

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, MAY 7, 2015
7:00 P.M.
SPRING HILL CIVIC CENTER
401 N. MADISON – ROOM 15**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

FORMAL ACTION

1. **Approval of Minutes: April 2, 2015**
2. **Public Hearing – Rezoning**
Case No: Z-01-15
Request: C-2 General Business to P-O Protective Overlay
Address: 21901 Victory Rd.
Applicant: Kim Thompson, TKT Properties
3. **Public Hearing – Rezoning**
Case No: Z-02-15
Request: C-2 General Business to P-O Protective Overlay
Address: 116 S. Main St. and 118 S. Main St.
Applicant: Kelly Ashton & Jeff Seib, The Creative Place LLC
4. **Establish alternate date for the July 2, 2015 Planning Commission Meeting**

DISCUSSION

5. Fence Regulations
6. Regulations regarding the outside display of merchandise in Commercial Districts
7. Capital Improvement Projects (Citizen's Proposal Form)

REPORTS

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

8. Planning & Zoning Commissioners Workshop on May 13, 2015 from 6:00 p.m. to 8:30 p.m.
located at the MARC Conference Center, 600 Broadway, Suite 200, Kansas City, MO 64105
Topic: *Effective Meetings: Response to Common Citizen Concerns*

ADJOURN

PUBLIC HEARING PROCEDURE

1. Chairperson opens the public hearing.
2. Commission members describe what, if any, ex-party contacts they might have had regarding this case; indicating the nature of the communication and *whom* it was with.
3. Commission members describe what, if any, conflicts of interest they may have and dismiss themselves from the hearing.
4. Staff presents a report and comments regarding the case.
5. Applicant or agent of the applicant makes brief presentation of the case or request.
6. Commission members ask for any needed clarification of the applicant or agent.
7. Public comments are solicited from the audience. Each member of the audience must fill out a Citizen Participation/Comment Form.
8. Commission members ask for any further clarifications from applicant or staff.
9. Public Hearing is closed.
10. Members deliberate the request.
11. 14-day Protest Period begins after the Planning Commission Public Hearing is closed. *

* **Protest Petitions:** Any protest petition must be filed in the Office of the Spring Hill City Clerk within 14 days from the conclusion of the public hearing held by the Planning Commission. Sample copies of protest petitions may be obtained from the City Clerk Office at 401 N. Madison, Spring Hill, KS 66083 (913-592-3664).

City of Spring Hill, Kansas
Minutes of Planning Commission Regular Session
April 2, 2015

A Regular Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on April 2, 2015. The meeting convened at 7:00 p.m. with Chairman Mitchell presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell
Brian Haupt
Josh Nowlin
Janell Pollom
Stephen Sly
Cindy Squire

Commissioners absent: Tobi Bitner
Michael Weber

Staff in attendance: Jim Hendershot, Community Development Director
Christie Campbell, Planning Secretary

Public in attendance: Dena Cade

ROLL CALL

The secretary called the roll of the Planning Commissioners. With a quorum present, the meeting commenced.

APPROVAL OF THE AGENDA

Motion by Mr. Haupt, seconded by Ms. Pollom, to approve the agenda as presented.

Motion carried 6-0-0

FORMAL ACTION

1. Approval of Minutes: February 4, 2015

Due to a lack of a quorum on March 5, 2015, no meeting was held; thus, no minutes were recorded.

Motion by Ms. Squire, seconded by Mr. Mitchell, to approve the minutes as presented for February 4, 2015.

Abstain by Mr. Nowlin, as he was not in attendance at the February 4, 2015 meeting.

Motion carried 5-0-1

2. **Public Hearing regarding the proposed amendments to the zoning regulations designated “Spring Hill Unified Zoning Ordinance” addressing Cargo Container Storage and Cargo Container Maintenance Facilities and Cargo Container Use in individual zoning districts.**

Mr. Hendershot noted the changes to the definitions as highlighted in red in the Commissioners’ packet. Additional grammatical revisions will be made to definition #25, and definition #40 will be removed as it is a duplicate. It was also noted that definition #126 regarding semi-trailers has been refined as requested by Mr. Haupt.

Mr. Hendershot noted that Section 17.328-MP Industrial Park Districts and Section 17.330.C M-1 General Industrial Districts under paragraph #5 that Cargo Container Storage Facilities and Cargo Container Maintenance Facilities are allowed uses with a Conditional Use Permit subject to the new Use Regulations outlined in Section 17.336.A.5.

Mr. Hendershot reviewed Section 17.336.B noting that in any zoning district, permanent cargo containers are prohibited except where otherwise specified. Cargo containers shall not be modified or retrofitted for on-site habitation. Cargo containers shall be prohibited from having windows, heating and cooling, plumbing, or multiple entrances. Cargo containers are allowed to have electric and ventilation systems installed that would be necessary to meet the minimum codes and standards for lighting and air circulation for storage purposes.

It was also noted that cargo containers are prohibited for use as an accessory building or as a component of an accessory building in AG, R-R, R-1, R-2, R-3, R-4, C-O, C-1 and C-2 districts. Cargo containers will only be allowed as an accessory use in Industrial MP and M-1 districts.

Cargo containers that are already in place are classified as a non-conforming use. They are allowed as long as they stay in safe condition. If these pre-existing, non-conforming use cargo containers are removed, then they have 6 months to re-establish in the same location abiding by the original non-conforming use guidelines.

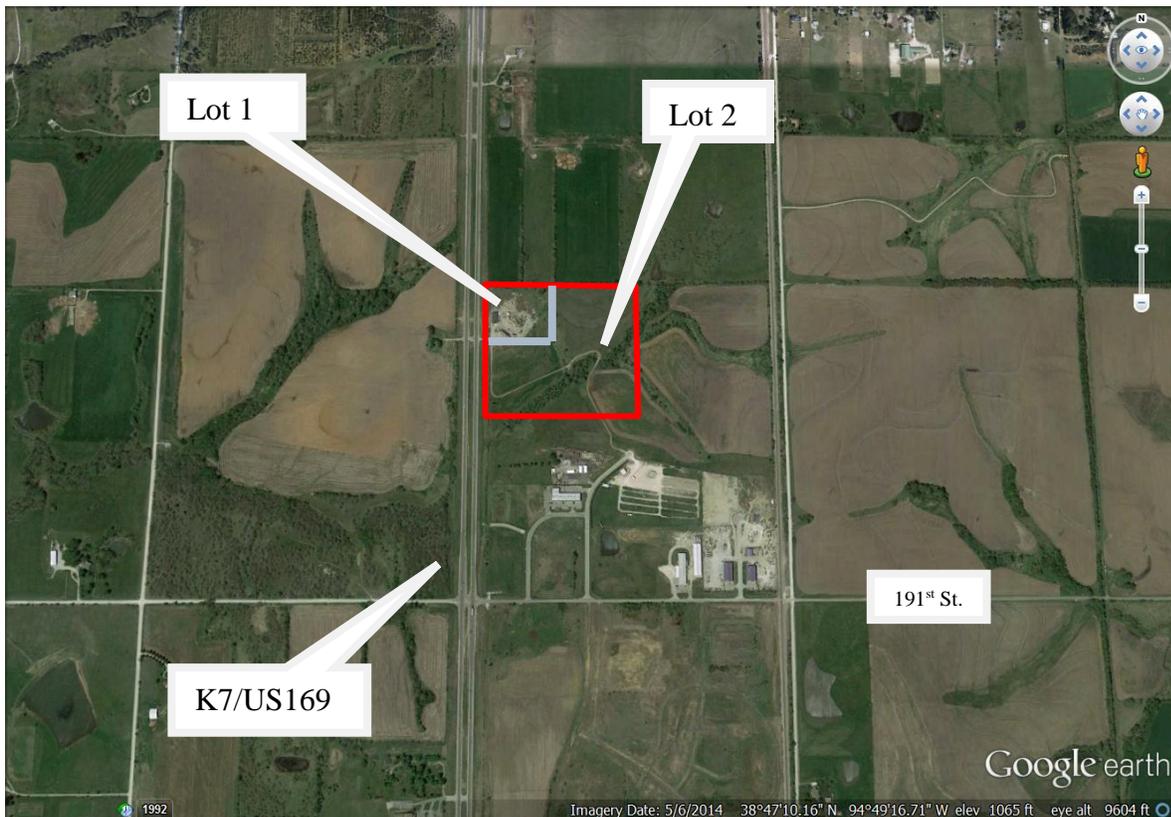
It is Staff’s recommendation for the Planning Commission to recommend approval to go to the City Council on April 23, 2015.

Chairman Mitchell formally opened the public hearing; with no comments presented, the public hearing was closed.

Motion by Mr. Haupt, seconded by Mr. Sly, to approve the zoning ordinances with regards to Cargo Container Storage and Cargo Container Maintenance Facilities and Cargo Container Use with grammatical revisions by Staff.

