

**SPRING HILL PLANNING COMMISSION  
REGULAR MEETING  
AGENDA  
THURSDAY, JUNE 4, 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: May 7, 2015
2. Final Plat (FP-01-15) Rose Park Phase I – Residential Development
3. Head-In (angle) Parking – Spring Hill Police Department

**DISCUSSION**

**REPORTS**

**ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

4. Recognition of Commissioner Brian Haupt for 30 years of service to the Spring Hill Planning Commission

**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 Special Session**  
**May 7, 2015**

A Special Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on May 7, 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  
Michael Weber

Commissioners absent: Tobi Bitner

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

Public in attendance: Jeff Seib, The Creative Place  
Kelly Ashton, The Creative Place  
Kim Thompson, TKT Properties  
Jim Wilson, Spring Hill Historical Society and Cemetery Board  
Leslie Birmingham, Business owner  
Kevin Cade, Business owner

**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. Weber, seconded by Mr. Haupt, to approve the agenda as presented.

**Motion carried 7-0-0**

**FORMAL ACTION**

**1. Approval of Minutes: April 2, 2015**

**Motion** by Mr. Haupt, seconded by Mr. Sly, to approve the minutes with correction to the adjournment motion.

**Motion carried 7-0-0**

**2. Public Hearing – Rezoning (Z-01-15)**

Case No: Z-01-15  
Request: C-2 General Business to P-O Protective Overlay  
Address: 21901 Victory Rd.  
Applicant: Kim Thompson, TKT Properties

*Beginning of Staff Report*

**SPRING HILL PLANNING COMMISSION  
 ZONING STAFF REPORT**

**Case #:** Z-01-15

**Meeting Date:** May 7, 2015

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

**Location:** 21901 Victory Road

**Applicant:** TKT Properties, Kim & Terry Thompson

**Engineer:** N/A

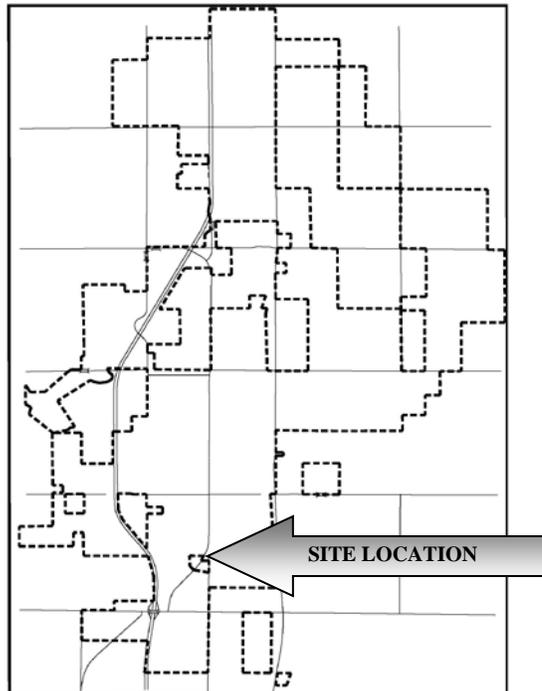
**Current Zoning:** C-2

**Proposed Zoning:** C-2 with P-O

**Site Area:** 11,730 Sq. Ft.

**Number of Lots:** 1

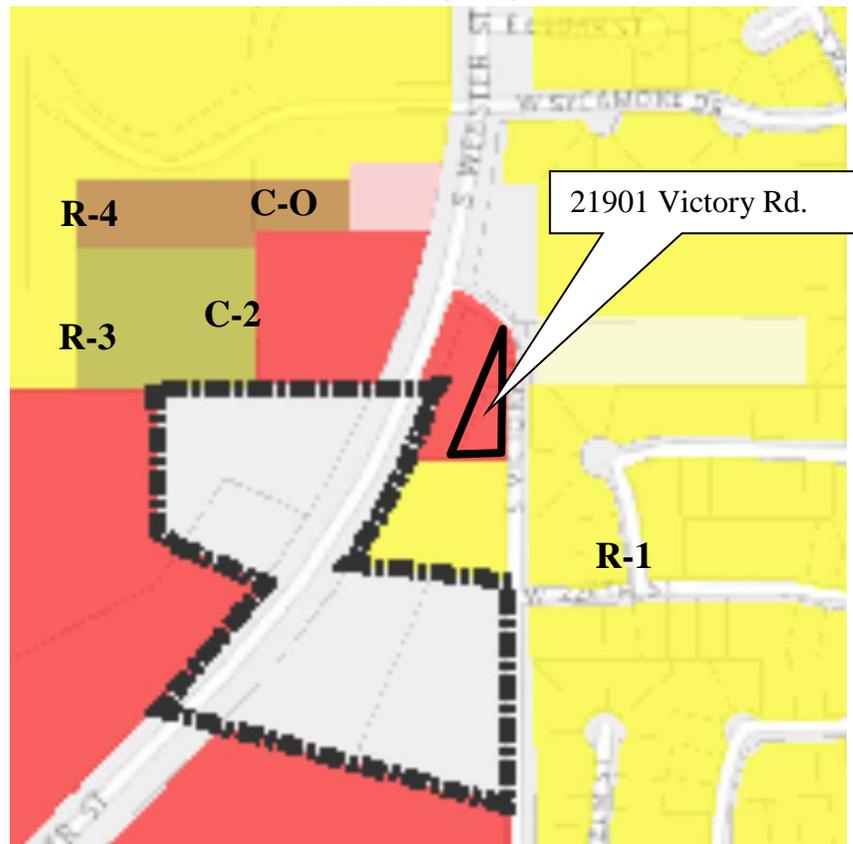
	Current Zoning	Existing Land Use	Future Land Use Map
<b>Site:</b>	C-2	Commercial	Mixed Use Comm.
<b>North:</b>	R-1	Commercial	Mixed Use Comm
<b>South:</b>	R-1	Residential	Mixed Use Comm.
<b>East:</b>	R-1	Residential	Residential
<b>West:</b>	C-2	Commercial	Mixed Use Comm.
<b>Proposed Use:</b>	Commercial with Residential Overlay		



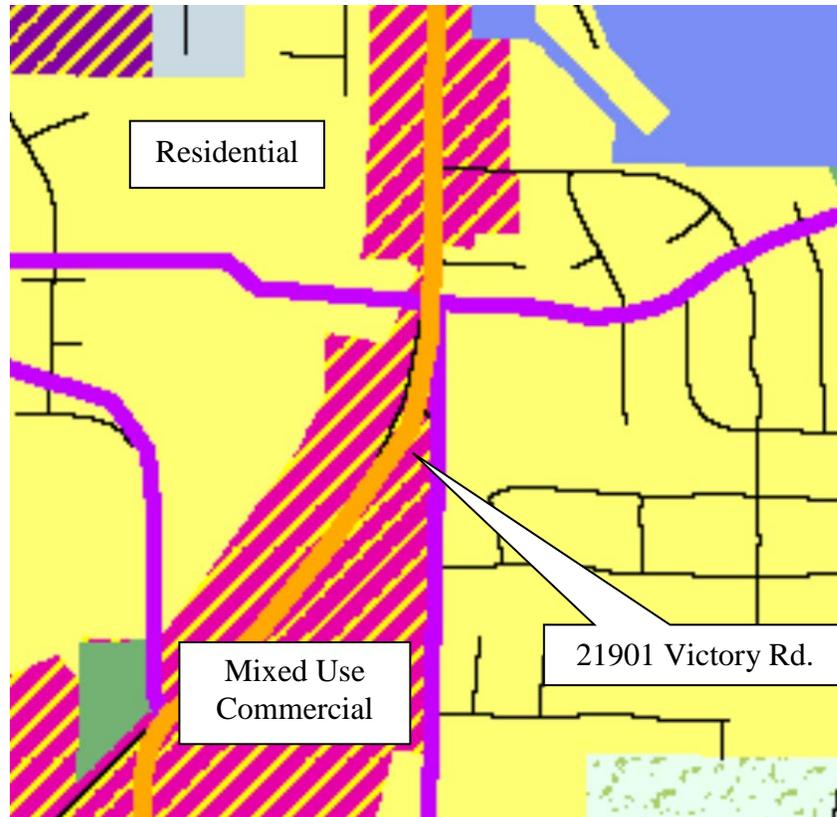
**AREA PHOTO**



**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.

### *End of Staff Report*

It was noted by Staff that the rezoning will only allow for one (1) living unit in the building.

Ms. Kim Thompson, owner of TKT Properties, addressed the Planning Commissioners to explain that she would like to make this property marketable for rent or sale as a potential business use with an option for one apartment.

*Chairman Mitchell formally opened the public hearing; with no questions or comments from the public, the public hearing was closed.*

**Motion by** Mr. Haupt, seconded by Mr. Sly, to approve the rezoning of case Z-01-15 from C-2 (General Business) to C-2 with a P-O (Protective Overlay) for use as a commercial business with a one residential apartment.

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

**Motion Carried 7-0-0**

The rezoning case Z-01-15 for the property located at 21901 Victory Road will be forwarded to the City Council for review on May 28, 2015.

