915 & 17505 W 199 <sup>th</sup> St. (west of Renner)		
<b>Applicant:</b>	Renner 199 Investors, LLC		
<b>Engineer:</b>	Harold Phelps		
<b>Site Area:</b>	79.3 acres		
<b>Minimum Lot Area:</b>	Varies by zone.	<b>Number of Lots:</b>	166
<b>Current Zoning:</b>	RP-1, RP-2, CP-2	<b>Proposed Use:</b>	Residential & Commercial
<b>Related Applications:</b>	PP-01-07		

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**BACKGROUND:** This application serves to renew the approval of PP-01-07. The original application was approved by the Planning Commission on February 1, 2007 and all allowable time extensions to submit a final plat application have expired.

**ADDITIONAL STAFF COMMENTS:**

Original application reviews and approvals were granted under the guidance of Dave Peterson, the former Planning Director. This preliminary plat approval was extended in 2010 and 2012. The current application contains no modifications to the original submittal. .

**RECOMMENDATION:**

Staff recommends approval of the Ridgefield Subdivision Preliminary Plat, PP-01-14 subject to the following conditions that are identical to the conditions placed on the original preliminary plat application PP-01-07:

- 1) The final plat shall clearly designate future access to 199<sup>th</sup> Street to be limited to one full access intersection at Norton Street and a right-in/right-out access to the CP-2 area when the road is built to four-lanes with a median.
- 2) The City only accepts the park land, trail, and water feature if they meet the City standards when the final plat is submitted. Financial guarantees shall be provided with the final plat to ensure construction of the amenities to be dedicated to the City.
- 3) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plat.
- 4) A home owners association maintain the parks, open space and trail system that the City does not accept.

- 5) The applicant pays a park fee when a building permit is issued if the City does not accept the park land; and access to the trail system is granted to the City-at-large.
- 6) A master landscape plan for areas of common open space tracts, and a landscape buffer for residential areas abutting 199<sup>th</sup> St. or Renner Road shall be submitted with the final plat(s). This includes the parking lot frontage being screened with meandering and undulating berms of no less than 4-feet in height topped by dense evergreens to form a solid screen at maturity with a total height of 10 to 12 feet from grade. In addition, staff recommends that the developer provide some ornamental trees and shrubs under the overhead power line along the trails in accordance with the planting types recommended by KCP&L.
- 7) The final plat(s) for residential areas abutting 199<sup>th</sup> Street or Renner Road shall identify a perimeter common open space landscape buffer tract on the rear of any lots along those roadways (minimum 25-foot width) exclusive of utility easements along the roadway.
- 8) A street tree plan for all local and collector streets will need to be submitted with the final plat(s) addressing the following, unless more restrictive city requirements are in effect at the time of installation:
  - Street tree species approved by the City.
  - An average spacing of forty (40) linear feet between trees, with a minimum planting size of two and one-half (2 ½) inch caliper to three (3) inch caliper as measured six (6) inches above ground.
  - The location of such trees must be coordinated so the trees at maturity are an adequate distance away from storm sewer inlets, street lights, fire hydrants, and sight-distance triangles at the street intersection.
  - All trees must be guaranteed for a period of no less than two years.
- 9) The developer builds the street improvements at the time identified in the City Traffic Engineer's letter.
- 10) The developers contribution to the cost of the traffic signal at 199th Street and Norton Street will be determined at the time the signal is warranted, based on the percentage of traffic contributed by this development.

### **End of Staff Report**

Amend Item Number 5. to read as follows:

Applicant's Park fee shall be established by the regulations in effect as of the approval date of the Final Plat.

The applicant pays a park fee when a building permit is issued if the City does not accept the park land; and access to the trail system is granted to the City-at-large.

**Motion by Ms. Squire, seconded by Mr. Weber, to approve Preliminary Plat PP-01-14 extension with recommendations as amended.**

**Motion carried 6-0-0**

### **DISCUSSION**

The Community Development Director updated the Commissioners of the City Council's action to overturn the Planning Commission recommendation of denial of rezoning for Blackhawk Z-01-14. This led to discussion about staff reports, supporting documents, interpretation of required studies such as traffic impact and storm water.

THE FOLLOWING MINUTES ARE SUBJECT TO MODIFICATION  
AND ARE NOT OFFICIAL MINUTES  
UNTIL APPROVED BY THE SPRING HILL PLANNING COMMISSION

As a result of questions and concerns from some Planning Commissioners, Mr. Hendershot has ordered a publication from the American Planners Association that addresses the roles of planning commission members. These books will be made available at the meeting in April.

**ADJOURN**

Motion by Mr. Weber, seconded by Mr. Sly, to adjourn.

The meeting adjourned at 8:48 p.m.

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Natalie Lazenby, Planning Secretary