Roll Call Vote: Nowlin-Aye, Sly-Aye, Haupt-Aye, Mitchell-Aye, Pollom-Aye, Squire-Aye

Motion Carried 6-0-0



BACKGROUND:

The applicant, Tom Beachner, has submitted an application for a lot split for the 26.25 acre tract located on US169 Highway approximately 1/2 mile north of 191st Street. The existing drive to the property will be a common entrance to both properties and the applicant is aware of the future concept improvements along the highway.

STAFF COMMENT:

The applicant is requesting a lot split to create two tracts with one being 5 acres and the second being 21.25 acres in area. Lot 1 will remain industrial in use and Lot 2 will remain vacant farm land. The property is currently zoned “M-1” General Industrial.

The Subdivision Regulations of Spring Hill, Section 17.374 provides for the division of a tract of land or lot into not more than two tracts or lots without having to comply with the platting requirements described in Section 17.372.

STAFF REVIEW

Section 17.374.D of the Subdivision Regulations provides for the following review criteria for a proposed lot split:

No lot or tract split shall be approved if one of the following applies:

1. A new street or alley is needed or proposed.
2. Such action will result in significant increases in service requirements or will interfere with maintaining existing service levels.
3. There is less street right-of-way than required by the Subdivision Regulations unless such dedication can be made a separate instrument.
4. All easement requirements have not been satisfied.
5. Such split will result in a tract without direct access to and less than 75 feet of frontage on a street.

6. A substandard sized lot or parcel will be created according to the Subdivision Regulations or the Spring Hill Zoning Regulations.
7. The lot split does not have a plan on how it will be served by water and sanitary sewers.

It is staff's opinion that none of the items listed in 1-7 above apply to this application

RECOMMENDATION: Staff recommends approval of the lot split application LS-01-15.

End of Staff Report

It was noted by Mr. Hendershot that the owner of this lot does understand that the entrance to this property could potentially be removed if the Kansas Department of Transportation (KDOT) decides to modify US 169 Hwy.

Motion by Ms. Squire, seconded by Ms. Pollom, to approve Lot Split (LS-01-15).

Roll Call Vote: Squire-Aye, Pollom-Aye, Mitchell-Aye, Haupt-Aye, Sly-Aye, Nowlin-Aye

Motion carried 6-0-0

DISCUSSION

4. Overview of 223rd Street Transportation Plan

Mr. Hendershot presented a summary of the 223rd Street traffic study. The Kansas Department of Transportation (KDOT), the City of Spring Hill, and Miami County entered into a mutual agreement in November 2014 to partner on a study. This study included Columbia Road to Victory Road with particular emphasis on 223rd Street to include Webster Street, Old KC Road, and Harrison Street.

HNTB is the on-call contractor for KDOT on the K-7 Management Program. This group was contracted to complete the 223rd Street traffic study. They analyzed all of the previous studies, along with the impact studies done by various subdivisions, particularly the Wilson Study in 2007. The current HNTB study is based on projected traffic growth to the year 2040. The committee included ten (10) different options, which was narrowed down to two (2) viable options during the Phase I analysis.

More details will be published in the near future.

5. Review of Planning Commission ByLaws

A general discussion of the Planning Commission ByLaws commenced with no formal action taken. Staff was requested by the Planning Commission to communicate with Mayor Ellis regarding consistency of expectations for all City boards and commissions.

REPORTS

6. Annual Review on Conditional Use Permit CU-01-14 (Ad Trend Off-Premise Billboard)

Staff has reviewed the conditions placed on this CUP that was approved in 2014 and found the sign to be in compliance with the CUP. The next review date is February 27, 2016.

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

Ms. Squire inquired about the status of playground equipment at Melvin Murry Park.

Mr. Mitchell stated that Johnson County Parks and Recreation has a park in every JOCO municipality with the exception of Spring Hill.

Mr. Mitchell asked about the status of the water tower rehab project. Per Mr. Hendershot, this project is still on schedule to begin soon.

Mr. Sly inquired as to when the developer would begin breaking ground for the construction of the Blackhawk Apartments. Per Mr. Hendershot, the developer is working through financial applications with the City for benefit districts and will potentially break ground in the Summer of 2015.

Planning Commissioners are invited to attend a meeting sponsored by MARC with a topic entitled "Effective Meetings: Response to Common Citizen Concerns". This meeting will be held on May 13, 2015, starting at 6:30 p.m. at the MARC Conference Center. Please contact Christie Campbell, Planning Secretary, to confirm attendance and reservation.

Mr. Mitchell inquired about the status of the organization, MARC, that is trying to connect all of the walking trails together in Johnson County. Mr. Hendershot stated that this project is still in the works with MARC.

Mr. Hendershot shared that the annexation of the 100 acres north of the golf course will be submitted to the City Council on April 9th. The approval of this will allow the City to get the right-of-way dedicated, which will allow the City an access road to West Lake Park, which will in turn allow us to start the park project.

Mr. Sly inquired about the status of Red Crow Brewing Company's microbrewery opening date. It is scheduled to open in the Summer of 2015.

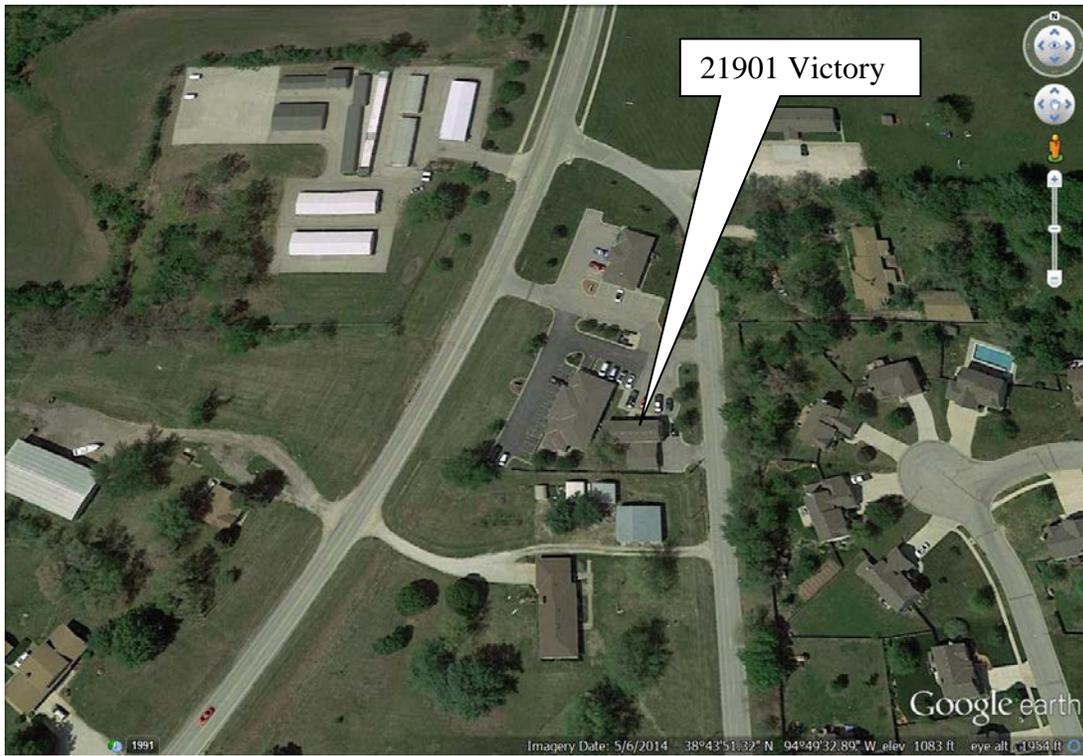
Mr. Hendershot reported that two buildings have sold in the Spring Hill Historical District on Main Street.

ADJOURN

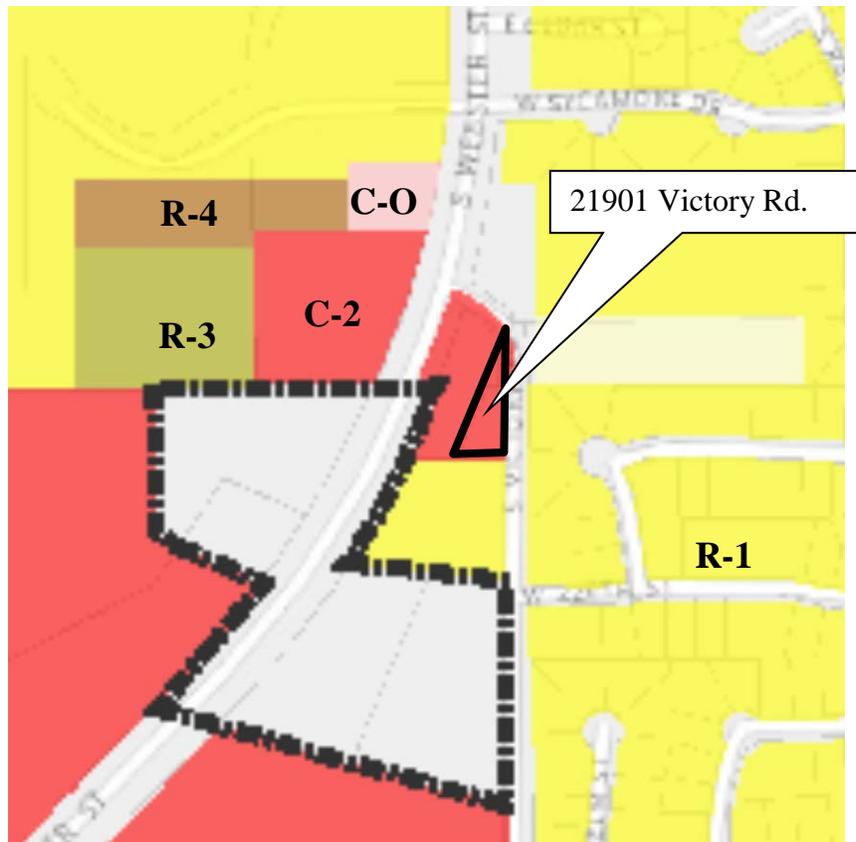
Motion by Mr. Mitchell, seconded by Mr. Nowlin, to adjourn.