### **3. Public Hearing – Rezoning (Z-02-15)**

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

*Beginning of Staff Report*

**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.

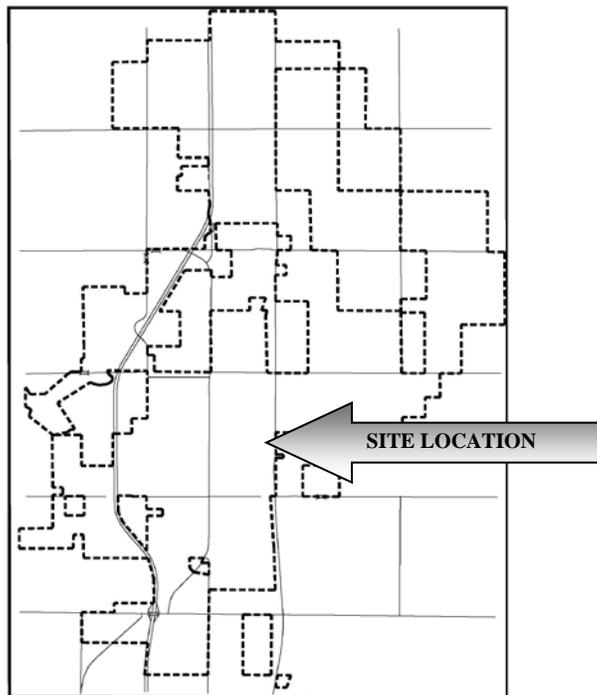
**Applicant:** The Creative Place, LLC – Jeff Seib

**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

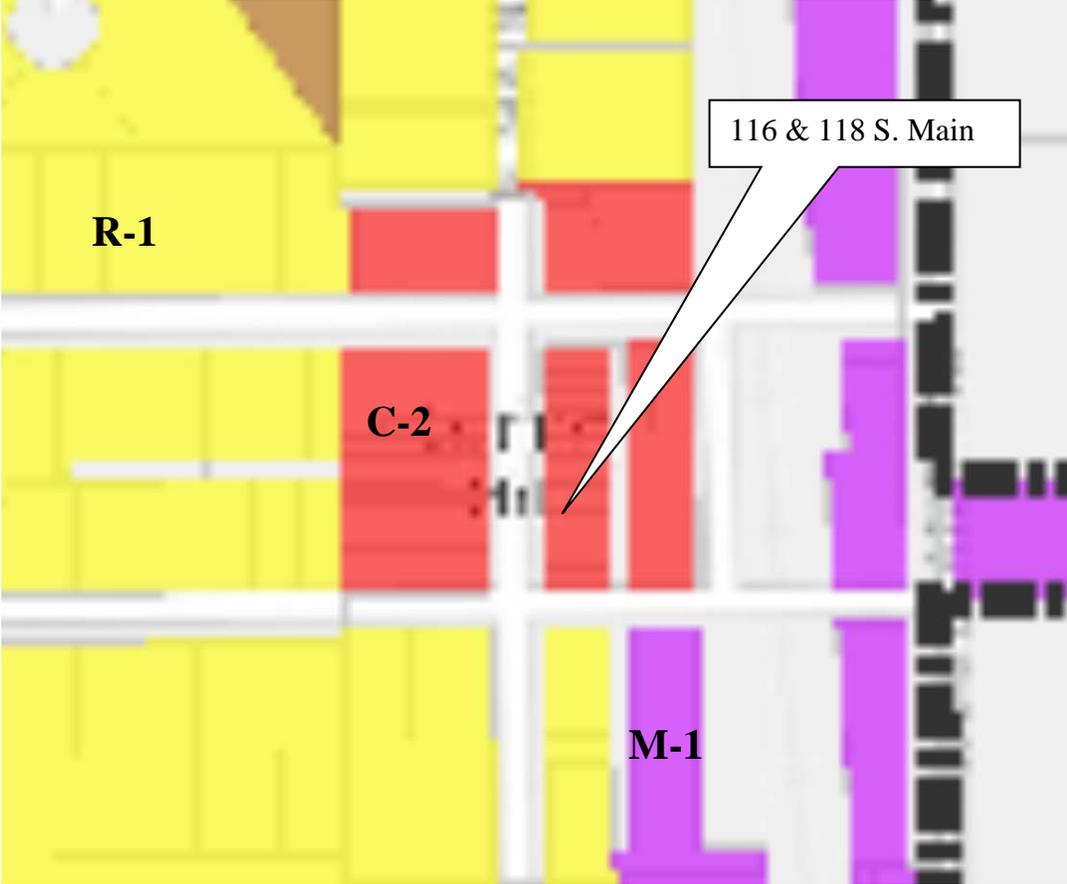
	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map</b>
<b>Site:</b>	C-2	Commercial	Mixed Use Comm.
<b>North:</b>	C-2	Commercial	Mixed Use Comm.
<b>South:</b>	C-2	Commercial	Mixed Use Comm.
<b>East:</b>	C-2	Commercial	Mixed Use Comm.
<b>West:</b>	C-2	Commercial	Mixed Use Comm.
<b>Proposed Use:</b> Commercial with Residential Overlay			

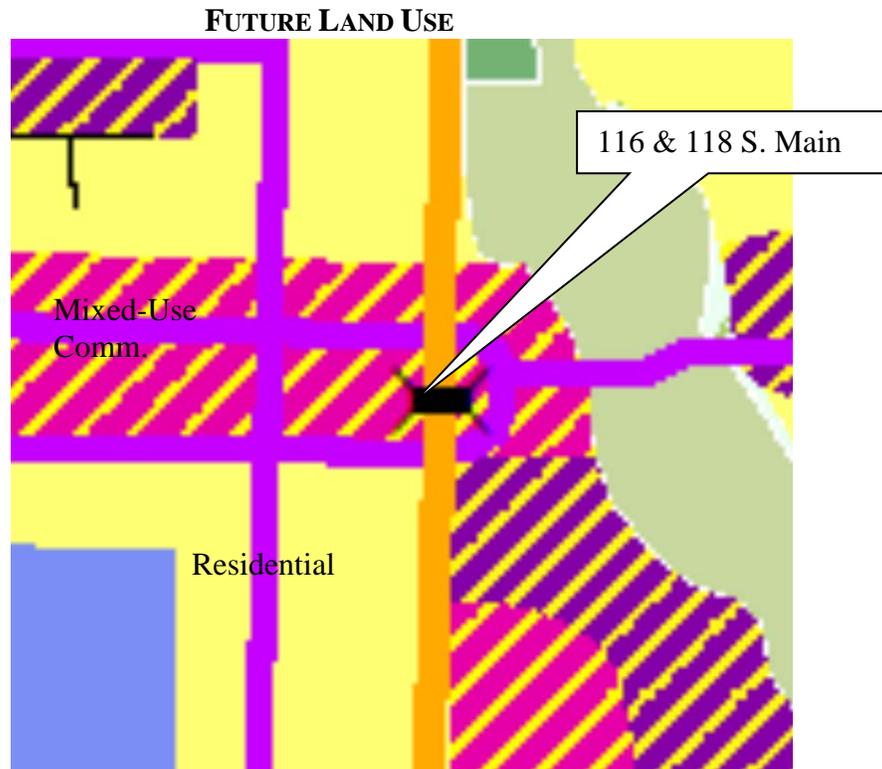


**AREA PHOTO**



**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.

### *End of Staff Report*

Mr. Hendershot noted that the applicant/business owner has provided a detailed and thorough outline that explains the business plan. 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 the Spring Hill area and the surrounding region.

Mr. Hendershot clarified that a protective overlay is needed for a residential type of use for overnight accommodations in a commercial district.

The property owner confirmed that they would potentially use the upstairs 118 S. Main Street as a studio, but not for overnight accommodations. However, further discussions indicated that if there was a desire for overnight accommodations for the retreat center in the 118 building in the future, then the protective overlay would allow for it.

Mr. Nowlin asked if there was any reason to not include 118 S. Main Street in the protective overlay.

Mr. Weber asked if the protective overlay (P-O) restricts the number of people that can sleep in the building. Mr. Hendershot indicated that the P-O does not restrict the number of people, but it does restrict the number of beds. However, fire codes will restrict the number of sleeping occupants.

Ms. Kelly Ashton, applicant/business owner, addressed the Planning Commission to provide details regarding their business plan. She did indicate that this will be a single gender retreat; no mixed gender retreats will be allowed for overnight stays.

*Chairman Mitchell formally opened the public hearing.*

Mr. Jim Wilson, citizen, member of the Spring Hill Historical Society and Cemetery Board, stated that he is very impressed with the property owners for their “homework” they have done on the business plan. He believes that this type of retreat center will be a great destination spot and attraction for the City of Spring Hill.

Ms. Leslie Birmingham, citizen and business owner of The Quilted Sunflower, stated that this would enhance her business tremendously and will be a very big benefit to Spring Hill in a lot of ways.

Ms. Kim Thompson, citizen and Chamber of Commerce board member, stated that it is wonderful that the property owners are restoring these buildings downtown and will be a boost to the community. She asked if these buildings would have enough parking for their business. Mr. Hendershot indicated that there may not be enough parking, but there is public parking to the east of these buildings to handle the overflow at this time. The property owner, Mr. Seib, indicated that the current fenced area to the south of 118 S. Main Street would be demolished; thus, making more parking spaces available.

Chairman Mitchell asked how long the retreats last. Ms. Ashton stated that the typical retreat stay is for three (3) overnights. There is potential for week long overnight retreats depending on the distance a group travels, making their time worthwhile.

*Chairman Mitchell formally closed the public hearing.*

**Motion by Mr. Nowlin, seconded by Mr. Haupt, to approve the rezoning of case Z-02-15 for 116 and 118 S. Main Street from C-2 (General Business) 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.**

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

**Motion carried 7-0-0**

The rezoning case Z-02-15 for the properties located at 116 and 118 S. Main Street will be forwarded to the City Council for review on May 28, 2015.

#### **4. Establish alternate date for the July 2, 2015 Planning Commission Meeting**

Due to the 4<sup>th</sup> of July holiday, the regular meeting scheduled for Thursday, July 2, 2015, has been cancelled and rescheduled for Thursday, July 9, 2015 at 7:00 p.m. in Room 10 of City Hall.

## **DISCUSSION**

#### **5. Fence Regulations**

Mr. Hendershot led a review and discussion on residential fence regulations with an emphasis on corner lots and requests to enclose the street side yard. Our current regulations say that the side yard cannot be enclosed on a corner lot. Mr. Hendershot will draft proposed changes to the current fence regulations for the Planning Commissioners to review before establishing a public hearing.

## **6. Regulations regarding the outside display of merchandise in Commercial Districts**

Mr. Hendershot led a review and discussion on existing regulations for the outside storage and/or display of merchandise in commercial districts along with common requests for exceptions to these regulations.

It was suggested by Mr. Hendershot that maybe we consider various types of language in the regulations that are less restrictive to help businesses with outdoor display and marketing of their merchandise, without always requiring a temporary use permit.

Commissioner Squire suggested that a work session be established at a future Planning Commission Meeting to discuss this matter in further detail.

## **7. Capital Improvement Projects (Citizen's Proposal Form)**

The City of Spring Hill's Finance Department has made this form available to the public to formally make specific requests for capital improvement projects. This form is available on the City's website at [www.springhillks.gov](http://www.springhillks.gov) under *Departments>Finance>2016 Citizen Capital Improvement Form*.

## **REPORTS**

Ms. Kim Thompson, citizen, addressed the Planning Commission with concerns about deer crossings at approximately Webster Street and 199<sup>th</sup> Street. She asked to whom these types of issues are addressed. Mr. Hendershot stated that if it is within city limits, then the process would begin with the Spring Hill Traffic Committee.

