

**SPRING HILL PLANNING COMMISSION  
SPECIAL MEETING  
AGENDA  
THURSDAY, July 9, 2015  
7:00 P.M.  
SPRING HILL CIVIC CENTER  
401 N. MADISON – ROOM 10**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**FORMAL ACTION**

1. **Approval of Minutes: June 4, 2015**
2. **Site Plan – Polar Station**
  - Case No: SP-01-15
  - Request: Purified Ice and Water Vending Machine
  - Location: 22399 S. Harrison St.
  - Applicant: Aspen Investment Properties, LLC
3. **Site Plan – Casey’s General Store**
  - Case No: SP-02-15
  - Request: Retail Store (Expansion)
  - Location: 607 N. Webster St.
  - Applicant: Casey’s Retail Company
4. **Election of Planning Commission Officers**
  - a. Chairman
  - b. Vice-Chairman

**DISCUSSION**

**REPORTS**

5. Staff has corrected the file code for Rose Park Residential Development Final Plat from FP-01-15 to FP-02-15.

**ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

**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**  
**June 4, 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 June 4, 2015. The meeting convened at 7:02 p.m. with Chairman Mitchell presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Troy Mitchell  
Brian Haupt  
Janell Pollom  
Stephen Sly  
Cindy Squire  
Michael Weber

Commissioners absent: Tobi Bitner  
Josh Nowlin

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

Public in attendance: Representatives for the Rose Park Residential Development  
Mrs. Haupt  
Mayor Steve Ellis  
Chief Richard Mann, Spring Hill Police Dept.  
Mr. Mark Squire

**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 6-0-0**

**FORMAL ACTION**

**1. Approval of Minutes: May 7, 2015**

**Motion** by Mr. Haupt, seconded by Mr. Sly, to approve the minutes as presented.

**Motion carried 6-0-0**

**2. Final Plat (FP-02-15) Rose Park Phase I – Residential Development**

*Beginning of Staff Report*





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 east 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-02-15 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-02-15 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.

**RECOMMENDATION:**

Staff recommends approval of the Rose Park Final Plat, File #FP-02-15, with the following conditions:

1. Subdivision covenants be submitted to Community Development Department if implemented by the developer/owner
2. The design of Emerald Street be revised on the construction drawings to accommodate future improvements to 199<sup>th</sup> Street

3. Restriping of 199<sup>th</sup> Street to provide an eastbound left turn lane at Emerald Street be completed with this phase of construction. This work is to be coordinated with the City Street Department and Johnson County Public Works
4. Storm Water plans be revised to include a temporary detention basin as recommended by City Engineer John Brann
5. Sidewalks to be installed as per city code requirements based on street classification
6. \$300 Park Fee is applicable with each residential building permit

### *End of Staff Report*

Mr. Haupt suggested that the City's traffic engineers review and make a recommendation on the relocation of the curb line (push back from 199<sup>th</sup> Street) at the Emerald Street entrance/exit. He expressed concerns as to how this would affect the final plat. Mr. Hendershot stated that if traffic plans for 199<sup>th</sup> Street affected the current final plat, then a revised final plat would have to go back to the Planning Commission for review and approval.

Ms. Squire expressed concerns about one road access for entrance and exit of subdivision. She asked what the timeframe would be for the start of Phase II development and if there were plans for additional access roads. Mr. Hendershot stated that the development timeframe depends on sales and construction. Ms. Squire is concerned that there are no current plans for an emergency road entrance/exit. Mr. Hendershot reiterated that the plans do accommodate for one lane in and two lanes out with a designated turn lane, so the potential for total blockage of Emerald Street is less, than if there were only one lane in and one lane out.

Chairman Mitchell asked if the Rose Park plat was drawn with the 199<sup>th</sup> Street expansion in mind. Mr. Hendershot indicated that the original traffic and storm water studies, as well as the final plat were all drawn up at the same time; thus, the 199<sup>th</sup> Street expansion was taken into account with this final plat.

Ms. Pollom asked staff to elaborate on the flooding concerns. Mr. Hendershot noted there is a culvert under Woodland Road that can cause a backup with heavy rain. Mr. Brann, the city engineer, recommends that a temporary detention basin be installed on the east side of Emerald Street to retain any water that may flow and work its way toward Woodland Road and drain through the culvert that is already in place.

Chairman Mitchell asked for the elevation/topography of the property. Mr. Hendershot indicated that it is outlined on the map that was provided to the Planning Commission. He also stated that the existing topography has been verified.

Mr. Sly stated that he was okay with the traffic study and how the developers are making traffic flow and safety accommodations based on the 2035 Traffic Study.

**Motion by** Mr. Haupt, seconded by Mr. Sly, to approve of the Rose Park Final Plat, File #FP-02-15, with the six conditions as presented by staff.

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

**Motion Carried 6-0-0**

The Rose Park Final Plat, File #FP-02-15, will be forwarded to the City Council for review on June 25, 2015.

### 3. Head-In (angle) Parking – Spring Hill Police Department

#### *Beginning of Staff Report*

**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

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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.

#### *End of Staff Report*

Chairman Mitchell asked if the road in front of the police station is one lane. Mr. Hendershot confirmed that it is a wide, one lane road.

Mr. Haupt indicated that parking is allowed on only one side of the street, which is the north side of E. Nichols Street.

**Motion by** Ms. Squire, seconded by Mr. Weber, to approve the request of seven, 45 degree parking stalls, including two ADA accessible parking stalls, in the street right-of-way of 418 E. Nichols Street (Spring Hill Police Department).

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

**Motion carried 6-0-0**

## DISCUSSION

Ms. Pollom inquired as to when the discussion regarding fence regulations would continue. Mr. Hendershot indicated that staff would add this topic to the Planning Commission Agenda within the next few months.

Staff provided a year-to-date building permit report. As of May 31, 2015, the Community Development/Planning Department has issued a total of 190 permits, with 28 of these permits being new single family homes.

Mr. Sly asked about the status of groundbreaking for the Blackhawk Apartments. Mr. Hendershot confirmed that Mr. Merritt, the developer, is still on target to begin construction very soon.

Chairman Mitchell asked about the sidewalk/crosswalk project on Ridgeview Road connecting the Estates of Wolf Creek and Spring Hill High School. Staff reported that no bids were received for an asphalt sidewalk. As a result, staff changed the bid requirements, at the direction of the City Council, to a 5 foot concrete sidewalk. In addition, the bid specifications require the work to be started and close to completion by the time school starts in August 2015. All bids are due on Tuesday, June 9, 2015.

Staff gave a brief update on the Cargo Storage Container Regulations. The City Council will have a work session on June 11, 2015, to further discuss the regulations.

Mr. Sly provided a brief summary on the MARC workshop that he and Ms. Squire attended on May 13, 2015. The topic of the workshop related to effective meetings and responses to common citizen concerns.

Staff reminded the Planning Commission that the next meeting has been moved to July 9, 2015, at 7:00 p.m. in Room 10 of the Civic Center.