The meeting adjourned at 8:46 p.m.

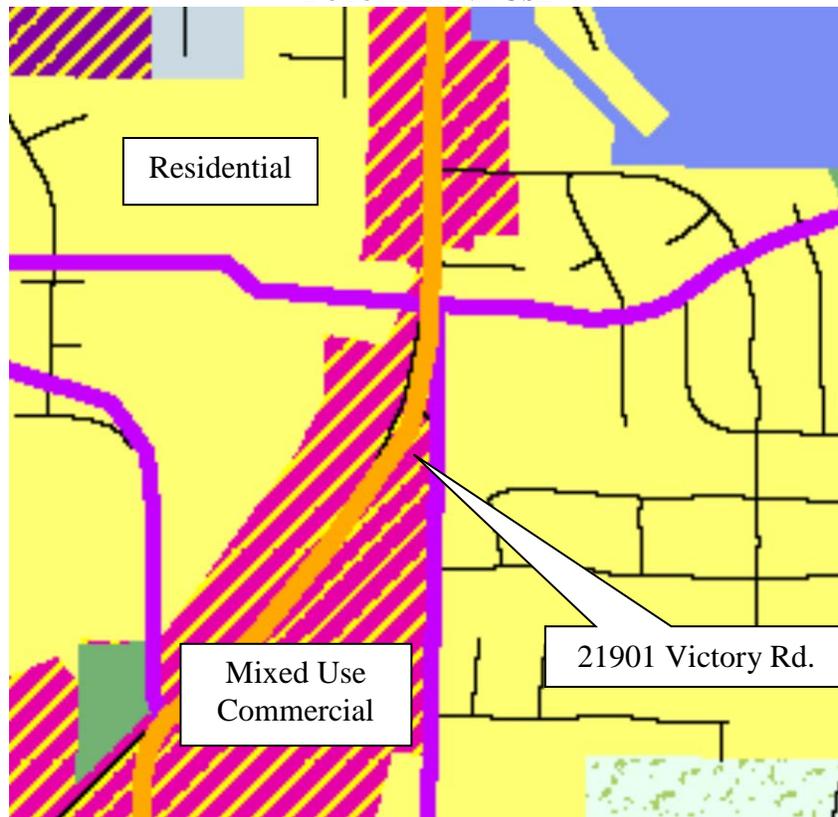
AREA PHOTO



AREA ZONING



FUTURE LAND USE



BACKGROUND:

An application has been received for rezoning property located at 21901 Victory Road from C-2 (General Business) to C-2 with a P-O (Protective Overlay). Purpose of the rezoning is to continue the primary use of the building as commercial while providing an option for residential use on either the main floor or second floor. Location of the residence would be dependent on the commercial use of the building. Currently the building could be modified for an apartment on either level with minimal remodeling.

PROTECTIVE OVERLAY DISTRICT – REVIEW:

The City's Zoning Ordinance allows residential uses in a commercial district upon approval of a "P-O" Protective Overlay district (Section 17.326.B.2). The "P-O" district may establish specific development standards for residential uses in the underlying "C-2" district, which is the existing zoning in the downtown area.

The P-O district may be applied in combination with any base-zoning district. By tailoring use or property development standards to individual projects or specific properties, the P-O district is intended to:

1. Ensure compatibility among incompatible or potentially incompatible land uses;
2. Ease the transition from one zoning district to another;
3. Address sites or land uses with special requirements; and
4. Guide development in unusual situations or unique circumstances.

The P-O district can be used to modify and restrict the use and property development standards of an underlying base zoning district. All requirements of a P-O district are in addition to and supplement all other applicable standards and requirements of this Regulation. Restrictions and conditions imposed by a P-O district shall be limited to the following.

1. Prohibiting otherwise permitted or conditional uses and accessory uses; or making an otherwise permitted use a conditional use;
2. Decreasing the number or average density of dwelling units that may be constructed on the site;
3. Increasing minimum lot size or lot width;
4. Increasing minimum setback requirements;
5. Restrictions on access to abutting properties and nearby roads, including specific design features; and
6. Any other specific development standards required or authorized by this Regulation.

REZONING:

The review of the proposed rezoning is consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

1. **Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the purpose and intent of the regulations regarding Protective Overlay Districts.
2. **Neighborhood Character:** As shown on the aerial photo above, the surrounding neighborhood is commercial and residential.
3. **Zoning and uses of nearby parcels:** As shown on the area zoning map above the surrounding neighborhood is a combination of commercial and residential zoning districts.
4. **Requested because of changing conditions:** Request is based on a business opportunity.
5. **Suitability of parcel for uses restricted by the current zone:** C-2 districts are available for most all general retail and service establishments.
6. **Suitability of parcel for uses permitted by the proposed district:** The parcel under consideration for rezoning is suitable for uses permitted in a C-2 district.
7. **Detrimental Effect of Zoning Change:** No detrimental effects are anticipated.
8. **Proposed amendment corrects an error:** No error is being corrected.

- 9. Length of property has been vacant:** This property has been occupied in the past with only minor interruptions in the occupancy rate.
- 10. Adequacy of facilities:** All utilities are adequate and available to the property and the property is adequately suited for the proposed use.
- 11. Conformance with Comprehensive Plan.** The Comprehensive Plan and Future Land Use Map identifies this area as Mixed Use Commercial. This classification promotes a mixture of neighborhood-oriented office, retail-commercial, institutional, civic, and medium to high density residential uses through compatible site planning and site design. The use of the property as a commercial business with the implementation of an Overlay District is in compliance with the Comprehensive Plan.
- 12. Hardship if application is denied:** The applicant can better speak to hardships if the application is denied.
- 13. Recommendation:** Staff recommends approval of rezoning case Z-01-15 from C-2 (General Commercial) to C-2 with a P-O (Protective Overlay) for use as a commercial business with a one residential apartment.

**SPRING HILL PLANNING COMMISSION
ZONING STAFF REPORT**

Case #: Z-02-15

Meeting Date: May 7, 2015

Description: Proposed Rezoning from C-2 to C-2 with P-O (Protective Overlay)

Location: 116 & 118 S. Main St.

Applicant: The Creative Place, LLC – Jeff Seib

Engineer: Studio 605, Leawood, KS

Current Zoning: C-2

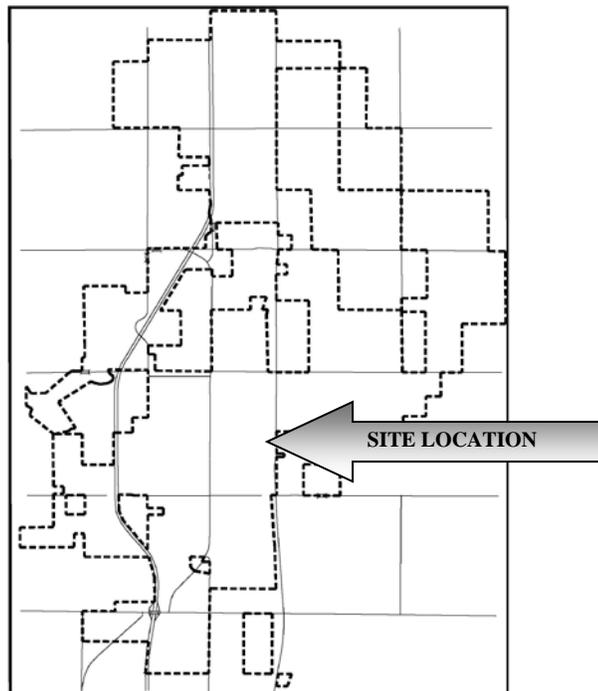
Proposed Zoning: C-2 with P-O

Site Area: 7,048 Sq. Ft.