## **ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

Chairman Mitchell asked if there was any update on Johnson County Parks and Recreation developments in Spring Hill. Mr. Hendershot indicated that there have been no updates at this time.

The Cargo Container Regulations will go before the City Council on May 14, 2015.

Mr. Hendershot reported that the annexation of the 100 acre tract located on the southwest corner of 199<sup>th</sup> and Lone Elm Road was approved by the City Council on April 9, 2015. Thus, the progress and design of West Lake Park will be coming soon.

Mr. Sly asked about the status of groundbreaking for the Blackhawk Apartments. Mr. Hendershot indicated that Mr. Merritt is still working through bonding items, but it is believed that his intentions are to start sometime this summer.

Chairman Mitchell inquired as to when the microbrewery (Red Crow Brewing Company) would be open for business. It is the understanding of Staff that it is slated for opening in June 2015.

Ms. Leslie Birmingham, citizen and business owner of The Quilted Sunflower, asked if there are any options to signage leading to the downtown historic district. The sign that is currently in place on the corner of Webster and Hale Street sits low to the ground. She would like to see a directional sign that stands higher attracting attention to downtown businesses. Mr. Hendershot will look into options.

**ADJOURN**

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

The meeting adjourned at 8:47 p.m.





**BACKGROUND:**

The applicant, Day3, LLC, has submitted an application for Phase 1, Final Plat for Rose Park. The preliminary plat for this subdivision located on 199<sup>th</sup> Street west of Woodland Road was submitted and approved in 2007. All layout and design of the preliminary plat remains unchanged with the owner now desiring to begin home construction.

The preliminary plat approval process was conducted with the understanding the parcel would first be used as a borrow area for soil to construct the 199<sup>th</sup> Street overpass at Woodland Road. The design, traffic impact study and storm water study for the development were all completed based on this removal of soil. This work is complete, however staff has required the developer to submit updates to the traffic impact and storm water studies. This is due to the need to verify storm water systems are consistent with the original plan and area developments that may have impacted traffic in the area. These updates will be provided at the June 4 meeting.

This phase of the development consists of 39 residential lots within the R-1 zoned development. Access to the development will be from 199<sup>th</sup> Street with a temporary access entrance installed for emergency response vehicles if needed. Staff has reviewed the plat and forwarded the plat and construction documents to Public Works, City Engineer, Johnson County Fire District #2 and various utility providers. These agencies have returned comments that are being addressed by the developer and engineering staff for the project. Staff has also contacted Johnson County Public Works to coordinate work on the subdivision entrance and to assure compliance with the 199<sup>th</sup> Street overpass project.

For your review you will find copies of the approved preliminary plat and proposed final plat as part of this staff report.

**STAFF COMMENT:**

Attached to this staff report are memos and letters from my office and from City Engineer John Brann. This information was forwarded to the project engineer for review and corrections. Many of the comments are issues relating to the construction drawings and not the final plat itself. Some of the comments require submittal of additional information that will be provided at the PC meeting.

For your review I have also attached a copy of the minutes from the May 3, 2007 Planning Commission meeting where the preliminary plat was approved. Also included is a letter from former Planning Coordinator, Dave Peterson, to the project engineer advising of the action of the Planning Commission. You will also find a copy of a May 3, 2007 letter from BHC Rhodes in response to their review of the Traffic Impact Study.

With the exception of the right-of-way of Emerald Street at the 199<sup>th</sup> St. intersection, staff finds the Rose Park Final Plat in substantial compliance with the approved preliminary plat.

**RECOMMENDATION:**

The developer has stressed to city staff the importance of this application proceeding without delay to provide an opportunity for infrastructure construction to be completed prior to the onset of winter. With this in mind staff has allowed the application to be placed on the PC agenda without all the required information being provided for distribution with the PC packet. However, staff will not recommend or suggest the PC take any action without the opportunity to review all the information and documents relating to this application.

As a result, staff recommends approval of Final Plat Application FP-01-15 for Rose Park *if* the project engineer and/or applicant provides the following information to the satisfaction of staff and the PC prior to the June 4, 2015 PC meeting:

- Copy of protective covenants, if applicable
- Update to Traffic Impact Study
- Update to Storm Water Study
- Identification of temporary access road for emergency response personnel
- Amend construction drawings for Emerald Street to provide two southbound lanes. Lanes include a dedicated southbound left-turn lane and a shared through and right-turn lane.
- Identify construction of sidewalks along residential streets as required by code

If the above noted information is not provided and reviewed for acceptance by staff and the Planning Commission, staff then recommends tabling final plat application FP-01-15 to July 9, 2015.

NOTE: Prior to consideration by the Governing Body staff will work with the developer on the required Improvement Agreement for the construction phase of this project. The Improvement Agreement must be completed and signed by the developer prior to consideration by the Governing Body.



**COMMUNITY DEVELOPMENT  
DEPARTMENT  
913-592-3657**

# Memo

To: Jim Long, Allenbrand-Drews & Associates  
From: Jim Hendershot, Community Development Director  
CC: John Brann, City Engineer  
Jeff Rupp, Jim Boyer, Trent Wempe, (Spring Hill Public Works)  
Rodger Larison, Johnson County Fire District #2  
Date: May 26, 2015  
Re: Rose Park Subdivision Final Plat, comments and corrections

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The review of Rose Park Final Plat is complete with the exception of comments from Johnson County Fire District #2. Please address the following comments:

- Provide a copy of the protective covenants, if applicable
- Provide update to Traffic Impact Study
- Provide update to Storm Water Study
- Prior to approval of final plat by the Governing Body, staff will draft the required improvement agreement for review by the owner
- Identify temporary access road for emergency response personnel
- NOTE: \$300 park impact fees to be collected with each building permit application
- Amend construction drawings for Emerald Street to provide two southbound lanes. Lanes include a dedicated southbound left-turn lane and a shared through and right-turn lane. (Also see attached comments from City Engineer John Brann on this issue)
- Identify or acknowledge the construction of sidewalks along residential street with each residential building permit

- Sheet 4 of 20:
  - Manhole # MH 3B: Service Lateral stubbed from the manhole to lot 24 (service lines are prohibited to manholes per current Spring Hill Sewer Rules and Regulations).
  - Manhole # MH 5B: Service Laterals stubbed from the manhole to lots 4 and 5 (service lines are prohibited to manholes per current Spring Hill Sewer Rules and Regulations)
- See attached memo from City Engineer John Brann for additional comments and/or corrections.



May 26, 2015

246-215008.2

Jim Boyer

**CITY OF SPRING HILL**

PO Box 424

Spring Hill, KS 66083-0424

**ROSE PARK**

**FINAL PLAT**

**SANITARY, STREET AND STORM SEWER DRAWINGS**

We have reviewed the sanitary sewer, street and storm sewer drawings for Rose Park and have the following comments:

**FINAL PLAT**

1. The previous traffic study indicated that Emerald Street will need to provide two southbound lanes, one for left turn and one for straight ahead and right turn. The existing right of way does not appear to be adequate. Also, Emerald Street should be designed to be perpendicular to the future 199<sup>th</sup> Street. We were told by HNTB, design engineers for the 199<sup>th</sup> Street improvements, that the future back of curb will be approximately 55 feet north of the existing back of curb. The alignment for Emerald Street should be revised for this future condition.

**DRAWINGS**

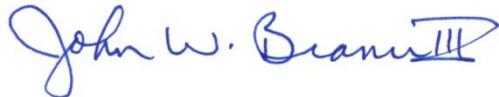
2. Sheet 1 – We request that the sanitary sewers be submitted as a separate set of drawings so they can more easily be submitted to KDHE for review and approval.
3. Sheet 3 – Same comment as 1 above. Also there is an existing asphalt cul de sac located east of the southwest corner of this plat. This should be shown to be removed and a new cul de sac installed to the west.
4. Sheet 4 – Provide easements documents for that portion of the gravity sanitary sewers outside of the platted area. The easement should be on the city's standard easement form and submitted for review prior to signing and recording. We can provide copies of the standard easement form in word format if needed. Manhole 3B and 5B are shown with service lines. Service lines are no longer allowed at manholes per Section 3108.A of the city's standard technical specifications.
5. Sheet 5 – Need rip rap added to the east end of the pipe under Emerald Street. Same comment as 3 above regarding existing asphalt cul de sac.
6. It is anticipated that an updated stormwater study will be required. Previously there was a requirement for a temporary stormwater detention basin to the north. We anticipate this to remain a requirement.
7. Sheet 7 – Same comments as 1 above regarding alignment of Emerald Street. Same comment as 5 above regarding rip rap.
8. Sheet 10 – Area inlet 14 is located only 10 feet from the east property line. It appears it will be difficult to grade the lots on each side to drain to this inlet without obtaining a temporary construction easement. Consideration should be given to moving the inlet to the west to allow for more room to grade.
9. Sheet 11 – Same as comment 8 above for Inlet 4.

10. Sheet 12 – Need to add a groundwater barrier between MH 1A and MH 1B per Section 6000, paragraph 6017, page TS/60-10. Same comment as 4 above regarding easements for sewers outside of platted areas.
11. Sheet 14 – Same comment as 4 above regarding service lines at manholes.
12. Sheet 15 – Same comment as 4 above regarding service lines at manholes.

I have some general comments regarding this development. This land was originally purchased by the contractor that constructed the 199<sup>th</sup> Street improvements. Some of the land was used as fill material for the 199<sup>th</sup> Street improvements. Once the 199<sup>th</sup> Street improvements were complete, the contractor chose to proceed with development of the property. This was in early 2007. By the time all of the studies and construction drawings were completed and approved the developer chose to halt this project because of the poor economy. Even though the economy took several years to recover, someone continued to perform grading operations on this site. I have been told that the owner was grading the land in accordance with the preliminary construction drawings. I have a concern that the area may not have been graded correctly and we may have some areas where the existing force main may have less than acceptable cover. I believe that the city should require the design engineer, as a minimum, to confirm the existing ground elevation along the center line of the proposed streets. This will give a confirmation as to whether the grading was performed as intended.

We have no further comments. Add any additional comments that you may have, and return the enclosed drawings to our office. We will forward them to Allenbrand Drews for corrections. **This mark-up set must be resubmitted along with their revised drawings and a letter addressing our comments.**

If you have any questions regarding our comments, please call.