## REPORTS

### ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

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

Mayor Steve Ellis proclaimed June 4 – 11, 2015, to be the Brian Haupt Community Commitment Week in honor of Mr. Haupt's retirement from the Planning Commission. Mr. Haupt has served on the commission for 30 years and will continue to service his community as a member of the Board of Zoning Appeals.

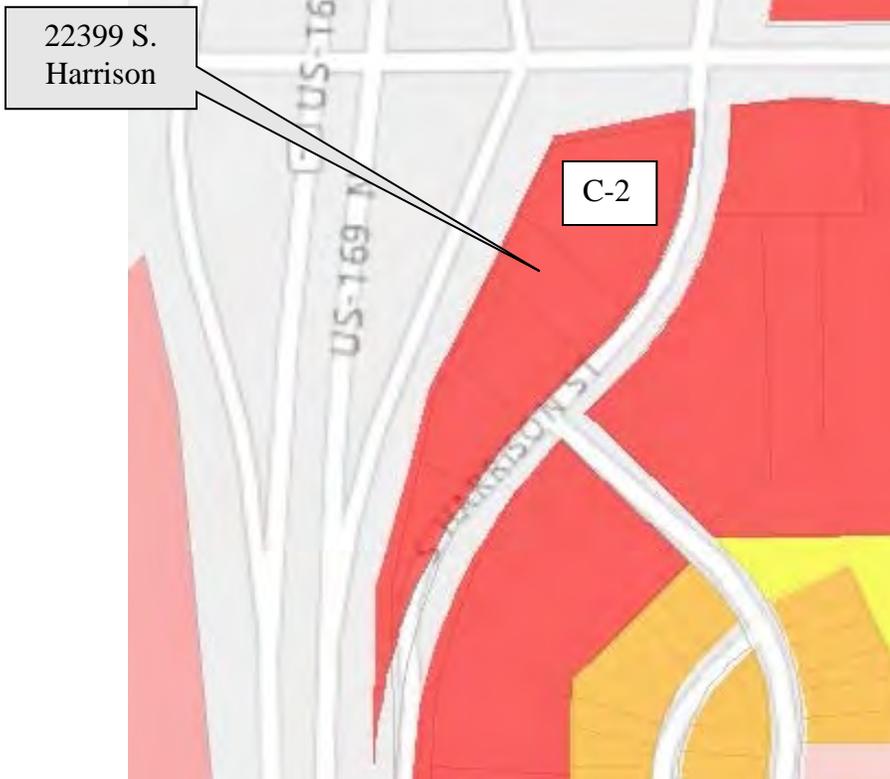
## ADJOURN

Motion by Ms. Pollom, seconded by Mr. Weber, to adjourn.

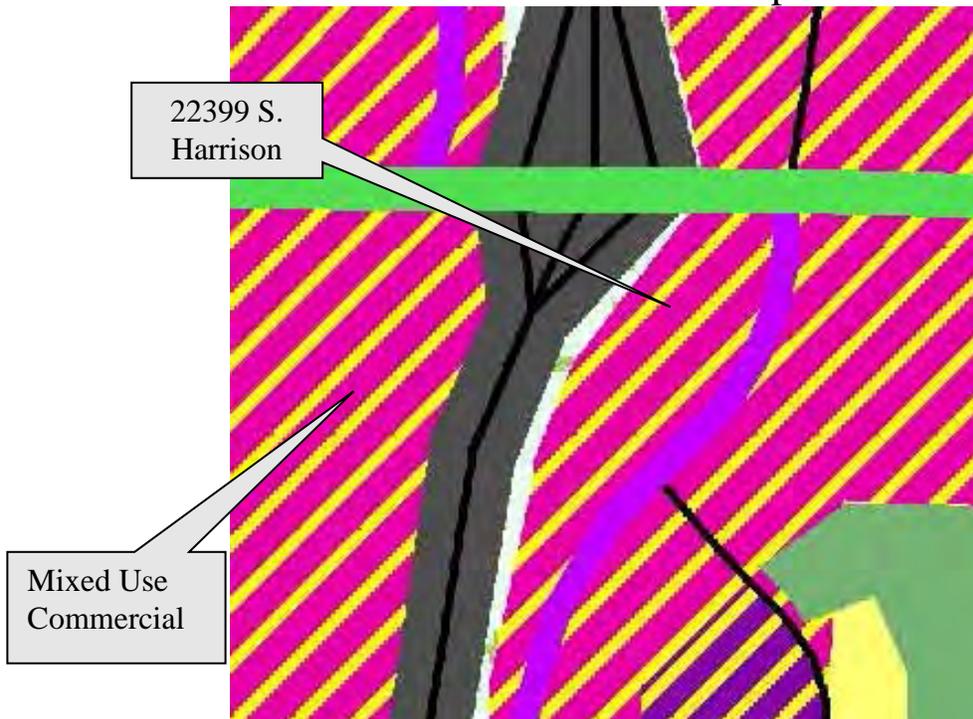
The meeting adjourned at 8:12 p.m.



### Zoning Map



### Future Land Use Map



## Aerial Photo



**BACKGROUND:** A site plan application has been submitted for the installation of a 9'x13' prefabricated vending machine unit that provides purified water and ice. As detailed on the site plan included with this packet, the unit will be set adjacent to the north property line with access from the driveway from the adjoining property. The property owner, Grant Merritt, has supplied information allowing the shared use of this drive that connects the two properties.

### STAFF REVIEW:

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

- All lot lines and right-of-ways are identified
- All proposed structures with applicable data are identified
- Paved parking is provided at driveway access point
- Trash receptacle will not be provided
- The exterior finish of the building is a prefabricated material resembling brick
- Utilities are available, identified, and in compliance with regulations
- There is no additional exterior lighting.

### STANDARDS OF REVIEW

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*  
The proposed use is an allowed use in a C-2, General Business District.

## Agenda item #2

2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*

The site is in compliance with the Subdivision Regulations adopted in 2006.

3. *The extent to which the development would be compatible with the surrounding area.*
- The project is compatible with the surrounding area.

4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*

The proposal is in conformance with the recommendations of the Comprehensive Plan including the Future Land Use map that identifies this area as mixed-use commercial.

5. *The extent to which the proposal conforms to customary engineering standards used in the City.*

The building has been designed by recognized and licensed architects and engineers.

6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.*

As detailed on the site plan, access to the vending unit will be from a shared drive that connects with the adjoining property to the north. Previous agreements were made to allow the shared use of the drive.

7. *All structures shall be required to have permanent or continuous footings and foundations.*

All structures are adequately designed and engineered.

### **RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission recommend approval of site plan SP-01-15 for Polar Station Purified Ice & Water Vending Machine to be located at 22399 S. Harrison St.