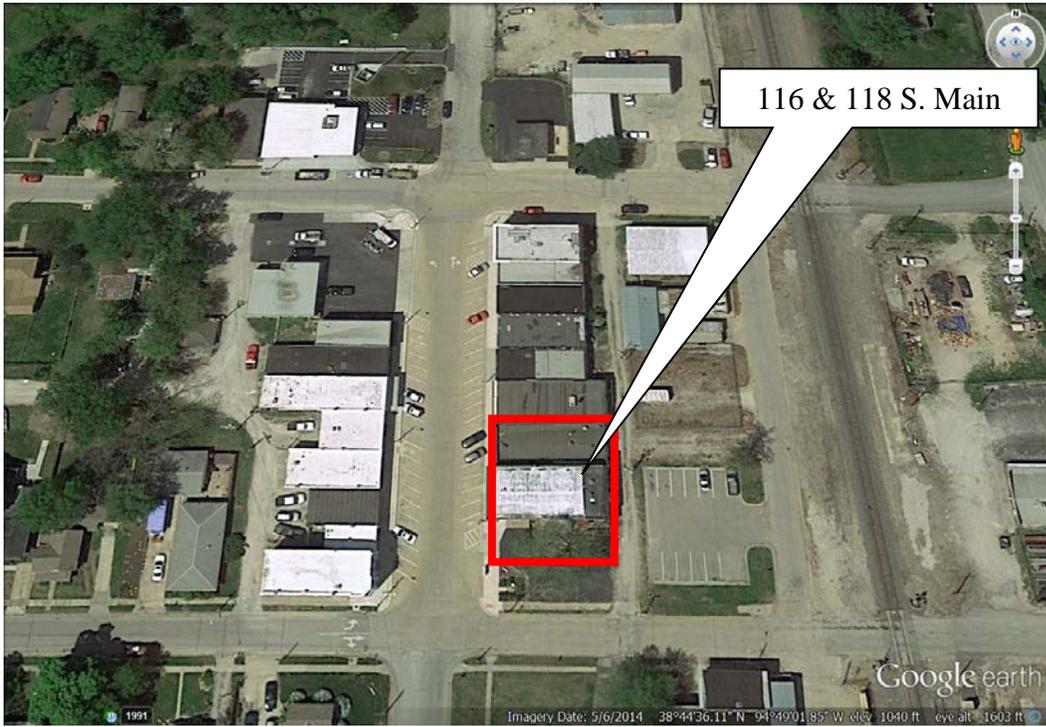
Number of Lots: 4

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	C-2	Commercial	Mixed Use Comm.
North:	C-2	Commercial	Mixed Use Comm.
South:	C-2	Commercial	Mixed Use Comm.
East:	C-2	Commercial	Mixed Use Comm.
West:	C-2	Commercial	Mixed Use Comm.

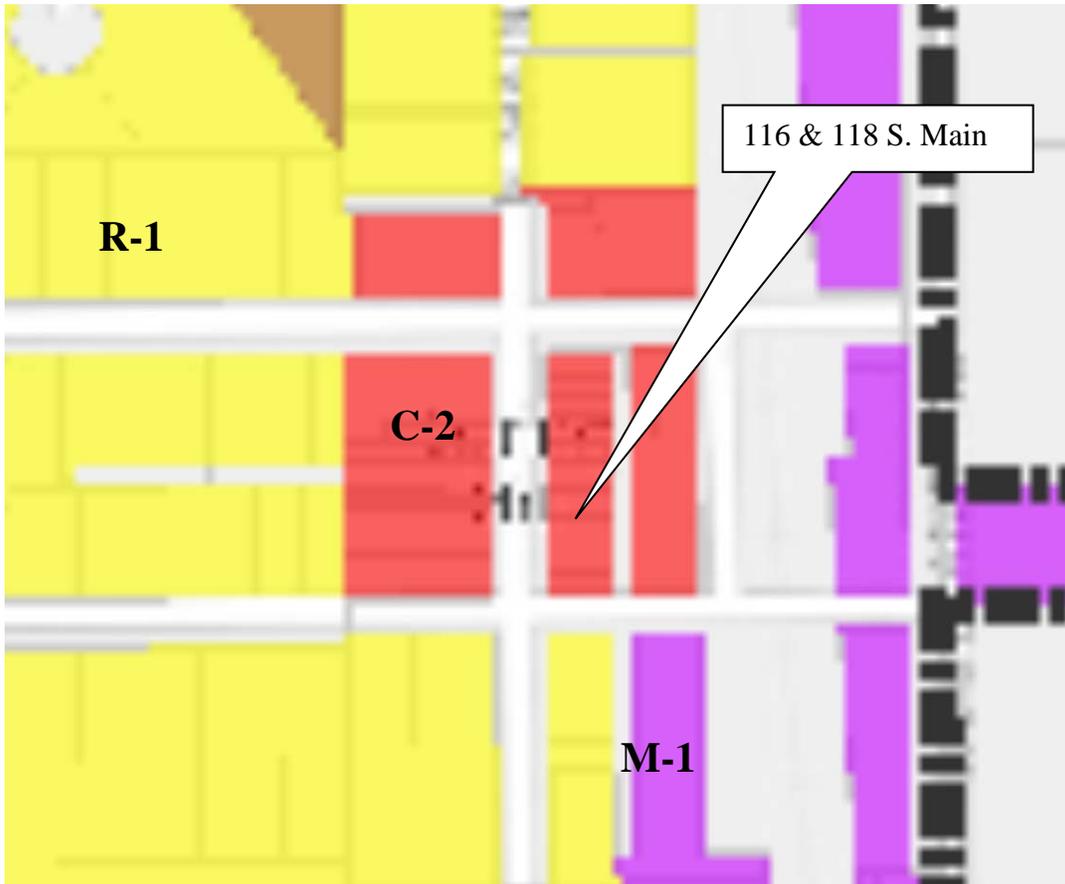
Proposed Use: Commercial with Residential Overlay

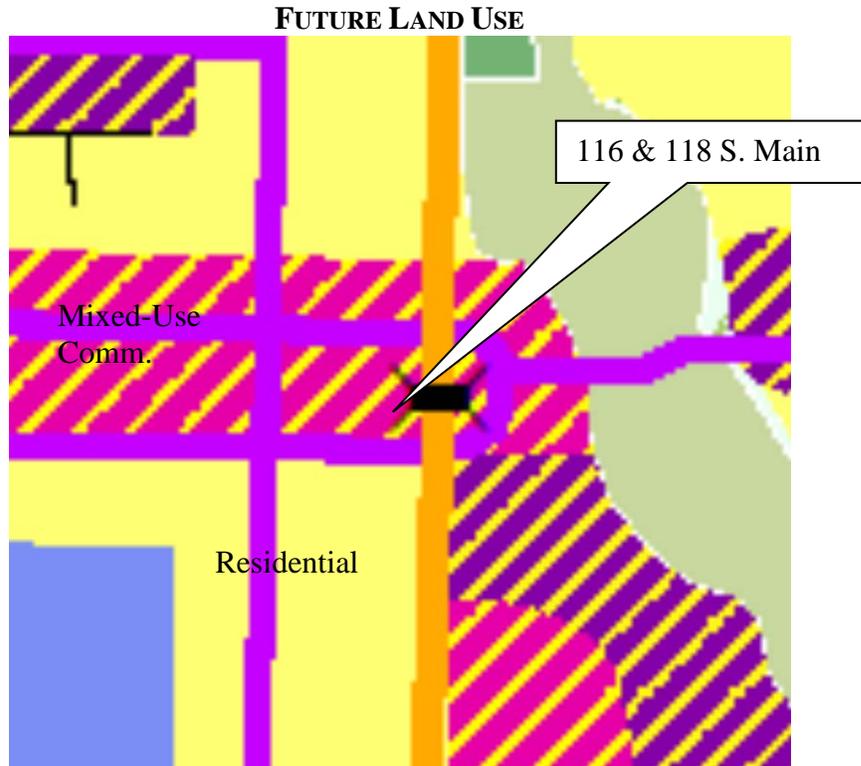


AREA PHOTO



AREA ZONING





BACKGROUND: An application has been received for rezoning 116 and 118 S. Main St. from C-2 (General Business) to C-2 with P-O (Protective Overlay). The two buildings will be used as a retreat center featuring educational activities, artistic training, human creative development meetings, workshops, conferences, seminars and related training activities or similar events and short term functions. The facility will include dedicated space for meetings and educational purposes, communal kitchen for personal food preparation and dining, bathroom and shower facilities and overnight sleeping areas for groups of generally unrelated individuals attending an event at the retreat center. The facilities are only for participants during the period of the retreat or program and are not designed or intended for use as a residence and not to be utilized by the general public for meals or overnight accommodations.

Included with this packet you will find a written narrative and responses to zoning review criteria as prepared by the applicant.

Notifications to area owners were mailed as required and a notice was published in the newspaper. To date no public comments have been received.

PROTECTIVE OVERLAY DISTRICT – REVIEW: During the development of the Spring Hill Comprehensive Plan this area was designated mixed-use commercial to allow for residential uses in the downtown area. The Plan recommends preparing a comprehensive Town Core Master Plan for the area, which includes downtown and the Webster Corridor, to address issues such as market niche/opportunities, growth and development strategies, target development sites, parking, streetscape improvements,

financial incentives for development, and the adoption of new zoning and development regulations tailored specifically to the needs of this area.