John W. Brann III, P.E., R.L.S.

Enc.

Jonathan Robert, City of Spring Hill  
Jeff Rupp, City of Spring Hill  
Jim Boyer, City of Spring Hill  
Trent Wempe, City of Spring Hill  
Jim Hendershot, City of Spring Hill  
Frank Jenkins, Lowe Law Firm, LLP  
Jim Long, Allenbrand Drews

## James Hendershot

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**From:** Jim Boyer  
**Sent:** Friday, May 22, 2015 1:41 PM  
**To:** James Hendershot  
**Cc:** jbrann@pyengineers.com; Jeff Rupp; Jonathan Roberts; David Carr; Kevin Anderson  
**Subject:** Rose Park - Sanitary Sewer Design Review

Jim,  
We've completed the final review of the sanitary sewer drawings and found the following:

Sheet 4 of 20:

- Manhole # MH 3B: Service Lateral stubbed from the manhole to lot 24 (service lines are prohibited to manholes per current Spring Hill Sewer Rules and Regulations).
- Manhole # MH 5B: Service Laterals stubbed from the manhole to lots 4 and 5 (service lines are prohibited to manholes per current Spring Hill Sewer Rules and Regulations).

Let me know if you have any questions.

*James E. Boyer*

**Utility Superintendent**



22711 S. Woodland Rd.  
P.O. Box 424 Spring Hill, KS. 66083  
Ph: 913-592-2996 Fx: 913-592-3589  
[boyerj@springhillks.gov](mailto:boyerj@springhillks.gov)



**COMMUNITY DEVELOPMENT  
DEPARTMENT  
913-592-3657**

# Memo

To: John Brann, City Engineer  
Jim Long, Allenbrand-Drews & Associates  
Jeff Rupp, Assistant Public Works Director  
Trent Wempe, Street Department Supervisor  
Rodger Larison, Johnson County Fire District #2

From: Jim Hendershot, Community Development Director

CC: File, FP-01-15 Rose Park Final Plat

Date: May 13, 2015

Re: Review of Preliminary Plat, Rose Park

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Gentlemen,

The Preliminary Plat for Rose Park Subdivision was approved by the Planning Commission on May 4, 2007, prior to my employment with the City of Spring Hill. As a result, I have reviewed the file and found the following items that need to be addressed during the final plat review and comment process:

1. The first phase of the development will have only one access point to the area. If required by the Fire Department, a temporary access road is to be installed for access by emergency response personnel.
2. Tracts A & B as shown on the preliminary plat do not meet city standards for dedication as park land. As a result, park fees of \$300 per lot are applicable and will be in addition to the building permit fee.

3. The approval of the Preliminary Plat was subject to several conditions as noted on the attached letter to Allenbrand-Drews dated May 4, 2007.
4. As per the attached letter from BHC Rhodes, Traffic Consultant, dated May 3, 2007, Recommendation #1 is for two southbound lanes to be constructed on Emerald Lane at the intersection with 199<sup>th</sup> St. This would include a dedicated southbound left-turn lane and a shared through and right-turn lane. Plans submitted do not include these turn lanes.
5. Note #9 of Sheet #2, Street & Storm Drainage Notes, indicates sidewalks shall not be built as a part of this project..... I can only assume this means the required sidewalks will be constructed with each building permit issued for home construction. Interestingly I don't see any sidewalks shown on the preliminary plat but they are definitely required on at least one side of local streets and both sides on collector streets.

Please comment with information you may have on the above issues as clarification is needed on most points.

Please note, additional comments on the plat are expected in the near future and will be distributed as soon as possible.

**Motion by** Steve Sebasto to recess into executive session on attorney client privileged communication regarding PP-2-07. Persons present are the Commission, City Attorney and City Planner.

**Seconded by** Brian Haupt. Motion passed 5, yes; 0 no; 0 abstentions

The meeting recessed at 7:55 and resumed at 8:05. The discussion was limited to the subject stated and no action was taken.

**Motion by** Brian Haupt to move this item to the end of the agenda.

**Seconded by** Steve Sebasto. Motion passed 5, yes; 0 no; 0 abstentions

Item was moved to end of agenda, and concluded with this motion:

**Motion by** Brian Haupt to move the Planning Commission deny the Preliminary Plat PP-2-07 subject to approval from findings of fact.

**Seconded by** Steve Sebasto. Motion passed 5, yes; 0 no; 0 abstentions

Chair Bitner noted that council wanted to know the reasons for denial, and Mr. Peterson said it was subject to findings of fact.

6. Preliminary Plat

Case No.: PP-3-07

Request: Rose Park Preliminary Plat

Address: North of 199<sup>th</sup> Street, east of Woodland Road

Applicant: McAninch Corporation

Chair Bitner asked if anyone had any contact or conflict of interest, there being none, she asked Mr. Peterson to present his staff report.

**BACKGROUND:**

The applicant, McAninch Corporation, has submitted an application for a Preliminary Plat of Rose Park. (A copy of the proposed preliminary plat is included with this staff report.)

At the April 5, 2007, Planning Commission meeting the Planning Commission tabled the proposed Preliminary Plat of Rose Park so that the applicant can address several concerns about the preliminary plat. See attached letter dated April 3, 2007, from Allenbrand-Drews concerning the changes that they have made.

**STAFF COMMENT:**

There are 161 lots in the Preliminary Plat of Rose Park. In the "R-1" district there is a 9,000 sq. ft. lot size requirement.

The City Engineer, the Public Works Director, the Police Chief, the fire department, the City Traffic Engineer, and the Hillsdale Water Quality Project have reviewed the preliminary plat. (See attached information from the City Engineer and the Hillsdale Water Quality Project.)

The applicant's engineer has addressed all of the comments from the City Engineer.

The applicant's traffic engineer completed the traffic study on April 27, 2007. It is currently being reviewed by the City's Traffic Engineer. The City's Traffic Engineer's comments will be provided to the Planning Commission on May 3, 2007.

The comments from the Hillsdale Water Quality Project will be addressed with the submission of a Notice of Intent for storm water discharges.

The utility easements are shown with dimensions meeting the minimum easement requirements for the City.

There is one access point to this subdivision from 199<sup>th</sup> Street and two access points from Woodland Road. Since there is only one access to the subdivision during the first phase, staff recommends that the applicant provide a temporary emergency entrance from 199<sup>th</sup> Street. Allenbrand-Drews notes in their April 13, 2007, letter that the applicant will be willing to provide the temporary emergency entrance if the fire department requires it from their review of the final plat.

The City will provide sewers and WaterOne will provide water to the subdivision. This property is participating in the north sewer benefit district which is currently under construction.

The subdivision is 62.83 acres and is required to provide 2.51 acres (four percent) of public or private active open space. The applicant has identified Tract A with 1.22 acres and Tract B with 6.17 for a total of 7.39 acres as an Active Park. Tracts A and B are mostly secluded behind lots and have minimal accessibility to the general public and therefore are not acceptable for dedication to the City.

The Comprehensive Plan does not show any park land or open space in the area of Tract A in this subdivision. However, the Comprehensive Plan does show a trail system along 199<sup>th</sup> Street next to this subdivision. This trail will be built in conjunction with the improvements to 199<sup>th</sup> Street.

The Green Board recommend to the Planning Commission and City Council, that:

- a. the City only accept the park land and trail system, if it meets the City standards when the final plat is submitted;
- b. a home owners association maintain the park and trail system not acceptable to the City;
- c. the applicant pays a park fee of \$300.00 per lot when a building permit is issued on the proportionate share of required park land that is not accepted by the City; and
- d. access to the trail system is granted to the City-at-large.

The applicant has stated that they prefer to pay the park fee instead of dedicating this park land to the City.

**ADDITIONAL STAFF COMMENT:**

If this proposed preliminary plat is approved as submitted, the applicant will need to submit the following, with the final plat(s):

- a. A street tree plan for all local and collector streets, addressing the following, unless more restrictive city requirements are in effect at the time of planting:
  - 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 measure 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 (2) years.
- b. A master landscape plan for areas along the common open space tracts and landscape buffers along Woodland Road and 199<sup>th</sup> Street.

During the Planning Commission meeting on April 5, 2007, there was discussion concerning the streets on the east side of this property and whether they should be allowed if the area to the east is shown as a possible location for a regional park. Staff discussed this issue with planning consultant, Bucher Willis and Ratliff, over the telephone and they stated that if the area to the east becomes a regional park the City would want to have access from this subdivision to the park. It should be noted that the subdivision regulations require that a subdivision provides for the continuation of existing principal streets in adjoining subdivisions or adjoining property.

**RECOMMENDATION:**

If the City's Traffic Engineer issues have not been addressed by the Planning Commission meeting, then staff recommends that this preliminary plat be tabled. If all of the traffic engineering issues have been addressed then staff recommends that the Planning Commission approve the Preliminary Plat of Rose Park subject to:

- 1) The applicant addresses the City's traffic engineer's comments.
- 2) The applicant provide as part of the final plat:
  - i. A street tree plan for all local and collector streets, in accordance with Section 17.358.G.
  - ii. A master landscape fence plan for landscape buffers along Woodland Road and 199<sup>th</sup> Street, in accordance with Section 17.358.H.
  - iii. A transition landscape buffer plan for the southeast property adjacent to existing large lot property in accordance with the medium impact screening requirement of Section 17.360.
  - iv. A temporary emergency entrance if the fire department requires it from their review of the final plat.

Mr. Peterson passed out comments from the traffic engineer of his review received today. Mr. Peterson recommends the Planning Commission approve the plat.

Ms. Bitner asked about issues with storm water quality, have those issues been resolved. Mr. Peterson stated that this subdivision has adequate room to address those issues with out loosing any lots.

Victor Burkes of Allenbrand-Drews agreed with the staff report and offered to answer any questions.

**Motion by** Brian Haupt to approve the Preliminary Plat of Rose Park subject to:

- 1) The applicant addresses the City's traffic engineer's comments.
- 2) The applicant provide as part of the final plat:
  - i. A street tree plan for all local and collector streets, in accordance with Section 17.358.G
  - ii. A master landscape fence plan for landscape buffers along Woodland Road and 199<sup>th</sup> Street, in accordance with Section 17.358.H.
  - iii. A transition landscape buffer plan for the southeast property adjacent to existing large lot property in accordance with the medium impact screening requirement of Section 17.360.
  - iv. A temporary emergency entrance if the fire department requires it from their review of the final plat.