*Suggested Motion: Motion to approve application SP-01-15, Site Plan for Polar Station Purified Ice & Water Vending Machine to be located at 22399 S. Harrison St., as per Staff's report and presentation.*



# PURIFIED ICE AND WATER

Water Purification Process  
1. Water Intake  
2. Filtration  
3. Disinfection  
4. Storage  
5. Distribution

WATER DISPENSED  
HERE

DEPOSIT PAYMENT HERE  
FOR WATER  
ONLY!

DEPOSIT PAYMENT HERE  
FOR ICE  
ONLY!



BAG TIES

PURIFIED WATER  
1.0L  
1.5L  
2.0L

PURIFIED ICE  
1.0L  
1.5L  
2.0L



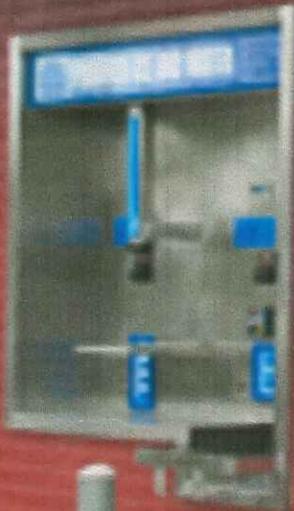


PURIFIED ICE & WATER



PURIFIED ICE  
12 lbs \$1.50 - 20 lbs \$2.00

PURIFIED WATER  
5.35 gal - 5 gal \$1.75





TYPICAL INSTALLATION

PROJECT NOTES:

1. Aerial Photography was supplied by Beacon, Local government GIS for the web at the following site <https://beaconbeta.schneidercorp.com/?site=MiamiCountyKS>.
2. Bearings are based on the FINAL PLAT OF BLACKHAWK PLAZA, CITY OF SPRINGHILL, MIAMI COUNTY, KANSAS Recorded December 9, 1999 on Slide 205-23.

Floodplain Information:

Subject property is in Zone X, areas determined to be outside the 0.2% annual chance floodplain according to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 20091C0153G, revised August 3, 2009.

Assurance of Adequate Public Facilities:

Harrison Street (Public) borders the East Property Line of the Subject Tract. Access and Parking to the site utilizes existing access lying along and adjacent to the north property line.

An existing 12" water line lies within the west Right-of-Way for Harrison Street near the site. Water District No. 7 has advised that service can be provided to this location.

Existing 8" City of Springhill Wastewater sewer currently extends to the East Property Line of the Subject Tract.

# POLAR STATION

## PURIFIED ICE & WATER VENDING MACHINE

### 22399 S HARRISON ST, SPRINGHILL, KANSAS

LEGAL DESCRIPTION:

(TAKEN FROM PLAT OF LEGAL DESCRIPTION BY ALLEBRAND DREWS & ASSOCIATES INC. DATED MAY 6, 2004):

All that part of Lots C and Lot D of Blackhawk Plaza, a subdivision of land now in the City of Spring Hill, Miami County, Kansas, described as follows: Beginning, at the Southwest corner of said Lot C; thence North 23 degrees 51 minutes 49 seconds East, along the Westerly line of said Lot C, a distance of 103.16 feet; thence South 47 degrees 53 minutes 37 seconds East, parallel to the Southerly line of said Lot C, a distance of 255.05 feet, to a point on the Easterly line of said Lot C; thence Southwesterly, along the Easterly line of said Lot C, along a curve to the right having a radius of 520.00 feet, an initial tangent bearing of South 36 degrees 44 minutes 55 seconds West, a central angle of 5 degrees 21 minutes 28 seconds a distance of 48.53 feet; thence South 42 degrees 06 minutes 23 seconds West, along the Easterly line of said Lot C, a distance of 49.42 feet, to the Southeast corner of said Lot C; thence continuing South 42 degrees 06 minutes 23 seconds West, along the Easterly line of said Lot D, a distance of 102.39 feet; thence Southwesterly, along the Easterly line of said Lot D, along a curve to the left having a radius of 930.00 feet a central angle of 2 degrees 43 minutes 10 seconds a distance of 44.14 feet; thence North 51 degrees 44 minutes 47 seconds West, a distance of 174.32 feet, to a point on the Westerly line of said Lot D thence North 23 degrees 51 minutes 49 seconds East, along the Westerly line of said Lot D, distance of 166.60 feet, to the point of beginning, containing 1.24 acres more or less.

OWNER/DEVELOPER:  
Aspen Investment Properties, LLC  
Christian E. Toman -  
Managing Member  
24695 Old KC Rd  
Paola, KS. 66071  
913-221-5962

CIVIL ENGINEERING:  
Gary T. Spehar, P.E.  
2020 Clifton Ct.  
Lawrence, Kansas 66046  
816-520-7449

SANITARY SEWERS  
Spring Hill Utilities Department  
401 North Madison St.  
Spring Hill, KS 66083  
Phone: (913) 592-3664  
Link: [www.springhillks.gov](http://www.springhillks.gov)

STREETS & STORM SEWER  
Spring Hill Public Works Department  
401 North Madison St.  
Spring Hill, KS 66083  
Phone: (913) 592-3664  
Link: [www.springhillks.gov](http://www.springhillks.gov)

WATER SUPPLY  
Johnson Co. Rural Water District 7  
534 W. Main St. P.O. Box 7  
Gardner, KS 66030-0007  
Phone: (913) 856-7375  
Link: [www.water7.com](http://www.water7.com)

NATURAL GAS  
Atmos Energy  
903 Depot St  
Pleasanton, KS  
Phone: (913) 894-6316  
Link: [www.atmosenergy.com](http://www.atmosenergy.com)

ELECTRICAL  
Kansas City Power and Light  
16215 W 108th St.  
Lenexa, KS 66219  
Phone: (913) 894-3075  
Link: [www.kcpl.com](http://www.kcpl.com)

DATA & COMMUNICATIONS Telephone  
CenturyLink  
5454 W 110th St.  
Overland Park, KS 66211  
Phone: (866) 642-0444  
Link: [www.centurylink.com](http://www.centurylink.com)

DATA & COMMUNICATIONS Television  
Sudden Link  
915 N. Pearl  
Paola, KS 66071  
Phone: (877) 423-2743  
Link: [www.suddenlink.com](http://www.suddenlink.com)