The City's Zoning Ordinance allow residential uses in a commercial district upon approval of a "P-O" Protective Overlay district (Section 17.326.B.2). The "P-O" district may establish specific development standards for residential uses in the underlying "C-2" district, which is the existing zoning in the downtown area.

The P-O district may be applied in combination with any base-zoning district. By tailoring use or property development standards to individual projects or specific properties, the P-O district is intended to:

1. Ensure compatibility among incompatible or potentially incompatible land uses;
2. Ease the transition from one zoning district to another;
3. Address sites or land uses with special requirements; and
4. Guide development in unusual situations or unique circumstances.

The P-O district can be used to modify and restrict the use and property development standards of an underlying base zoning district. All requirements of a P-O district are in addition to and supplement all other applicable standards and requirements of this Regulation. Restrictions and conditions imposed by a P-O district shall be limited to the following.

1. Prohibiting otherwise permitted or conditional uses and accessory uses; or making an otherwise permitted use a conditional use;
2. Decreasing the number or average density of dwelling units that may be constructed on the site;
3. Increasing minimum lot size or lot width;
4. Increasing minimum setback requirements;
5. Restrictions on access to abutting properties and nearby roads, including specific design features; and
6. Any other specific development standards required or authorized by this Regulation.

REZONING:

The review of the proposed rezonings are consistent with Golden v. City of Overland Park, 224 Kan. 591, 584 P. 2d 130 (1978).

- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the purpose and intent of the regulations regarding Protective Overlay Districts.
- 2. Neighborhood Character:** As shown on the aerial photo above, the surrounding neighborhood is commercial in the downtown area.

3. **Zoning and uses of nearby parcels:** As shown on the area zoning map above the surrounding neighborhood is zoned C-2, General Commercial.
4. **Requested because of changing conditions:** Request is based on a business opportunity unique to the City of Spring Hill.
5. **Suitability of parcel for uses restricted by the current zone:** This area of Spring Hill is the core downtown and zoned C-2, General Commercial. Uses restricted by the current zone may be located in various areas of the community. However, C-2 districts are available for most all general retail and service establishments.
6. **Suitability of parcel for uses permitted by the proposed district:** The parcels under consideration for rezoning are suitable for uses permitted in a C-2 district.
7. **Detrimental Effect of Zoning Change:** No detrimental effects are anticipated.
8. **Proposed amendment corrects an error:** No error is being corrected.
9. **Length of property has been vacant:** This property has been occupied in the past with only minor interruptions in the occupancy rate.
10. **Adequacy of facilities:** All utilities are adequate and available to the property and the property is adequately suited for the proposed use.
11. **Conformance with Comprehensive Plan.** The Comprehensive Plan and Future Land Use Map identifies this area as Mixed Use Commercial. This classification promotes a mixture of neighborhood-oriented office, retail-commercial, institutional, civic, and medium to high density residential uses through compatible site planning and site design. The use of the property as a retreat center through the implementation of an Overlay District is in compliance with the Comprehensive Plan.
12. **Hardship if application is denied:** This issue has been addressed by the applicant in the narrative provided with the application.
13. **Recommendation:** Staff recommends approval of rezoning case Z-02-15 from C-2 (General Commercial) to C-2 with a P-O (Protective Overlay) for use as a retreat center with provisions for overnight accommodations for patrons of the facility only.

The Creative Place is intended as a place of instruction and hands-on training and practical application of such artistic pursuits as quilting, scrapbooking, writing, and related artistic and creative efforts in Spring Hill area and the surrounding region. Proposed for 116 and 118 South Main Street in Spring Hill, The facilities would include a work space/meeting area on the ground floor of 118 S. Main where the majority of activities would take place including lectures, classes, workshops and space for working on individual projects. The second floor of 118 S. Main would be utilized as a space for work on individual/independent projects in contrast to the more group-oriented use of the ground level facility. 116 S. Main would serve as a temporary overnight space for groups with multiple day workshops/retreats. Facilities would include a dormitory style space for sleeping, a small kitchen space for preparing and eating food during the event, and restrooms with shower facilities.

It is anticipated that the majority of workshops and retreats will be related to quilting and scrapbooking, but lectures, workshops and retreats could extend to similar artistic pursuits in creative writing, fabric art and painting and sculpture. Workshops and retreats may be a single day event or may be held over multiple (typically 3-5) days. Events will typically be attended by persons who are not Spring Hill residents and will provide a destination location for persons to visit Spring Hill in general and the historic downtown district in particular. The events are seen as an opportunity for the City of Spring Hill and its businesses, dining establishments and entertainment venues to showcase the attributes of the city to outside visitors.

What is a quilting retreat?

At its essence, a retreat is an opportunity for attendees to focus exclusively on their passion for this creative and artistic hobby / means of livelihood. It may be a one-day or weeklong class directed by a well-known teacher, self-directed, or an activity sponsored by a local quilting guild. Each of these can be considered a retreat, since they all involve attendees getting away from the daily routine to spend time doing what they already love or would love to learn how to do.

Retreats at The Creative Place would typically involve a small group of women, relatively close to home (Kansas City or bi-state region), and potentially affiliated with a specific quilt shop or organization. A group of persons choose a day, multiple days or a weekend to book time at the retreat center and work on projects. It may be a formally instructed project workshop with lectures and specific instruction on a particular quilt or quilting technique, a workshop of a more general nature, or a largely self-directed event. There is typically a combination of classes/instruction and free sewing time.

Retreats at The Creative Place will be of the self-service type. The attendees may bring snacks and pre-prepared food items, they also typically will eat out at local restaurants, or buy food at the local grocery store to self-prepare at the retreat center kitchen and dining area. The intent of the Creative Place is to provide a destination location for persons to come to Spring Hill. Our desire is to partner with local businesses, such as the Quilted Sunflower Quilt Shop on Main Street and local restaurants, shops and entertainment venues to bring the Spring Hill experience to attendees at The Creative Place.

To draw people to the facility, The Creative Place will have a website to provide an on-line presence and a means of booking workshops and retreats with a link to the Spring Hill city website and those of appropriate businesses and activities located in the Spring Hill area. The Creative Place will also advertise with local and regional quilt guilds and shops and on-line through such resources as *The Quilters' Travel Companion* and *Time for Quilting* websites that provide descriptions of the facilities and the towns in which the retreat centers are located. The Creative Place will also leverage existing relationships with nationally recognized quilting professionals and instructors to plan and prepare multiple events each year to draw persons nationwide to Spring Hill.

The Creative Place will also serve as a site for events similar to quilting retreats such as scrapbooking workshops and retreats, creative writing workshops and retreats, along with workshops for fabric art and other artistic pursuits.

There are many such retreat centers across the U.S. that serve to bring persons to small towns and cities to One such center is The Kansas Troubles Quilters retreat center located in Bennington, KS. Their facilities include a sewing room, a dorm-style sleeping bedroom, two full baths w/showers plus one half bath, self-service meals/kitchen and information on local eating establishments.



Overnight sleeping quarters at
The Kansas Troubles Quilters Retreat Center

At Moonlight Stitching Studio Retreat Center in West Union, Iowa they can accommodate up to 20 persons for crafting and quilting in their studio and sleeping quarters.



Images from the Moonlight Stitching Studio Retreat Center

Zoning Criteria

The proposed use of the parcels is consistent with purposes of the regulations and intent and purpose of the proposed district. The purpose of the historic downtown commercial district is to provide a zone which will accommodate the broad range of retail shopping activities and service and offices. The C-2 district is generally appropriate for areas designated as "Mixed-Use Commercial".

Residential uses

The current parcel for 118 S Main street currently includes a residential dwelling above the ground floor storefront. Per the zoning regulations of the City of Spring Hill, the proposed temporary residential use may be permitted subject to approval of a P-O Protective Overlay District in accordance with Section 17.334. "Approval of a P-O district shall establish specific development standards for residential uses in the underlying C-2 district. (Ord. 2006-48)"

Character of the neighborhood

The character of the neighborhood for commercial use will be unchanged, and the proposed use will enhance the downtown district by providing a destination business location to draw persons from outside the area to the Spring Hill in general, and the downtown district in particular. Similar establishments in regional locations such as Bennington, Kansas and Hamilton, Missouri have led to increased use of the downtown areas of those towns and spurred the development of additional businesses such as restaurants and shops to support the persons travelling to attend workshops and retreats, as well as the citizens of those towns.

The proposed use is consistent with the current C-2 district zoning uses including:

- personal improvement services
- Retail, limited and general
- Vocational schools

Zoning and uses of nearby parcels

The parcels are located within a C-2 district. General business establishments are currently located in this district. The use of the parcels in this proposal will positively impact the uses of the remaining parcels in this district.

The parcels for this proposal are adjacent to an M-1 Industrial district to the east and nearby to the southeast, and will not affect the uses of the parcels in that district.