**Seconded by** Steve Sebasto. Motion passed 5, yes; 0 no; 0 abstentions

7. Site Plan

Case No.: SP-3-07  
Request: Storage Facility  
Address: South of 207<sup>th</sup> Street, west of Woodland Road  
Applicant: Billy Waters

Chair Bitner asked if anyone had any contact or conflict of interest, there being none, she asked Mr. Peterson to present his staff report.

**BACKGROUND:**

The applicant, Billy Waters, has submitted an application for a storage lot south of 207<sup>th</sup> Street and west of Woodland Road. (A copy of the site plan is included with the staff report.)

May 3, 2007

Dave Peterson  
Planning & Development Coordinator  
City of Spring Hill  
P.O. Box 424  
Spring Hill, KS 66083-0424

**Re: Review of Traffic Impact Study  
Rose Park Development  
(BHC Project #2310.23)**

Dear Mr. Peterson:

Per your request, BHC RHODES has reviewed the traffic impact study that was submitted for the Rose Park residential development. The Rose Park development is located in the northwest corner of the intersection of Woodland Road and 199<sup>th</sup> Street.

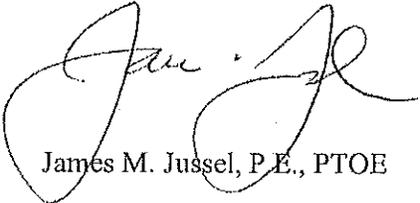
Traffic Impact Study:

1. The traffic study analyzed the intersection of 199<sup>th</sup> Street and the Woodland Road Connector Road. The 199<sup>th</sup> Street overpass is currently being constructed. The study recommends that two southbound lanes be constructed on Emerald Street at the intersection of 199<sup>th</sup> Street. This would include a dedicated southbound left-turn lane and a shared through and right-turn lane.
2. The study recommends that a northbound left-turn lane on the Woodland Road Connector should be added at 199<sup>th</sup> Street.
3. The study indicates that a traffic signal would be required in the future when all of the surrounding area developments are completed along the 199<sup>th</sup> Street corridor. The traffic signal is not a direct result of the development but is due to the growth of the surrounding area and the new configuration of the intersection of Woodland and 199<sup>th</sup> Street.
4. The traffic study did not include traffic volumes or analysis for the two entrances onto Woodland Road – 196<sup>th</sup> Street and 196<sup>th</sup> Terrace. The study indicated that there was site-generated traffic assigned to Woodland Road but it was not included in the report. 196<sup>th</sup> Street and 196<sup>th</sup> Terrace should be designed to accommodate two exiting lanes onto Woodland Road. This will accommodate the left and right turning traffic onto Woodland Road.

*Rose Park Residential Development,  
Page 2 of 2*

It is our recommendation that the issues raised in this review be addressed to the City's satisfaction prior to the approval of the preliminary plat or improvement plans for the Rose Park development. Please feel free to contact us if you should have any questions or comments regarding this review.

**BHC RHODES – Civil Engineers and Surveyors**



James M. Jussel, P.E., PTOE

Cc: SKB, File

E:\2310\2310.23 Rose Park\Letter Rose Park 5-3-07.doc

# SPRING & HILL KANSAS

May 4, 2007

Vic Burks  
Allenbrand-Drews  
122 N. Water St.  
Olathe, KS 66061

RE: PP-3-07

Dear Mr. Burks:

At the May 4, 2007, Planning Commission meeting, the Planning Commission approved the Preliminary Plat of Rose Park subject to:

- 1) The applicant addresses the City's traffic engineer's comments.
- 2) The applicant provide as part of the final plat:
  - a) A street tree plan for all local and collector streets, in accordance with Section 17.358.G.
  - b) A master landscape fence plan for landscape buffers along Woodland Road and 199<sup>th</sup> Street, in accordance with Section 17.358.H.
  - c) A transition landscape buffer plan for the southeast property adjacent to existing large lot property in accordance with the medium impact screening requirement of Section 17.360.
  - d) A temporary emergency entrance if the fire department requires it from their review of the final plat.

Should you have any questions, please telephone me at (913) 592-3664.

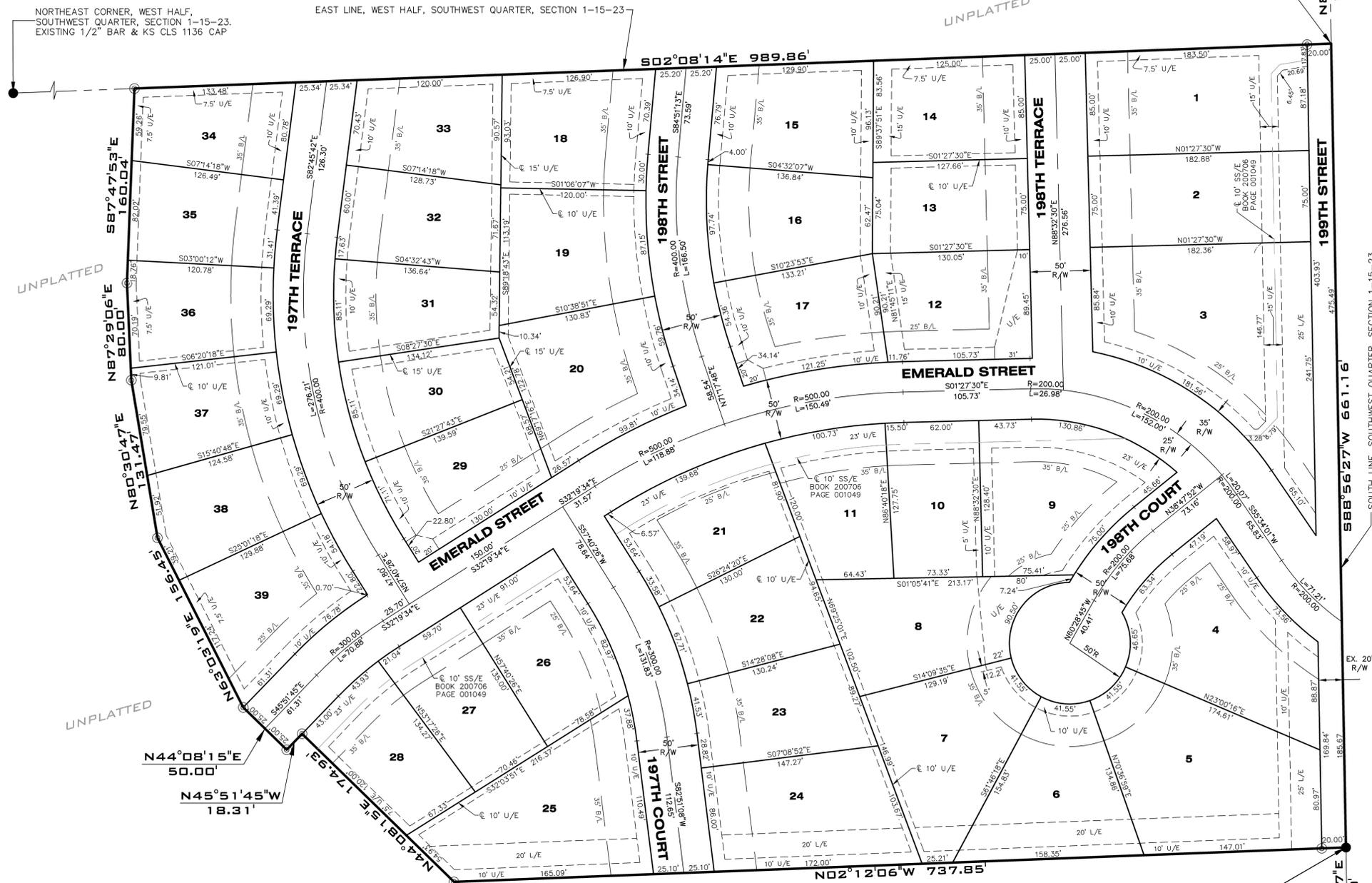
Sincerely,



David Peterson  
Planning and Development Coordinator

# FINAL PLAT OF **ROSE PARK** CITY OF SPRING HILL JOHNSON COUNTY, KANSAS

LOT NUMBER	LOT AREA
1	15,770
2	13,696
3	25,566
4	17,614
5	20,246
6	12,945
7	14,274
8	12,750
9	15,188
10	9,865
11	10,209
12	11,156
13	9,664
14	10,643
15	11,765
16	10,906
17	11,134
18	11,864
19	12,323
20	14,195
21	12,087
22	10,418
23	10,895
24	14,793
25	18,104
26	11,968
27	10,190
28	9,811
29	11,018
30	9,578
31	9,498
32	9,895
33	9,960
34	9,053
35	9,525
36	9,515
37	9,677
38	10,331
39	12,338
RIGHT-OF-WAY	143,018
TOTAL	623,245



SOUTHEAST CORNER, SOUTHWEST QUARTER, SECTION 1-15-23. EXISTING 2" ALUMINUM DISK LABELED JOHNSON COUNTY SECTION CORNER

SOUTHEAST CORNER, WEST HALF, SOUTHWEST QUARTER, SECTION 1-15-23. 199TH STREET UNDER CONSTRUCTION NO POINT SET AT THIS TIME.

This is a survey and subdivision of a part of the Southwest Quarter of Section 1, Township 15, Range 23, now in the City of Spring Hill, Johnson County, Kansas, described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 1; thence North 88 degrees 56 minutes 27 seconds East, along the South line of the Southwest Quarter of said Section 1, a distance of 660.00 feet, to the point of beginning; thence North 2 degrees 12 minutes 06 seconds West, parallel to the West line of the Southwest Quarter of said Section 1, a distance of 737.85 feet; thence North 44 degrees 08 minutes 15 seconds East, a distance of 174.93 feet; thence North 45 degrees 51 minutes 45 seconds West, a distance of 18.31 feet; thence North 44 degrees 08 minutes 15 seconds East, a distance of 50.00 feet; thence North 63 degrees 03 minutes 19 seconds East, a distance of 156.45 feet; thence North 80 degrees 30 minutes 47 seconds East, a distance of 131.47 feet; thence North 87 degrees 29 minutes 06 seconds East, a distance of 80.00 feet; thence South 87 degrees 47 minutes 53 seconds East, a distance of 160.04 feet, to a point on the East line of the West Half of the Southwest Quarter of said Section 1; thence South 2 degrees 08 minutes 14 seconds East, along the East line of the West Half of the Southwest Quarter of said Section 1, a distance of 989.86 feet, to the Southeast corner of the West Half of the Southwest Quarter of said Section 1; thence South 88 degrees 56 minutes 27 seconds West, along the South line of the Southwest Quarter of said Section 1, a distance of 661.16 feet, to the point of beginning, containing 14.30 acres more or less.