UTILITY CONTACTS

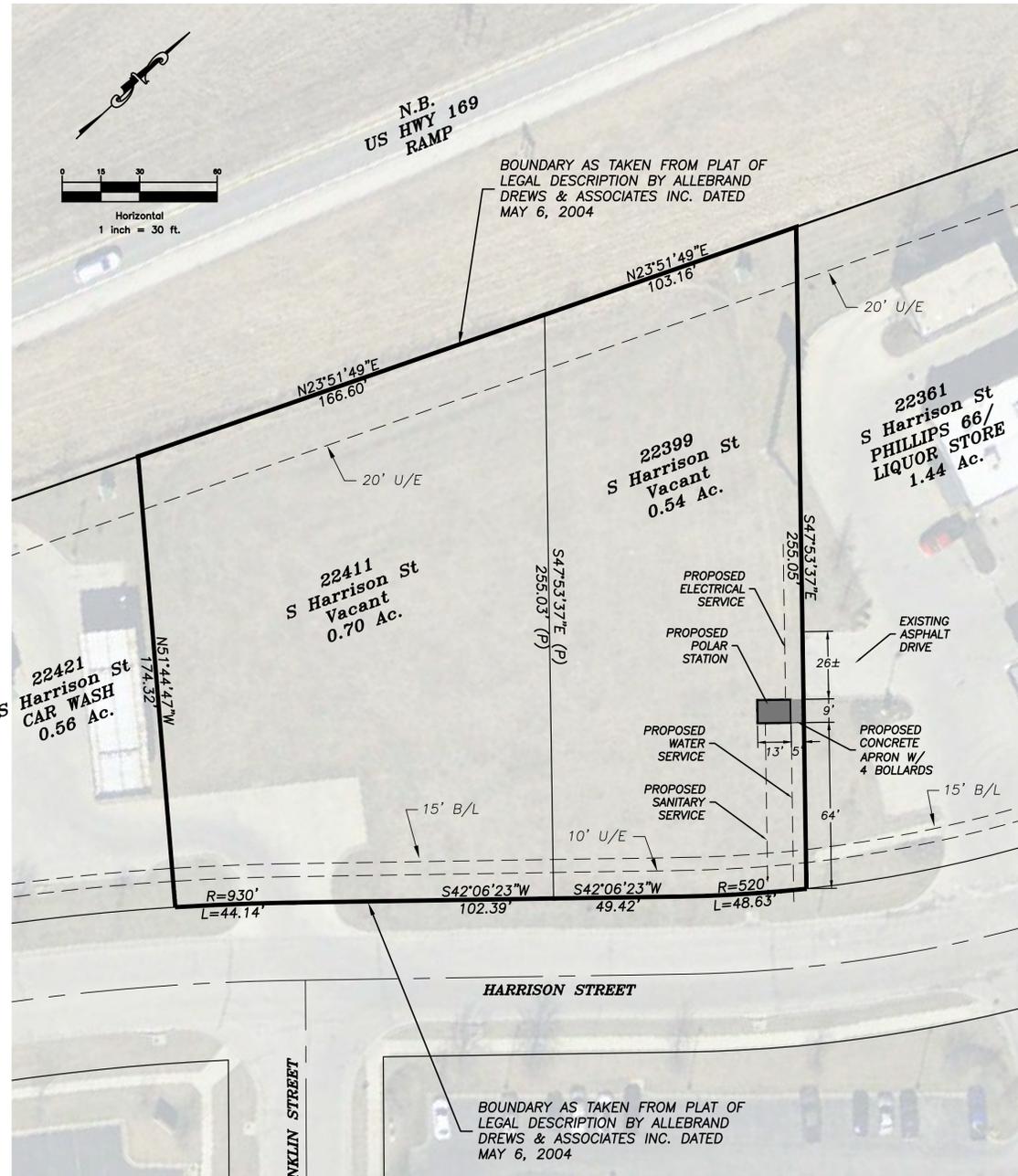
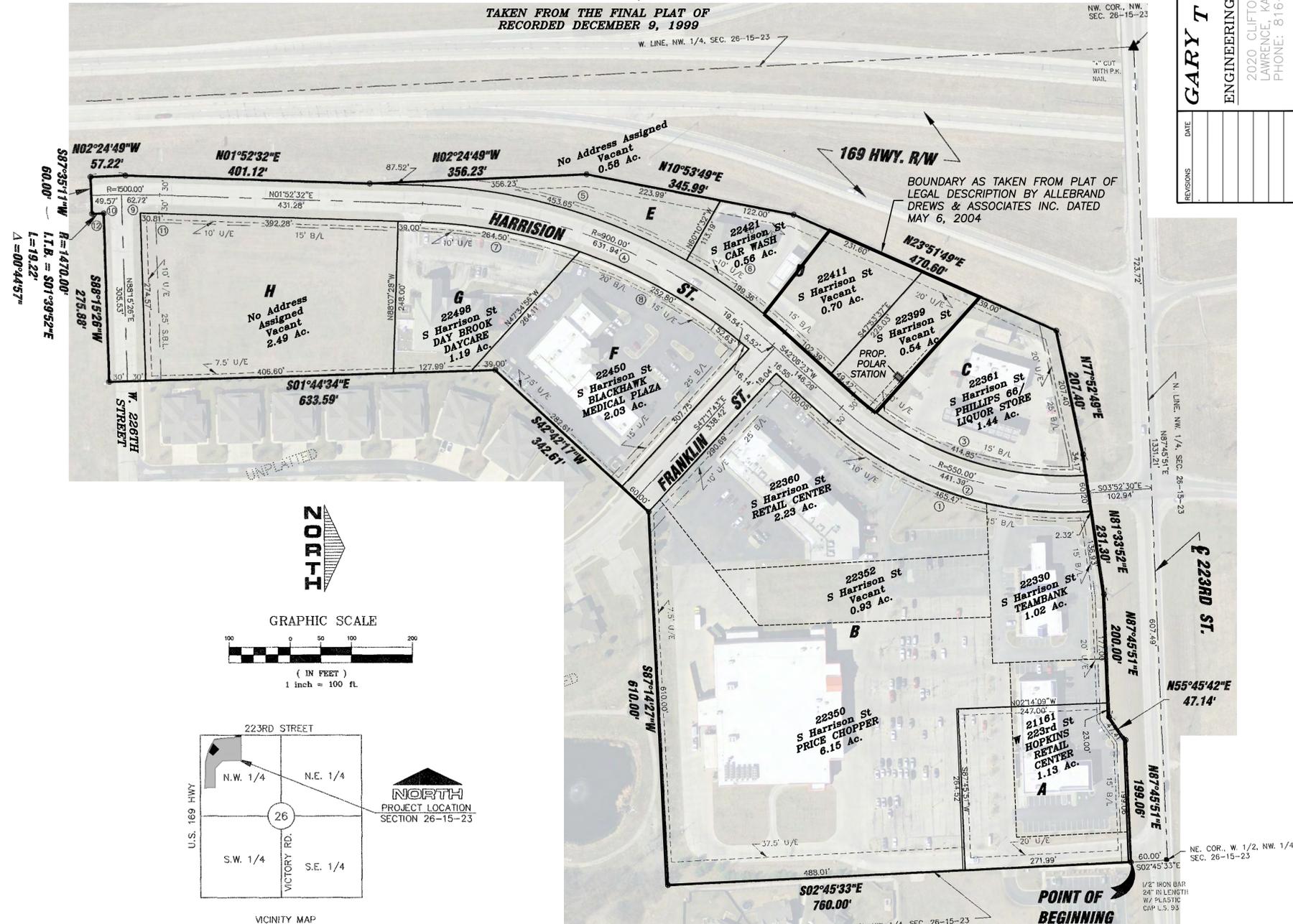
UTILITY LOCATES  
Kansas One Call  
Website - <http://www.kansasonecall.com/>  
"Call 811 Before You Dig!"