The parcels are nearby to an R- 1 district to the south and southwest, and will not affect the uses of the parcels in that district.

Changing Conditions

This request is to provide a Protective Overlay District for these parcels to allow temporary housing for attendees of retreats at the retreat center in addition to the uses of the parcels consistent with the C-2 district of the historic downtown area.

Suitability of the parcel for uses restricted by the current zone

The parcels will remain suitable for uses restricted by the current zoning.

Detrimental effects on nearby parcels

The type of use, traffic volume, and nature of use are not seen as detrimental to nearby parcels and are consistent with the most recent prior uses of these parcels as short-term gathering places for churches, funeral homes and fraternal organizations.

Proposed amendment corrects an error

N/A

Length of time the property has been vacant

Both properties have been vacant in excess of 1 year

Adequacy of the facilities

The facilities are currently adequate for the proposed purposes. Only minor interior modifications are anticipated as needed to meet code requirements for the proposed use. In addition, the frontage of 116 S. Main will be reverted back to more closely match the historic nature of this building and the other buildings in the historic downtown district.

Conformity with the Comprehensive Plan

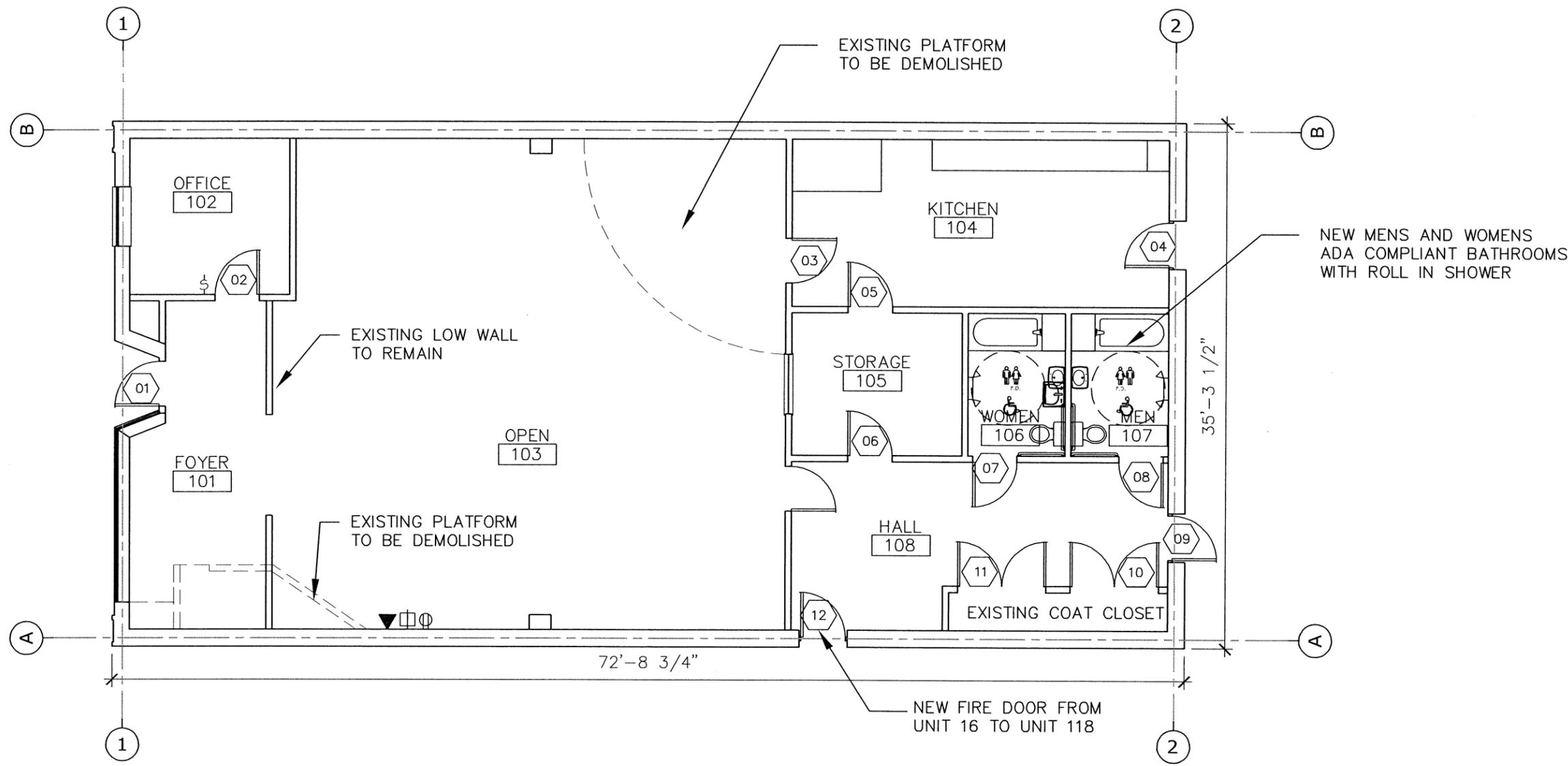
The proposed use conforms with the comprehensive plan of the city.

Hardship if application is denied

If the protective overlay is denied, the applicant will by necessity, seek other similar facilities in other cities or towns in the region. The parcels will remain unused and the buildings vacant. The owner will be without paying tenants until businesses can be found that meet the current zoning requirements or potentially forced to sell due to lack of income.

Additional Information

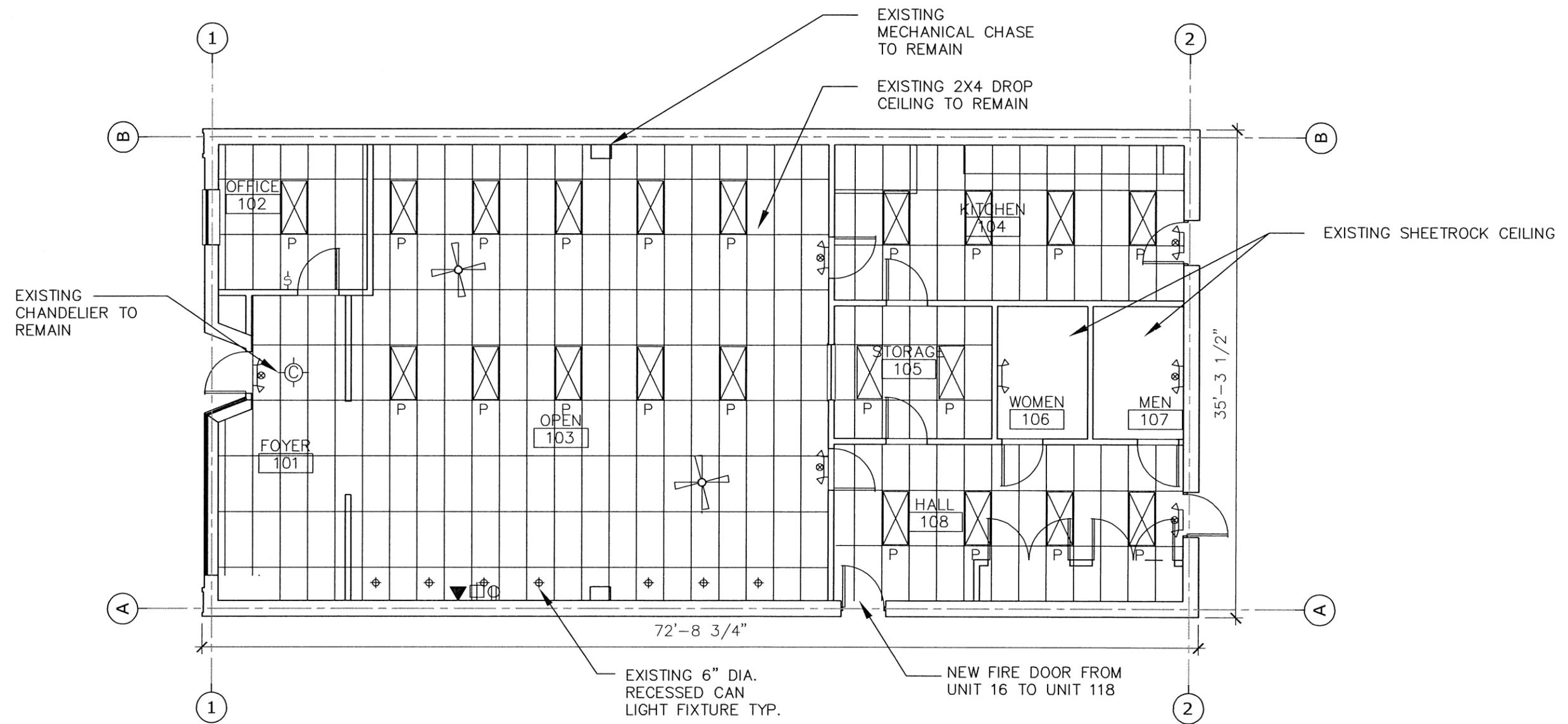
See attached additional information regarding the intended use of the parcels and those of similar facilities located elsewhere.