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "ROSE PARK".

The undersigned proprietors of said property shown on this plat do hereby dedicate to public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, avenues, lanes, and alleys.

An easement or license is hereby granted to the City of Spring Hill, Johnson County, Kansas, and to all public utility companies duly incorporated and licensed to do business in Johnson County, Kansas, to enter upon, locate, construct, and maintain, poles, wires, anchors, pipes, conduits, sewers, surface drainage facilities, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Drainage Easement" or "D/E".

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and the Homeowner Association to enter upon, plant, replace, replant, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance, of any and all grass, trees, shrubs, plants, and other landscaping and all fences and monuments installed by the undersigned proprietor and by the Homeowner Association upon, over, or under those areas outlined and designated on this plat as "Landscape Easement" or "L/E".

The undersigned proprietors of the above described land hereby consent and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Spring Hill, Johnson County, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or parts thereof, for public use, from the lien and effect of any special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF, Day3, L.L.C., a Missouri Limited Liability Corporation, has caused this instrument of writing to be executed this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

Day3, L.L.C.  
Daniel M. Knight, Manager

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS:

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Daniel M. Knight, Manager of Day3, L.L.C., a Missouri Limited Liability Corporation, who is personally known to be the same person who executed the foregoing instrument of writing and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

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

My Commission Expires: \_\_\_\_\_ Notary Public

APPROVED BY, the Planning Commission of the City of Spring Hill, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Troy Mitchell, Chairman

APPROVED BY, the Governing Body of the City of Spring Hill, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attest: \_\_\_\_\_  
Steven M. Ellis, Mayor Genda Gerritt, City Clerk

BEARINGS BASED ON SURVEY BY ALLENBRAND-DREWS & ASSOCIATES INC. PROJECT NO. 26177, DATED 8-27-07

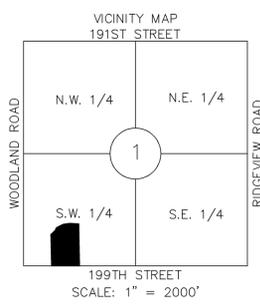
POINT OF COMMENCING SOUTHWEST CORNER SOUTHWEST QUARTER SECTION 1-15-23. EXISTING 1/2" BAR FOUND FROM PREVIOUS REFERENCES.

**ROSE PARK**

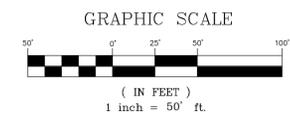
**CIVIL ENGINEERS**  
**LAND SURVEYORS - LAND PLANNERS**

122 N. WATER STREET  
OLATHE, KANSAS 66061  
PHONE: (913) 764-1076  
FAX: (913) 764-8635

14 W. PEORIA  
PAOLA, KANSAS 66071  
PHONE: (913) 557-1076  
FAX: (913) 557-6904

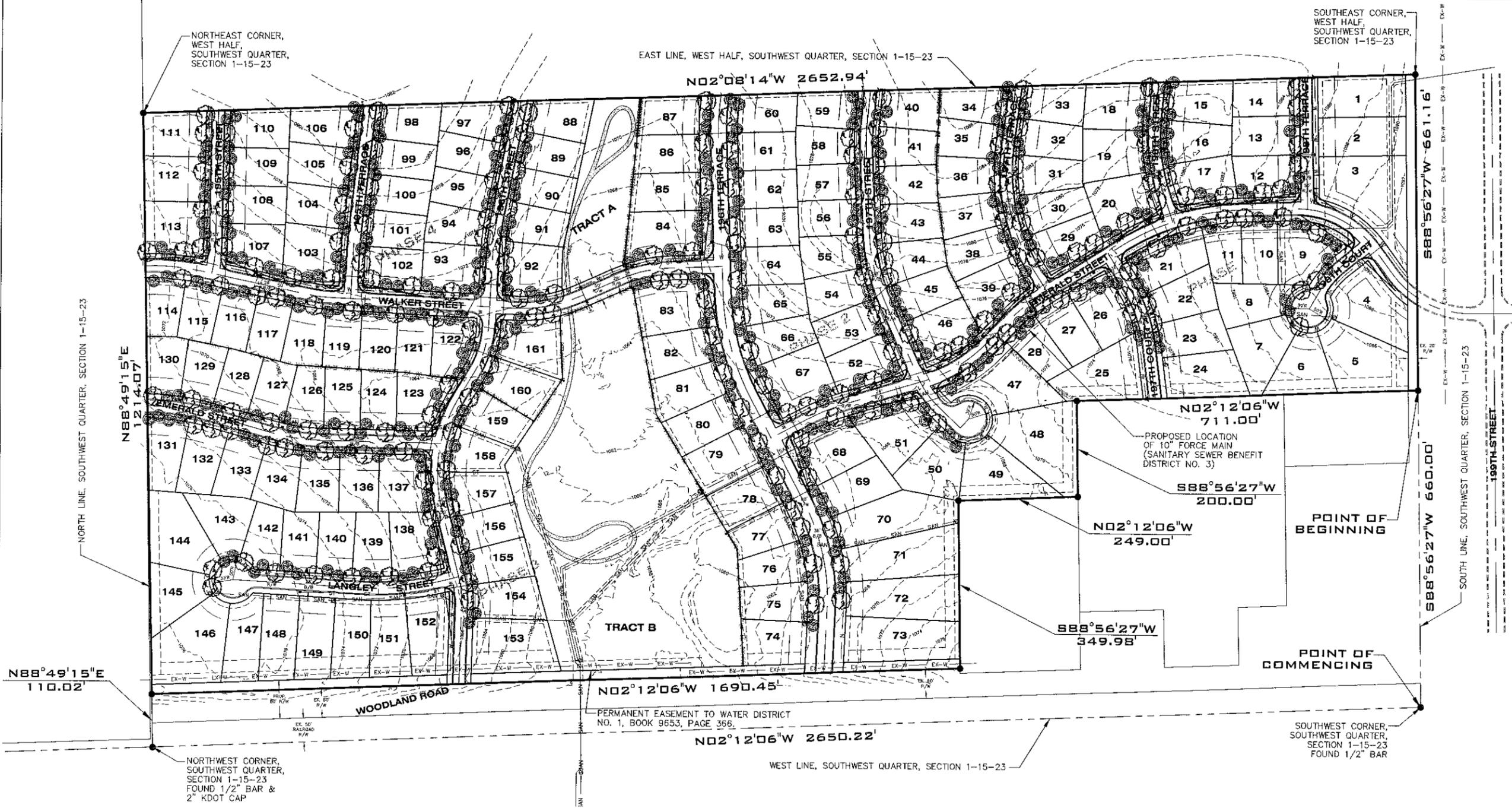


- LEGEND**
- ⊙ 1/2" REBAR 24" IN LENGTH WITH PLASTIC CAP C.I.S. 93, SET IN CONC.
  - 1/2" BAR FOUND (SET IN CONC.)
  - ▲ MONUMENT SET
  - ▲ MONUMENT FOUND
  - B/L BUILDING LINE
  - U/E UTILITY EASEMENT



THIS IS TO CERTIFY THAT ON THE 4TH DAY OF MAY, 2015, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.S.A. 74-7037.





**LEGEND**

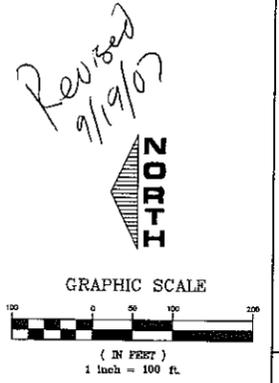
	FIRE HYDRANT		ST - STORM SEWER
	SAN - SANITARY MANHOLE		SS - SANITARY SEWER
	CURB INLET		W - WATER MAIN
	PHASE LINE		EX-W - EXISTING WATER MAIN

**NOTES:**

- All plants shall conform to the minimum plant size requirements contained in Section 17.358 E. of the City Ordinances.
- Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, and comply with Section 17.358.H.3.b. of the City Ordinances.
- The developer does not intend to install any fences/walls within any landscape easement, per Section 17.358.H.2.c. of the City Ordinances.
- Trees shown on this plan may be substituted with other similar trees based on availability, approval by the owner and the City of Spring Hill, Kansas.

SYMBOL	TYPE	QUANTITIES	PLANTING SIZE
	CANOPY TREES	196	2-1/2" CALIPER
	ORNAMENTAL TREES	339	1-1/2" CALIPER

- ACCEPTABLE TREE SPECIES**
- Canopy trees:**
- Acer rubrum Autumn Spire or Brandywine or Burgundy Belle or Somerset or Sun Valley Autumn Spire or Brandywine or Burgundy Belle or Somerset or Sun Valley Maple
  - Liquidambar styraciflua Happy Days or Roundleaves Happy Days or Roundleaves Sweet Gum
  - Hyssa sylvatica Red Rag or Wildlife, Red Rag or Wildlife Black Gum
  - Picea abies Norway Spruce
  - Quercus macrocarpa Heritage Oak
  - Tilia cordata GreenSpire or Sterling, GreenSpire or Sterling Linden
  - Ulmus Missouri Glossy, Triumph Elm
  - Ulmus Missouri Accolade, Accolade Elm
- Ornamental trees:**
- Aesculus carnea Bristol, Bristol Red Horsechestnut
  - Aesculus parviflora Bottlebrush Buckeye
  - Amelanchier canadensis Autumn Brilliance or Princess Diana Autumn Brilliance (single or clump) Princess Diana
  - Cornus betulus European Hornbeam
  - Cornus canadensis American Hornbeam
  - Cornus canadensis Appalachian Red or Forest Pansy or Royal White, Appalachian Red or Forest Pansy or Royal White Redbud
  - Cornus kousa Kousa Dogwood
  - Cornus florida Cherokee Princess, Cherokee Princess Flowering Dogwood
  - Magnolia virginiana Moonglow or Sweet Bay, Moonglow or Sweet Bay Magnolia
  - Malus Royal Raindrop, Royal Raindrop Flowering Crabapple