# BLACKHAWK PLAZA

## CITY OF SPRING HILL

### MIAMI COUNTY, KANSAS

TAKEN FROM THE FINAL PLAT OF  
RECORDED DECEMBER 9, 1999



SITE PLAN

PROPERTY MAP

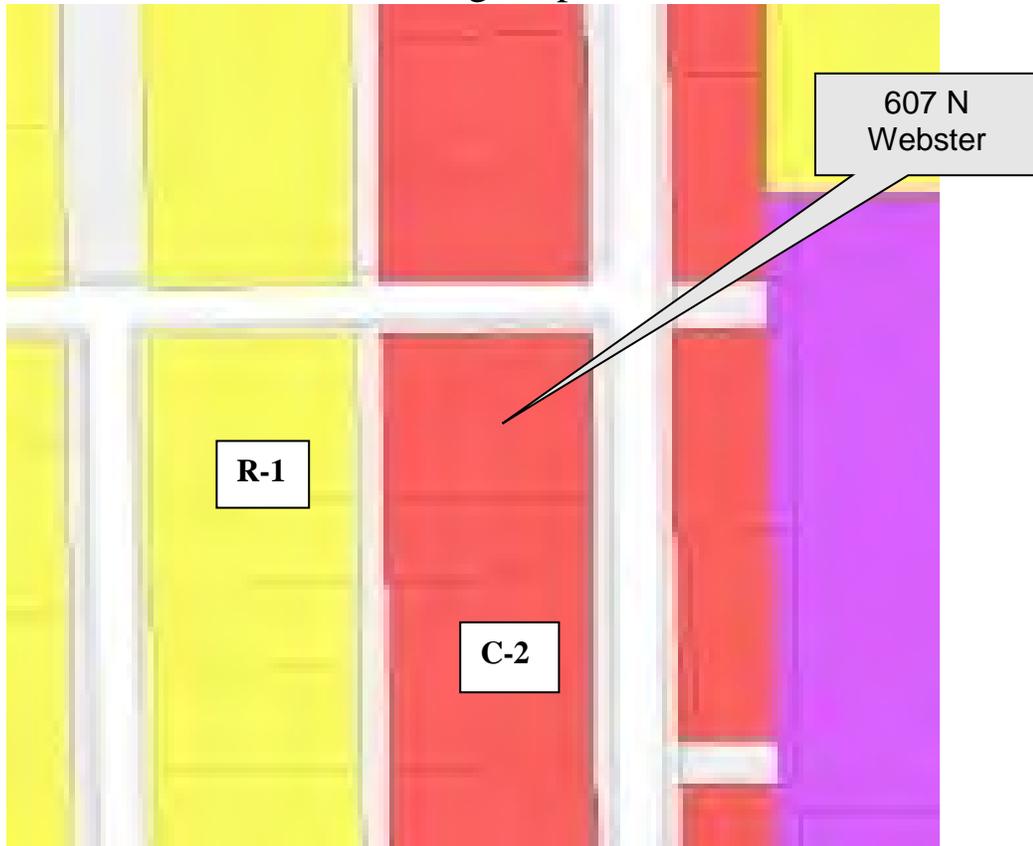
DATE:	08-01-15	SITE PLAN	POLAR STATION 22399 S HARRISON ST. SPRINGHILL, KANSAS
DESIGNER:	GTS		
PROJECT NO.:	1509		
FILE:	SpringHill		
DATE:	08-01-15		
REVISIONS:		GARY T. SPEHAR ENGINEERING & PLANNING 2020 CLIFTON COURT LAWRENCE, KANSAS 66046 PHONE: 816-520-7449	POLAR STATION 22399 S HARRISON ST. SPRINGHILL, KANSAS
DATE:			
DESIGNER:			
PROJECT NO.:			
FILE:			

DATE:	
DESIGNER:	
PROJECT NO.:	
FILE:	
DATE:	
REVISIONS:	





### Zoning Map





**BACKGROUND:** The applicant has submitted a request to construct a sixteen foot addition to the south side of the existing retail store located at 607 N. Webster (Casey's General Store). The existing building, constructed in 1995, is a nonconforming use as it is located within the required 25 foot rear yard setback currently required for commercial properties adjacent to residential districts. The proposed addition also includes the installation of a walk-in cooler/freezer on the west side of the building. Included with this packet is a site plan and floor plan showing the proposed project.

**STAFF REVIEW:**

Staff has reviewed the site plan under the requirements of Section 17.340 of the Spring Hill Zoning Ordinance as follows:

- All lot lines and rights-of-way are identified
- All proposed structures with applicable data are identified
- All parking areas have been identified and the type of surface and base course identified
- Trash receptacle is enclosed as required
- The exterior finish of the building addition will match the existing exterior
- Utilities are available, identified, and in compliance with regulations
- There is no additional exterior lighting.
- Consultants, utility providers, and City Staff have reviewed the site plan and provided comments. These comments and recommendations have been implemented into the site plan as applicable
- Parking is provided and in compliance with applicable regulations

**STANDARDS OF REVIEW**

In addition to the above noted items the site plan has been reviewed for compliance with the following standards:

1. *The extent to which the proposal conforms to the provisions of the Code.*  
The existing use is an allowed use in a C-2, General Business District. The building is a legal nonconforming use as it is within the 25 foot rear yard setback required for commercial properties adjacent to residential districts. The Board of Zoning Appeals is authorized to allow the expansion of nonconforming uses that are less than 50% of the existing building area. The BZA met on July 1, 2015 and approved the building expansion including the walk-in cooler/freezer on the west side of the building.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*  
The site is in compliance with the Subdivision Regulations adopted in 2006.
3. *The extent to which the development would be compatible with the surrounding area.*  
Expansions of nonconforming uses are generally considered compatible with surrounding areas.
4. *The extent to which the proposal conforms to the recommendations of the Spring Hill Comprehensive Plan including but not limited to the Vision Plan, the Community Development Recommendations, and the Planning and Principles and Design Guidelines.*

### Agenda item #3

The proposal is in conformance with the recommendations of the Comprehensive Plan including the Future Land Use map that identifies this area as mixed-use commercial.

5. *The extent to which the proposal conforms to customary engineering standards used in the City.*

The building has been designed by recognized and licensed architects and engineers.

6. *The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.*

As detailed to the BZA, this proposed addition will serve to enhance safety when compared to the existing facility. Installation of the loading area on the south end of the building will reduce the need for large delivery trucks to park parallel to the front of the building, compromising available parking and causing a safety hazard for patrons of the business.