1 FIRST FLOOR PLAN
 1/8" = 1'-0" 

**116 S. MAIN STREET
 SPRING HILL KANSAS**

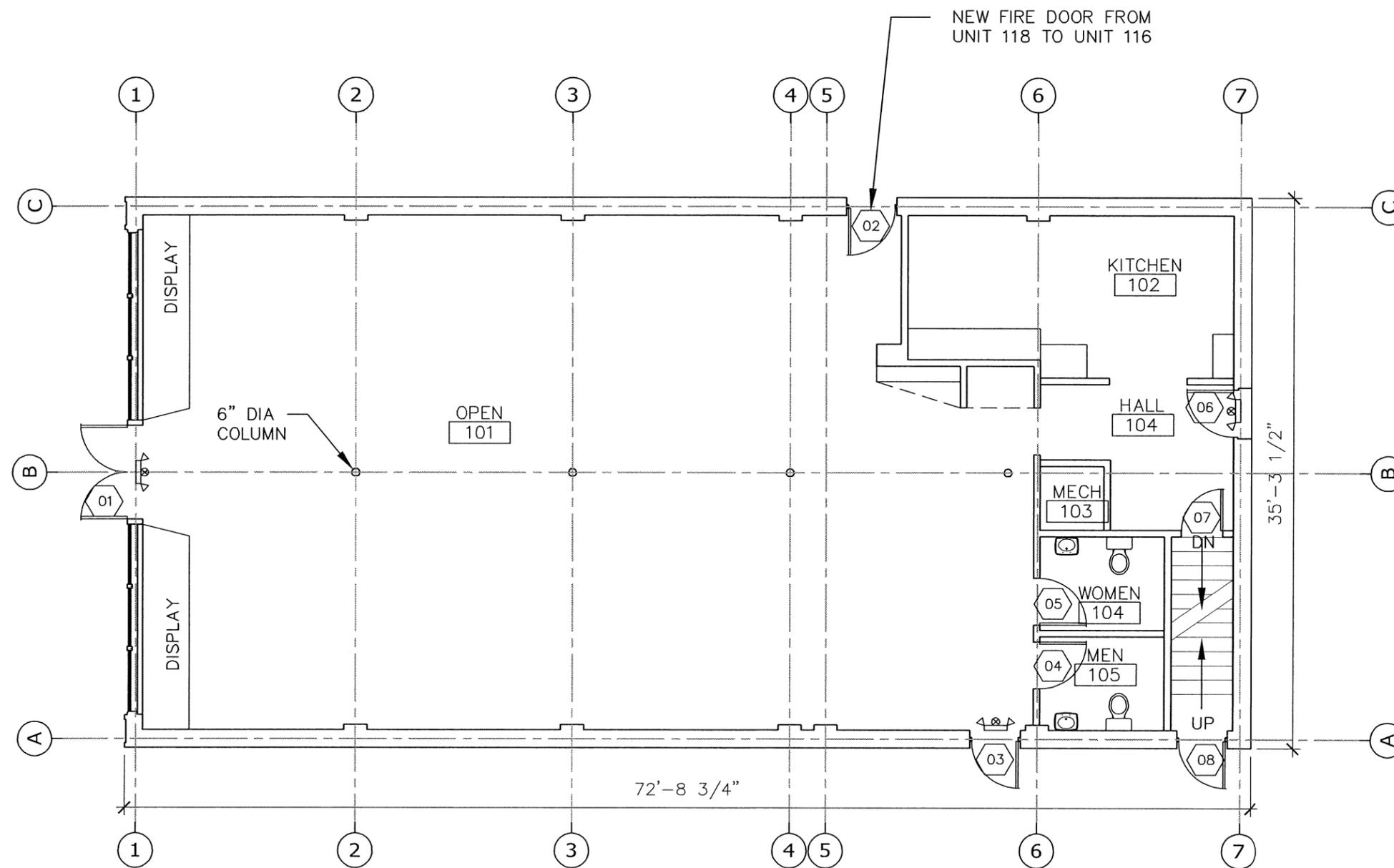
studio 605		
<small>8604 SAGAMORE / LEAWOOD KS. 66206 / 512.423.9340 WWW.STUDIO605.COM</small>		
DATE: 04.07.15		
DRAWN BY: JMS		JOB NUMBER:



1 REFELCTED CEILING PLAN
 1/8" = 1'-0" 

**116 S. MAIN STREET
 SPRING HILL KANSAS**

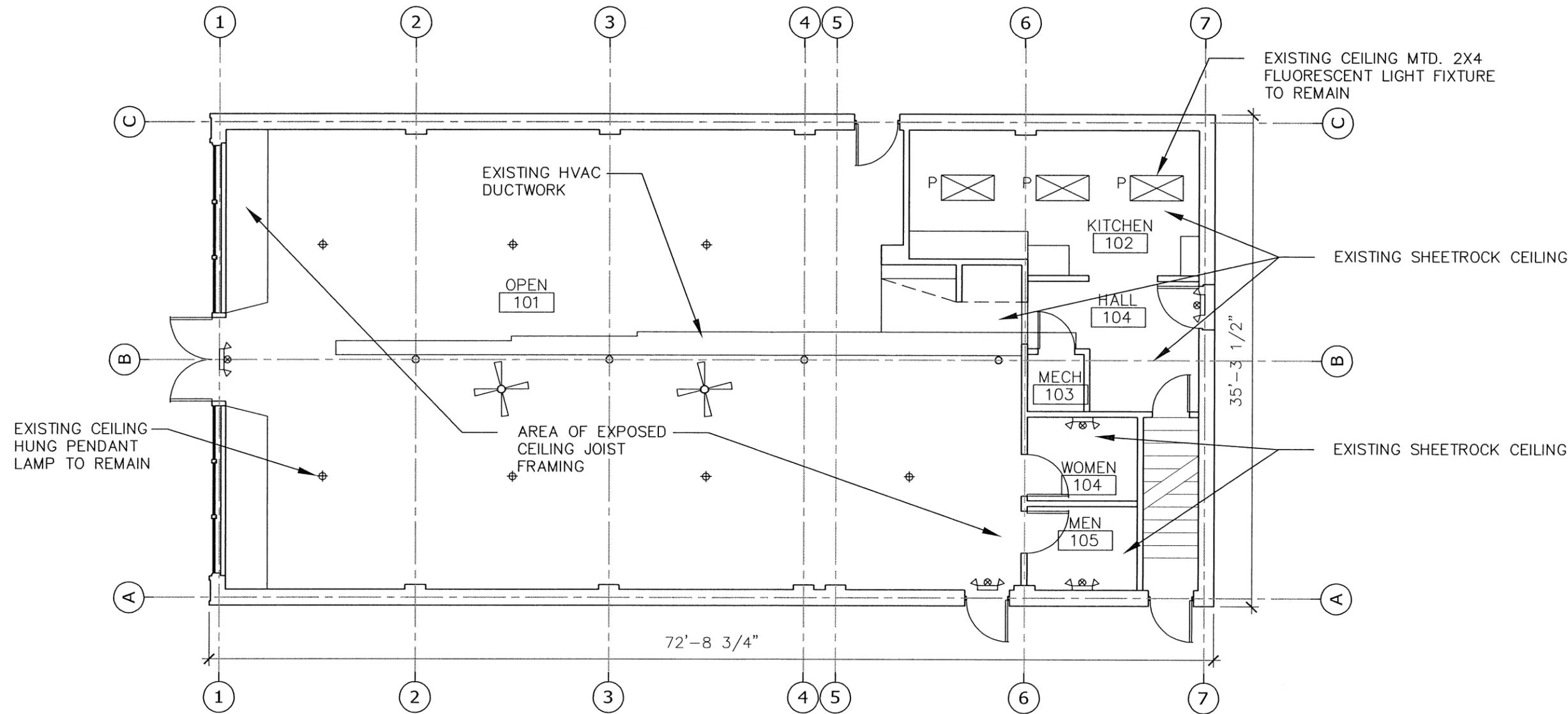
studio 605		
8604 SAGAMORE / LEAWOOD KS. 66206 / 512.423.9340 WWW.STUDIO605.COM		
DATE: 04.07.15		
DRAWN BY: JMS		JOB NUMBER:



1 FIRST FLOOR PLAN
 1/8" = 1'-0" 

**118 S. MAIN STREET
 SPRING HILL KANSAS**

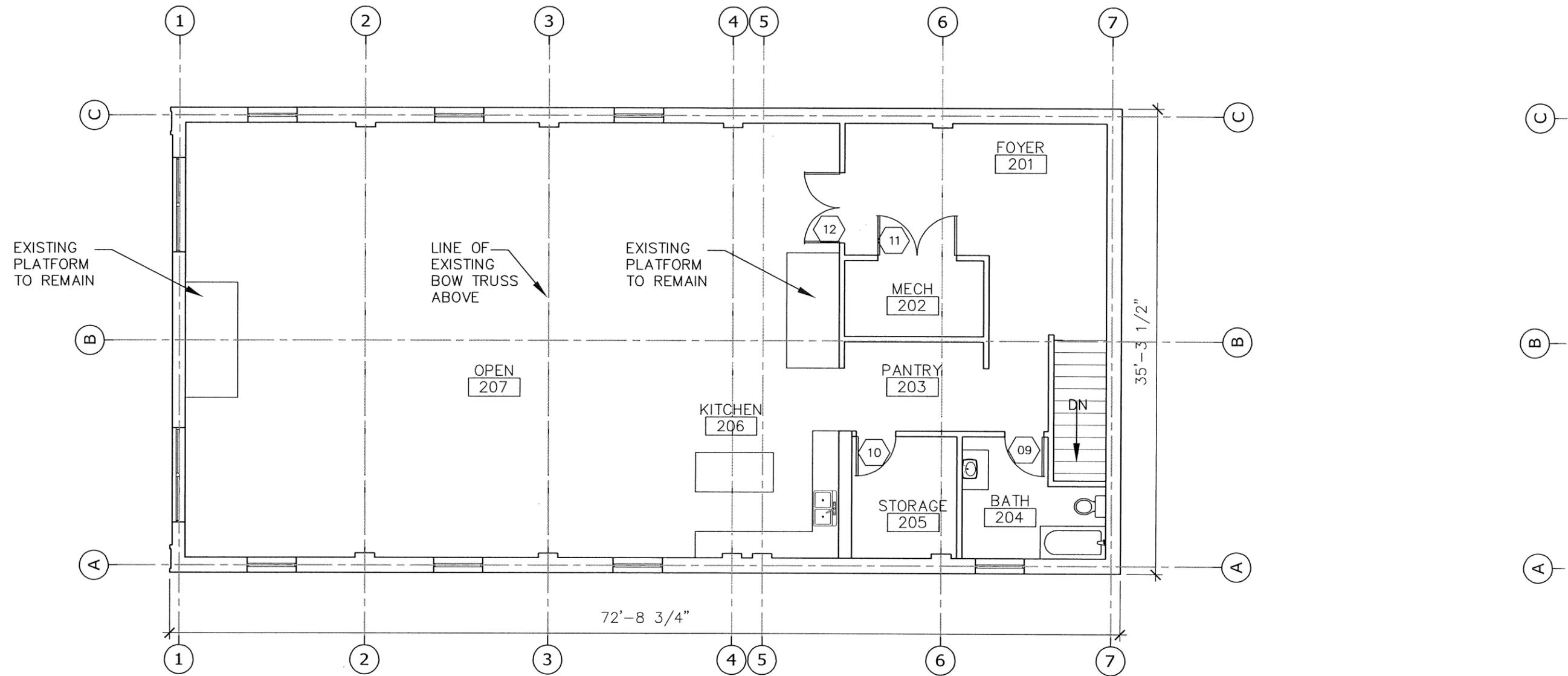
studio 605		
<small>8604 SAGAMORE / LEAWOOD KS. 66206 / 512.423.9340 WWW.STUDIO605.COM</small>		
DATE: 04.07.15		
DRAWN BY: JMS		JOB NUMBER:



1 1FLR REFELCTED CEILING PLAN
 1/8" = 1'-0"

**118 S. MAIN STREET
 SPRING HILL KANSAS**

studio 605		
8604 SAGAMORE / LEAWOOD KS. 66206 / 512.423.9340 WWW.STUDIO605.COM		
DATE: 04.07.15		
DRAWN BY: JMS		JOB NUMBER:



1 SECOND FLOOR PLAN
 1/8" = 1'-0" 

**118 S. MAIN STREET
 SPRING HILL KANSAS**

studio 605		
<small>8604 SAGAMORE / LEAWOOD KS. 66206 / 512.423.9340 WWW.STUDIO605.COM</small>		
DATE: 04.07.15		
DRAWN BY: JMS		JOB NUMBER:



City of Spring Hill

CAPITAL IMPROVEMENT PROJECTS

CITIZEN'S PROPOSAL FORM

NAME: _____ DATE: _____

ADDRESS: _____ PHONE #: _____

INSTRUCTIONS

Please complete both pages of this form.

It is not necessary to complete all of the information on this form. General project descriptions, project justification and estimates of costs are the basic items required. Additionally, it is helpful to suggest a potential funding source. City staff will contact you to discuss the recommended project in more detail. The City of Spring Hill appreciates your participation in this process.

ITEM DESCRIPTIONS

- 1. Project Address/Location:** Describe as best as possible the location of the proposed project. For example, give the address, name of street, name of intersection, name or park or whatever else would be helpful in describing the location of the project. If it is a citywide project, please enter "citywide."
- 2. Project Description:** Describe the proposed project in as much detail as possible. What is the source of the problem? How do you suggest fixing the problem? Attach any additional information (sketches, maps, etc.) that might be useful.
- 3. Project Justification:** Describe the benefit of the proposed project. Will it address a safety issue (i.e., faulty playground equipment)? Will the project provide a cost savings to the city? Is it a functional improvement, such as a new off-street parking lot? Does it provide an aesthetic benefit to the city?
- 4. Construction Cost Estimate:** Describe your best guess of what the approximate cost will be to construct/complete the project. This is only considered as a rough guideline; city engineering staff is responsible for projecting a refined construction cost and total project cost estimate for budgeting purposes.
- 5. Potential Source of Funding:** The City uses a variety of sources to fund projects, including:

- Special Parks Fund
- Special Highway Gas Tax Funds
- Property Tax
- General Funds
- State or Federal Funds
- Private Funds

Do you have any ideas regarding the potential funding source(s) for this project?



City of Spring Hill
**CAPITAL IMPROVEMENT PROJECTS
CITIZEN'S PROPOSAL FORM**

1. PROJECT ADDRESS/LOCATION

2. PROJECT DESCRIPTION (Attach any additional information - sketches, etc.)

3. PROJECT JUSTIFICATION

4. CONSTRUCTION COST ESTIMATE

5. POTENTIAL FUNDING SOURCE(S)



Effective Meetings: Response to Common Citizen Concerns

Be prepared for citizens' questions and you can have a viable outcome during the decision making process.

Planning and zoning commissioners hear concerns from residents during the development review process. Citizens are concerned about whether potential developments will lower property values, increase traffic and cause school overcrowding. In this workshop, panelists will provide factual information that commissioners should know when addressing citizens' concerns. Attendees will learn how to evaluate the possible impacts of a proposed development and reasons for making a good record of the decision making process.

Moderator:

Dave Knopick has 25 years of experience in regulatory, planning, design, building and development projects. He is the past community development director for the city of Lenexa, Kansas, and served as urban planning and design studio leader with Gould Evans Architecture.

Speakers:

Paul A. Welcome serves as county appraiser for Johnson County, Kansas. In this role he manages a staff of approximately 86 employees and maintains the valuation and records for approximately 215,000



When:
Wednesday, May 13,
2015
6–8:30 p.m.

Where:
MARC Conference
Center
600 Broadway, Suite
200
Kansas City, MO
64105

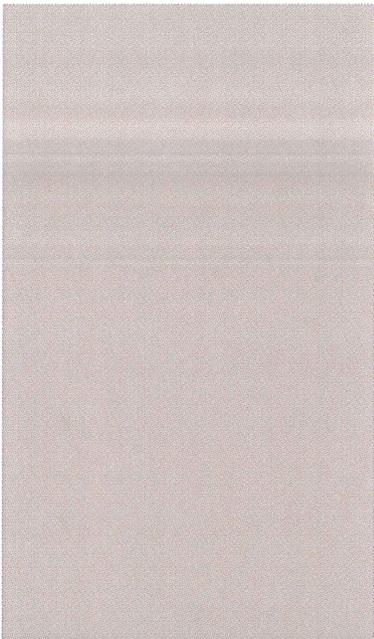
AICP CM | 2.0

Fee:
\$25 per person.
\$20 per person for
groups of three or
more from the same
organization.
A light dinner will be
provided.

[Register Now»](#)

parcels. He holds a certified assessment evaluator (CAE) designation from the International Association of Assessing Officers (IAAO) and is a registered mass appraiser for the state of Kansas.

Jeff McKerrow is a licensed professional engineer with nearly 20 years of experience in both the public and private sectors. As a consultant, he has worked for both developers and governmental entities. McKerrow was a traffic engineer for the city of Lee's Summit, Missouri, for three years and he currently serves as the area leader for the Kansas City and St. Louis offices of TranSystems Corporation, a national engineering firm headquartered in Kansas City.



 <p>APA American Planning Association Missouri Chapter Kansas Chapter Kansas City Metro Section</p>	 <p>MARC MID-AMERICA REGIONAL COUNCIL</p>	 <p>ACADEMY FOR SUSTAINABLE COMMUNITIES</p>	<p>Mid-America Regional Council 600 Broadway, Suite 200 Kansas City, MO 64105 ph: 816-701-8234 www.marc.org email: marcinfo@marc.org</p>
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