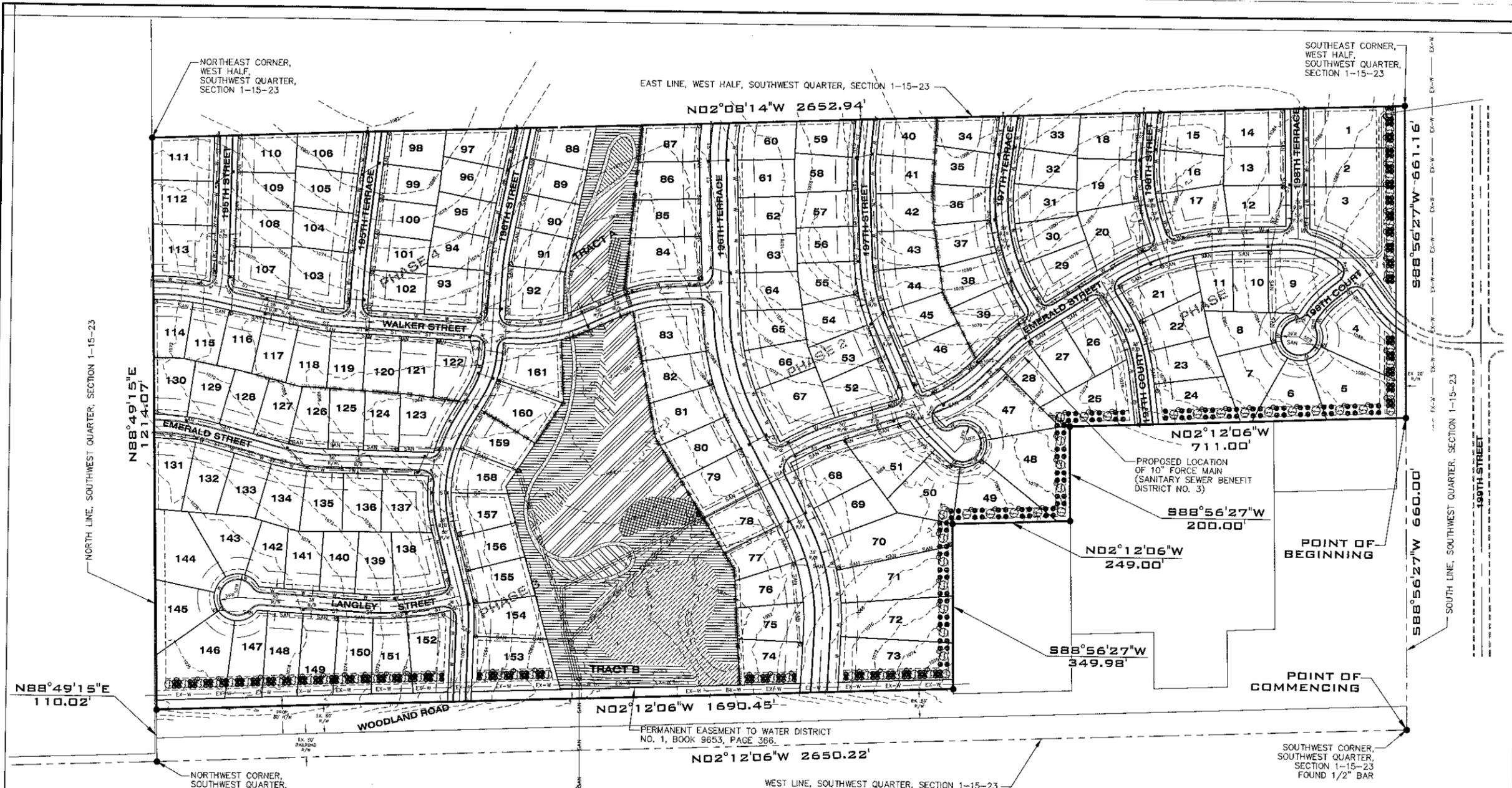
Designed By	MRC	4	No.	Date	By
Drawn By	MRC	3	No.	Date	
Checked By	JL	2	No.	Date	
Date	6/07	1	No.	Date	
Job No.	29944		No.	Date	

**CIVIL ENGINEERS**  
**LAND SURVEYORS - LAND PLANNERS**  
 14 W. PROSRA  
 PAOLA, KANSAS 66071  
 PHONE: (913) 587-1076  
 FAX: (913) 587-6904

122 N. WATER STREET  
 OLATHE, KANSAS 66061  
 PHONE: (913) 764-1076  
 FAX: (913) 764-8635

**STREET TREE PLAN**

Sheet No.  
1 of 1



NORTHEAST CORNER, WEST HALF, SOUTHWEST QUARTER, SECTION 1-15-23

EAST LINE, WEST HALF, SOUTHWEST QUARTER, SECTION 1-15-23

SOUTHEAST CORNER, WEST HALF, SOUTHWEST QUARTER, SECTION 1-15-23

NORTH LINE, SOUTHWEST QUARTER, SECTION 1-15-23

SOUTH LINE, SOUTHWEST QUARTER, SECTION 1-15-23

NBB°49'15"E 1214.07'

NORTHWEST CORNER, SOUTHWEST QUARTER, SECTION 1-15-23 FOUND 1/2" BAR & 2" KDOT CAP

PERMANENT EASEMENT TO WATER DISTRICT NO. 1, BOOK 9653, PAGE 366

NO2°12'06"W 2650.22'

WEST LINE, SOUTHWEST QUARTER, SECTION 1-15-23

SOUTHWEST CORNER, SOUTHWEST QUARTER, SECTION 1-15-23 FOUND 1/2" BAR

**LEGEND**

	FIRE HYDRANT		STORM SEWER
	SANITARY MANHOLE		SANITARY SEWER
	CURB INLET		WATER MAIN
	PHASE LINE		EXISTING WATER MAIN

- NOTES:**
- All plants shall conform to the minimum plant size requirements contained in Section 17.358 E. of the City Ordinances
  - Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, and comply with Section 17.358.H.3.b. of the City Ordinances.
  - The developer does not intend to install any fences/walls within any landscape easement, per Section 17.358.H.2.c. of the City Ordinances.
  - Trees shown on this plan may be substituted with other similar trees based on availability, approval by the owner and the City of Spring Hill, Kansas.

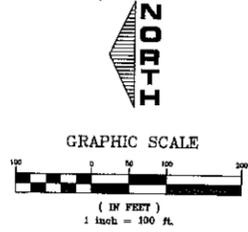
SYMBOL	TYPE	QUANTITIES	PLANTING SIZE
	GROVE-FORMING TREES OR EVERGREEN SHRUBS	306	5 GALLON APM
	SHADE OR EVERGREEN TREES	76	5 GALLON APM
	ORNAMENTAL UNDERSTORY TREES OR SHRUBS	61	5 GALLON APM

- Schizachyrium scoparium*, LITTLE BLUE STEM
- Elymus canadensis*, CANADA WILD RYE
- RAIN GARDEN AREA
- SPRING BLOOMING WILDFLOWERS
- SUMMER BLOOMING WILDFLOWERS
- AUTUMN BLOOMING WILDFLOWERS

**ACCEPTABLE TREE AND SHRUB SPECIES**

- Grove-forming trees or evergreen shrubs:**
- Amelanchier arborea* or *canadensis*, Serviceberry
  - Carpinus caroliniana*, American Hornbeam
  - Cercus canadensis*, Eastern Redtail
  - Cornus racemosa*, Gray Dogwood
  - Hemerocallis virginiana* or *arborescens*, Ocarak or Vernal Witchhazel
  - Ilex decidua*, Deciduous Holly
  - Evonymus americana*, Wild Plum
  - Rhamnus caroliniana*, Indian Cherry
  - Rhus copallina*, Flameleaf Sumac
  - Rhus glabra*, Smooth Sumac
- Shade or evergreen trees:**
- Shade:
- Acer rubrum*, Red Maple
  - Gymnocladus dioica*, Kentucky Coffeetree
  - Nyssa sylvatica*, Black Gum
  - Quercus alba* or *coccinea* or *palustris* or *rubra*, White or Scarlet or Pin or Northern Red Oak
- Evergreen:
- Picea abies*, Norway Spruce (non-native)
- Ornamental trees understory trees or shrubs:**
- Amelanchier arborea* or *canadensis*, Serviceberry
  - Cercus canadensis*, Eastern Redtail
  - Cornus florida*, Flowering Dogwood
  - Craetagus phaenopynum* or *ovoides*, Washington or Green Hawthorn
  - Ilex decidua*, Deciduous Holly
  - Prunus americana*, Wild Plum

Revised 9/19/07



Designed By: MIC	4	Date	By
Drawn By: MIC	3	No.	
Checked By: AL	2	Date	
Date: 6/27	1	No.	
Job No.: 2944		Date	

**CIVIL ENGINEERS**  
**LAND SURVEYORS - LAND PLANNERS**  
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**MASTER LANDSCAPE/FENCE PLAN & TRANSITION LANDSCAPE BUFFER PLAN**

Sheet No.  
1 of 1



**COMMUNITY DEVELOPMENT  
DEPARTMENT  
913-592-3657**

# Memo

To: Spring Hill Planning Commission  
From: Jim Hendershot, Community Development Director  
CC: File  
Date: May 28, 2015  
Re: Spring Hill Police Department, request for head-in (angle) parking

---

In November 2014 the Spring Hill Zoning Regulations were amended to provide consideration of requests for head-in parking in street right-of-ways located in C-2 Zoning Districts. The regulations call for staff review, followed by review and recommendation being forwarded to the Governing Body for final consideration.

The Spring Hill Police Department is requesting authorization to install 7, 45 degree parking spaces in front of the Police Department facility located at 418 E. Nichols Street. The configuration (see attached diagram) would be the required 15 feet of separation west of the existing fire hydrant followed by two handicap accessible parking stalls with the required access aisle adjacent to the existing curb ramp. Five additional standard parking stall would be installed west of the ADA parking stalls.

BHC Rhodes, traffic consultant for the City, reviewed this parking stall arrangement and issued the attached letter of support in August 2014. The report sites concurrence with other community regulations including Olathe and Overland Park, as well as compliance with the Transportation Research Board (TRB).