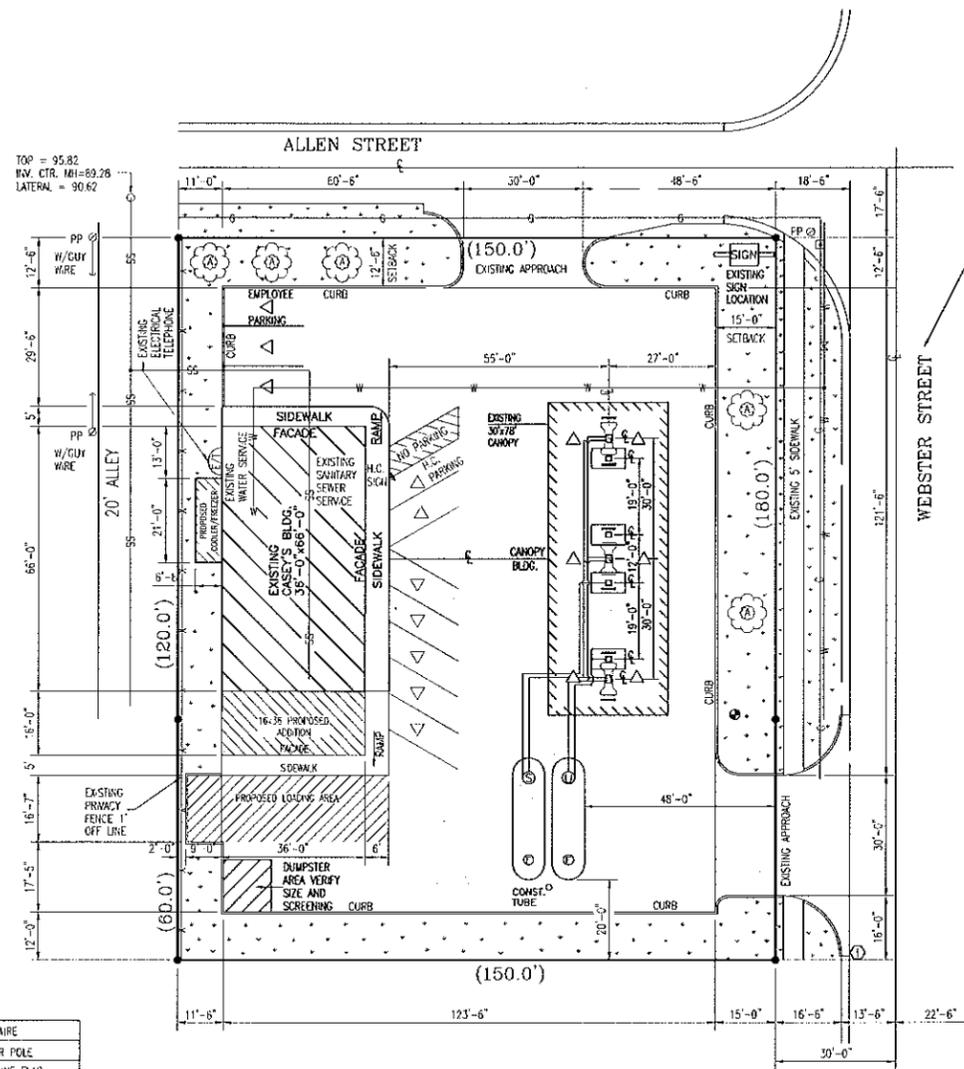
7. *All structures shall be required to have permanent or continuous footings and foundations.*

All structures are adequately designed and engineered.

#### **RECOMMENDATION:**

It is the recommendation of Staff that the Planning Commission recommend approval of site plan SP-02-15 for Casey's General Store.

Suggested Motion: *Motion to approve application SP-02-15, Site Plan for Casey's General Store, as per Staff's report and presentation.*



TOP = 95.82  
 INV. CTR. MH=89.28  
 LATERAL = 90.62

NOTE:  
 CITY REQUIRES PORTION  
 OF LOT DRAINAGE TO N.W.  
 CORNER.

**EXISTING LEGEND:**

⊠	WATER VALVE	○	GUY WIRE
●	PROPERTY PIN	⊙	POWER POLE
○	SEWER MANHOLE	⊞	GAS LINE FLAG
SS	SEWER LINE		
W	WATER LINE		
—	CENTER LINE		
—	PROPERTY LINE		
— x —	PROPOSED PRIVACY FENCE		
⊙	MATERIAL TYPE	QTY.	COMMON NAME
⊙	SINGLE STEM	5	SUMMIT ASH 1 1/2"
⊙	H.C. PARKING	12' x 20'	(REQUIRED)
⊙	EXISTING AREA LIGHT		
⊙	EXISTING WOODEN BARRELS W/PROPER LANDSCAPING.		(REQUIRED)

- PROPOSED IMPROVEMENTS 03-02-15:**
- 16'x36' LEFT HAND BUILDING ADDITION
  - EXISTING BUILDING; 36'x66'
  - NEW EXTERIOR COOLER/FREEZER (REAR)
  - NEW LOADING ZONE LEFT SIDE OF BUILDING
  - REPAINT PARKING STRIPES THROUGHOUT
  - CECO BUILDING 20429-64
  - "AS-BUILT" AVAILABLE
  - VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

NOTE:  
 WEBSTER STREET RE-CONSTRUCTION  
 BY OTHERS EST. DATE APRIL 95'

**EXISTING NOTES:**

- 1.) 2 - 10,000 GALLON SINGLE WALL FIBERGLASS TANK 8'-0" x 31'-6"  
 1 - UNLEADED; 1 - SUPER UNLEADED GASOLINE PRODUCTS
- 2.) TANK SETTING DETAILS PAGE 08
- 3.) FILL PIPE AND MANHOLE DETAIL PAGE 04
- 4.) CIRCUIT BREAKER PANEL PAGE 04
- 5.) REFRIGERATION WIRING PAGE 05
- 6.) GILBARCO WIRING PAGE 06
- 7.) ISLAND SIZE - 3 DOGBOONE Ø 8" W/DUAL GUARD PIPE
- 8.) 3 - 4 HOSE GILBARCO QUAD (ADVANTAGE) DISPENSERS
- 9.) ISLAND DETAILS PAGE 07
- 10.) ISLAND CONDUIT DETAIL PAGE 03
- 11.) DO NOT PLACE PRODUCT PIPING UNDER ISLAND
- 12.) 18" MIN. FROM TANK PIPING TO FINISH SURFACE
- 13.) SIGN BASE DETAILS PAGE D10
- 14.) SIGN DETAILS PAGE D11
- 15.) DRIVEWAY JOINTS TO BE PACKED & CAULKED
- 16.) CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
- 17.) CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
- 18.) CONSTRUCTION JOINTS - FINISHED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
- 19.) APPROACHES TO BE 7" NONREINFORCED OR AS PER STATE/CITY SPEC.
- 20.) SLOPE RAMPS FOR BUILDING SIDEWALK 1:20
- 21.) RUN VENT LINES UP CANOPY COLUMN (2 MAX.), VERIFY
- 22.) VERIFY ALL UTILITY LOCATIONS
- 23.) PARKING SPACES (PAINT LINES) ▽ 13 REQUIRED (17 SHOWN)
- 24.) EXISTING ELEVATIONS.....
- 25.) PROPOSED ELEVATIONS (SUBJECT TO CHANGE) ▽ ▽ ▽ DRAINAGE FLOW
- 26.) CONCRETE
- 27.) SOD AREA

**U.G.S.T. NOTES:**

- ① FILL CATCH BASIN W/OVERSPILL PROTECTION (TYP.)
- ② TURBINE ENCLOSURE TYP. CONTAINS: TANK PROBE, SUB-PUMP W/LINE DETECTION, VENT EXTRACTOR W/BALL FLOAT W/OVERFILL PROTECTION.

SECTION: 14    TOWNSHIP: 15    RANGE: 23E

PROJECT BENCHMARK  
 TC = 99.64  
 CHISELED 1" IN TOP  
 OF CURB

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Project:  
 Spring Hill, KS  
 E Style Store  
 Remodel/Addition  
 Location:  
 607 N Webster  
 Spring Hill, Kansas

Publication Date:  
 04.15.2015  
 Vth Revision: 01c

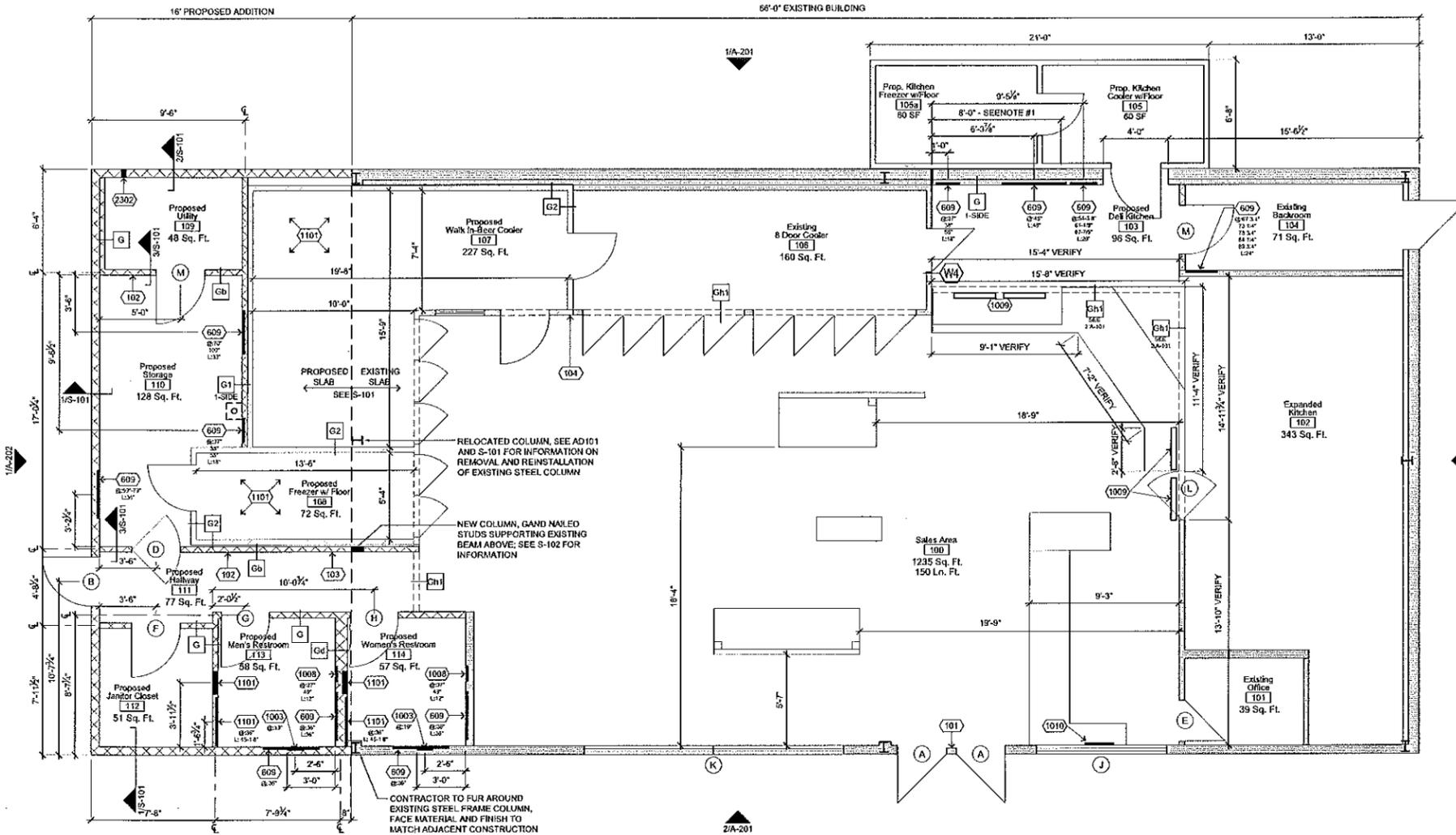
**Construction & Permit Drawings**  
 Sheet: 1 of 1  
 Title:  
**Site Plan**

CASEY'S CONSTRUCTION DIVISION  
 One Commerce Blvd., Arroyo, VA 50021  
 Phone: 515-955-6100

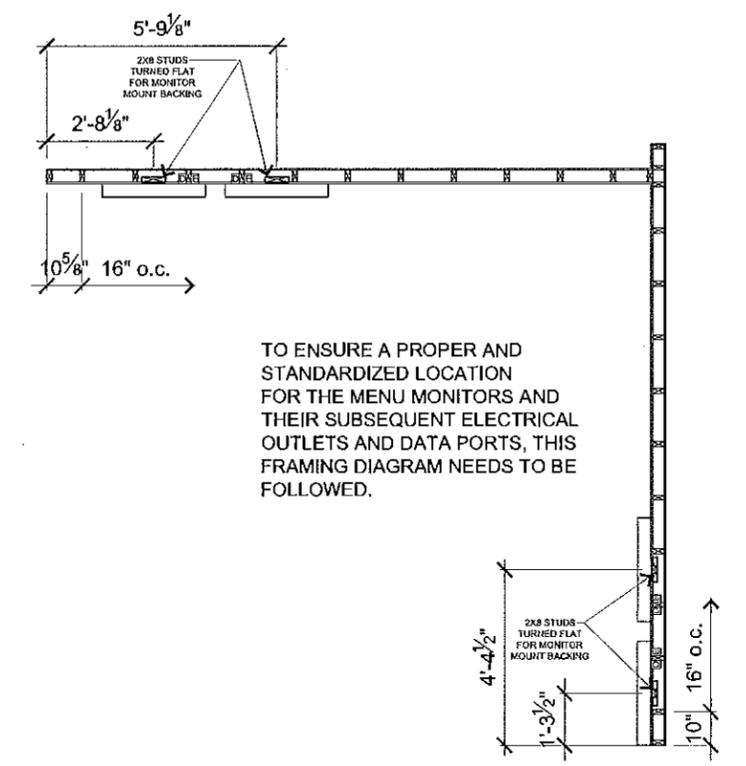
**AL-101**

### General Construction Notes

1. AFTER PLUMBING IS INSTALLED, VERTICAL BLOCKING 2" WIDE IN THIS AREA WITH 9" OF BATT INSULATION FROM FLOOR TO BOTTOM OF STEEL GIRT. FOAM SEAL ALL EDGES. 3-1/2" KRAFT INSULATION BETWEEN THE WALL STUDS.