It is staff's recommendation the Planning Commission recommend approval of seven, 45 degree parking stalls, including two ADA accessible parking stalls, in the street right-of-way of 418 E. Nichols Street.

August 29, 2014

Jim Hendershot  
Community Development Director  
City of Spring Hill  
401 N. Madison Street  
P.O. Box 424  
Spring Hill, KS 66083

Dear Mr. Hendershot:

Thank you for the opportunity again to assist the City of Spring Hill.

The City has measured a street width of 37' along Nichols Street, just west of Main Street. This area provides adequate room for safe vehicular travel with the installation of 45-degree angled parking. As shown in the City's Design Criteria for Public Improvement Projects, Standard Detail 8-1 (Type I), a width of 36.5' is required.

The City of Olathe utilizes an identical parking lot standard detail. Also, the City of Overland Park's Unified Development Ordinance (UDO) Chapter 18.430.040.A requires a 31' width for 45-degree angled parking. Finally, the Transportation Research Board (TRB) requires a 29.5' width for 45-degree angled parking.

Based on the City's standard detail and concurrence from Olathe's standard detail, Overland Park's UDO, and guidelines from the TRB, BHC Rhodes supports the installation of 45-degree angled parking along Nichols Street, just west of Main Street.

If you have any questions, please contact me at [david.smalling@ibhc.com](mailto:david.smalling@ibhc.com) or 913-663-1900.

Sincerely,



David Smalling, P.E., PTOE

# Accident Diagram

850A continued

SPECIAL EVENT

SPECIAL DATA

Local Case No.

Page of

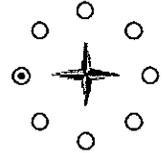
ON	ROADWAY NUMBER OF LANES	AT
	01 One	
	02 Two	
	03 Three	
	04 Four to Six	
	05 Seven or more	
	88 Other: _____	
	99 Unknown	

ON	ROAD CHARACTER	AT
	01 Straight & Level	
	02 Straight on grade/slope	
	03 Straight on hillcrest	
	04 Curved & level	
	05 Curved on grade/slope	
	06 Curved on hillcrest	
	88 Other: _____	
	99 Unknown	

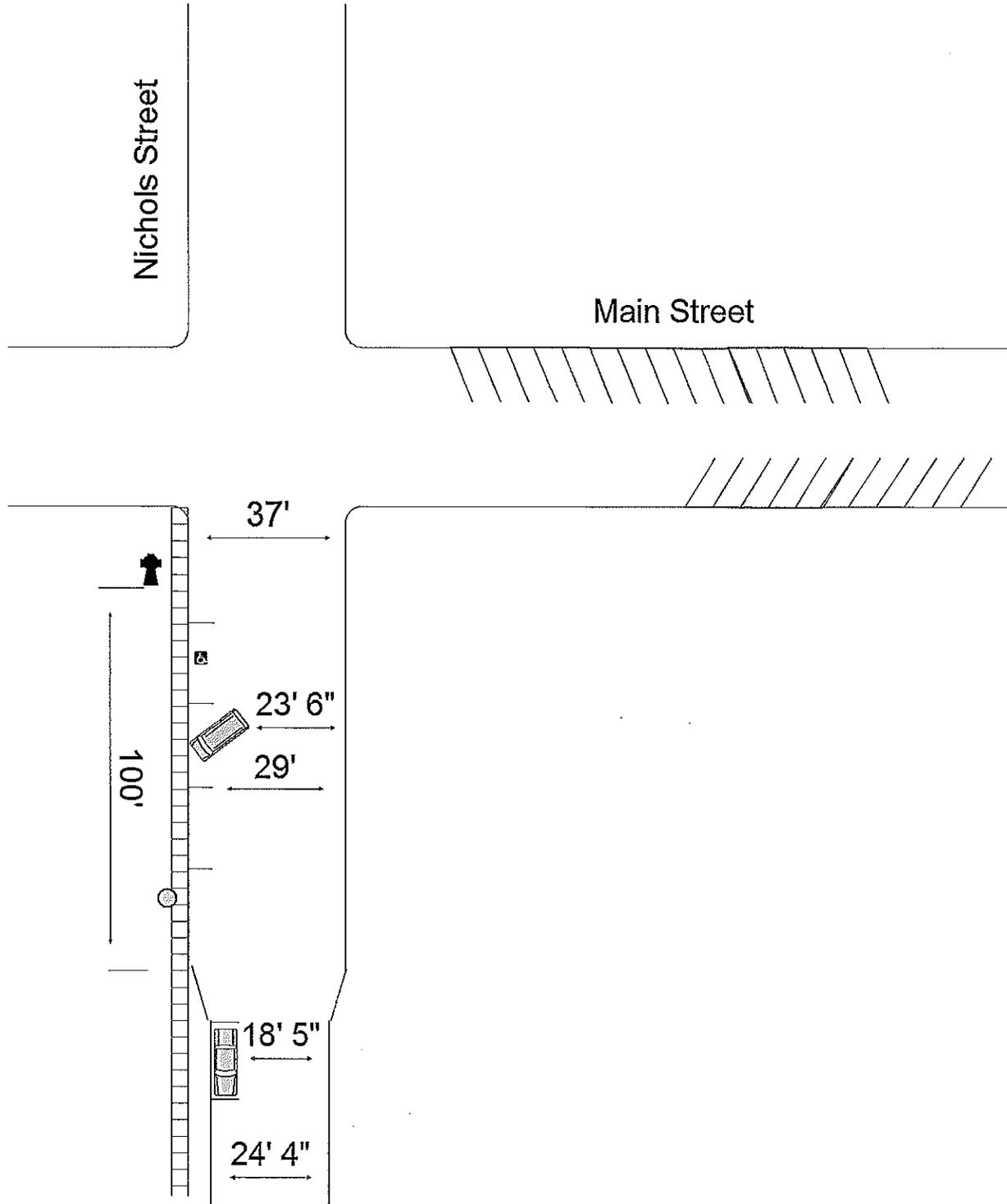
ON	SPECIAL JURISDICTION	AT
	00 Normal Jurisdiction (Not Special)	
	01 National Park Service	
	02 Military	
	03 Indian Reservation	
	04 College / University Campus	
	05 Other Federal property	
	88 Other: _____	
	99 Unknown	

A basic diagram is required for all state reportable accidents showing movements, direction, and positions of all traffic units in relationship to the trafficway. Identify (label) the street(s) and traffic unit(s) along with the area of impact (AOI) where possible. Refer to vehicles and pedestrians by unique numbers assigned in this report.

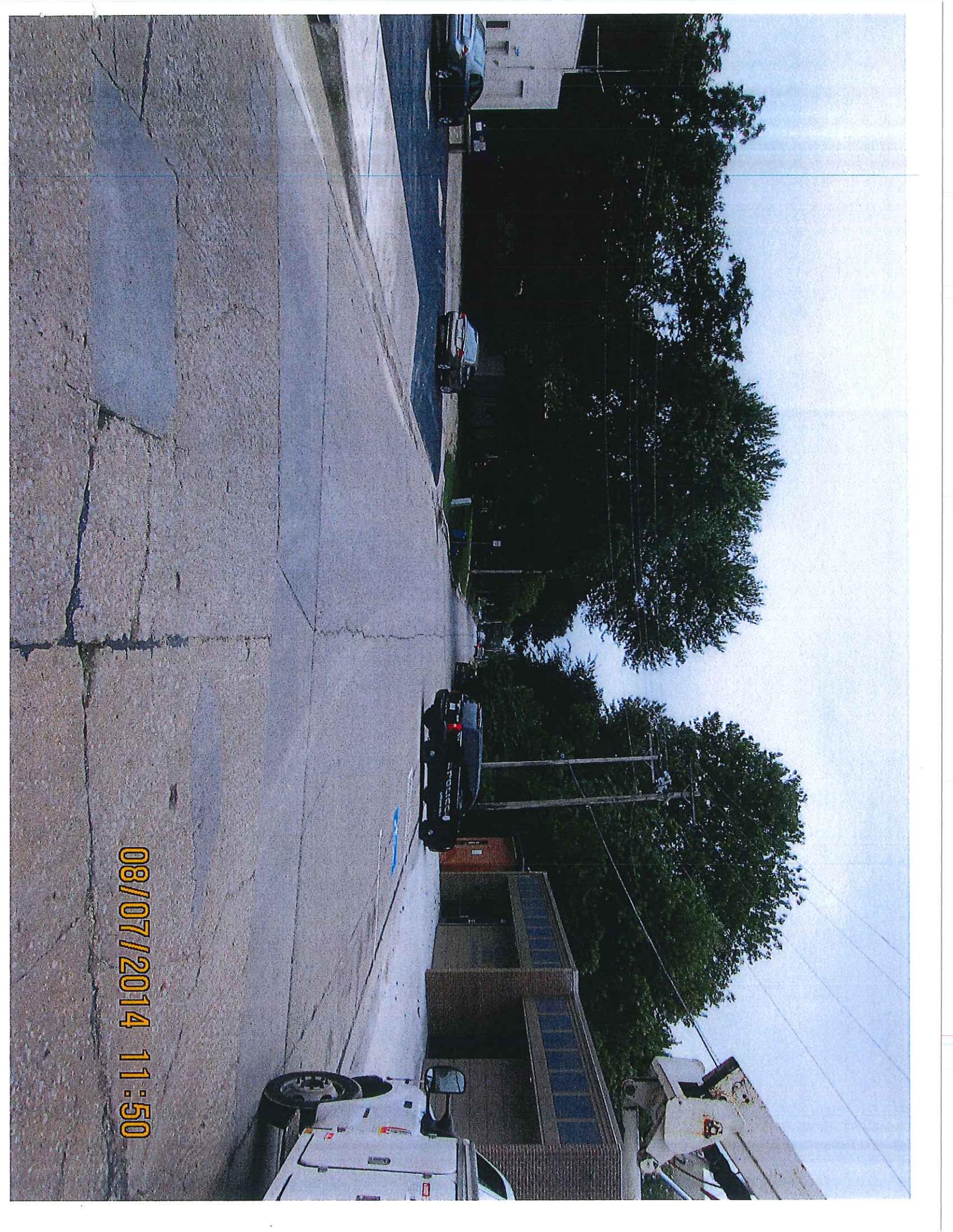
Indicate North Direction



**Draw scene as observed or recreate per statements and evidence available**



08/07/2014 11:50



08/07/2014 11:50



08/07/2014 11:51