1 Floor And Backing Plan  
1/4" = 1' - 0"



TO ENSURE A PROPER AND STANDARDIZED LOCATION FOR THE MENU MONITORS AND THEIR SUBSEQUENT ELECTRICAL OUTLETS AND DATA PORTS, THIS FRAMING DIAGRAM NEEDS TO BE FOLLOWED.

2 KITCHEN BULKHEAD FRAMING DIAGRAM  
1/2" = 1' - 0"

### Keyed Construction Notes

- |   |  |   |
|---|--|---|
| <p><b>DIVISION 1 - GENERAL INFORMATION</b></p> <p>101 CONTRACTOR TO INSTALL FRONT DOOR KIT (PROVIDED BY OWNER) CONSISTING OF NEW REINFORCED CENTER MULLION AND NEW THRESHOLD. VERIFY WALL THICKNESS.</p> <p>102 STEM WALL EXTENDS TO BOTTOM OF TRUSS.</p> <p>103 INSULATE THE STUD CAVITY BEHIND THE T-STAT IN THE HALLWAY WITH FRICITION FIT INSULATION (REFERENCE E-101 FOR EXACT LOCATION).</p> <p>104 FRONT FACE OF BEER COOLER TO BE SET FLUSH WITH FRONT FACE OF EXISTING COOLER.</p> <p><b>DIVISION 8 - WOOD, PLASTICS, COMPOSITES</b></p> <p>609 ALL WOOD BLOCKING TO BE 2 x 6 INSTALLED HORIZONTALLY U.N.D., HEIGHT FROM FINISH FLOOR INDICATED NEXT TO NOTE. COORDINATE INSTALLATION OF BLOCKING WITH EQUIPMENT. FIRE RESISTANT BLOCKING TO BE USED IN KITCHEN HOOD AREA.</p> | <p><b>DIVISION 10 - SPECIALTIES</b></p> <p>1001 RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE. ROUGH OPENING 16" W. x 54-3/4" H. x 4" D., SET 9-1/2" A.F.F.</p> <p>1003 DOUBLE TOILET PAPER HOLDER. SURFACE MOUNT.</p> <p>1004 ADA COMPLIANT SIGNAGE. 60" CNTR. A.F.F. &amp; 3" OFF LATCH SIDE OF DOOR.</p> <p>1005 BABY CHANGING STATION. HORIZONTAL WALL-MOUNTED. MOUNT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. PROVIDE SUPPORT BLOCKING IN WALL @ 3'-0" &amp; 3'-9".</p> <p>1008 ELECTRIC HAND DRYER. EXCEL XLERATOR, SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. COORDINATE WITH ELECTRIC. MOUNT BOTTOM OF DRYER 40" A.F.F.</p> <p>1009 DIGITAL MENU BOARDS: 32" MONITORS, 2 ABOVE THE DELI CASE, 2 ABOVE THE WARMERS, 4 TOTAL. SEE E-101 FOR OUTLET LOCATION.</p> <p>1010 SECURITY MONITOR: 22" MONITOR MOUNTED ON FRONT WALL ABOVE SALES COUNTER. VERIFY ELECTRICAL.</p> | <p><b>DIVISION 11 - EQUIPMENT</b></p> <p>1101 COOLER / FREEZER UNITS: SUPPLIED AND INSTALLED BY OTHERS. DOORS INCLUDED. (SET 1" OFF FRAMING WALL) GLASS DOORS AND FRAMES INSTALLED BY GENERAL CONTRACTORS.</p> <p><b>DIVISION 23 - HEATING, VENTILATING &amp; AIR-CONDITIONING</b></p> <p>2302 DRYER EXHAUST; VENT THROUGH BACK WALL. REFER TO SHEET A-202.</p> |
|---|--|---|

### Key - Wall Types

- G 3 1/2" WOOD STUD (UNLESS NOTED OTHERWISE) WITH TREATED BASEPLATE, FACED BOTH SIDES (U.N.D.). REFER TO FINISH SCHEDULE FOR INFORMATION ON MATERIAL AND FINISH.
- G1 SHEAR WALL: 3 1/2" WOOD STUD (TREATED AT FLOOR) ANCHOR SECURELY TO SLAB WITH 3" Ø SIMPSON TITEN HD SCREW @ 32" O.C. WITH 3-3/4" MIN. EMBEDMENT TO ROOF TRUSSES ABOVE @ 24". AND TO REAR WALL; ONE FACE OF WALL FINISHED WITH MIN 1/2" OSB, CONTINUOUS FROM BOTTOM TO TOP WITH 8@ WALLS @ 8" O.C. AT EDGES AND 12" O.C. IN FIELD; SEE A-101 FOR SPECIFIC WALL LOCATION.
- G2 PRE-FINISHED FREEZER AND COOLER WALLS.
- Gh1 WOOD FRAMED BULKHEAD, FINISH HEIGHT TO BE 23" BELOW FINISH CEILING. ADORSE IN COLOR OF SALES AREA SIDE. FRPOSEB ON KITCHEN SIDE. CHERRY JAMB & TRIM ON KITCHEN BULKHEAD.
- Gb BEARING WALL. WALL TO EXTEND ALL THE WAY TO BOTTOM OF TRUSS. 3 1/2" WOOD BEARING WALL WITH TREATED BASE PLATE, REQUIRES DBL 2x10 HEADERS OVER OPENINGS; FACED BOTH SIDES REFER TO FINISH SCHEDULE FOR INFORMATION ON MATERIAL AND FINISH.
- Gd FOR 16' WALL ADJACENT TO HALLWAY, FACE HALLWAY SIDE WITH 1/2" OSB (FLOOR TO BOTTOM OF TRUSSES) BEFORE APPLYING FINISH MATERIALS.
- Gd1 DOUBLE WALL: 2 - 3 1/2" WOOD STUD WALLS WITH TREATED BASEPLATES, BACK TO BACK WITH GAP. ALIGN STUDS AND GUSSET WITH PLYWOOD PANELS. FACE EXPOSED SIDES OF WALLS ONLY. REFER TO FINISH SCHEDULE FOR INFORMATION ON MATERIAL AND FINISH.

### Wall Legend

- EXISTING WALL
- PROPOSED WALL
- BULKHEAD
- PROPOSED COOLER/FREEZER WALL

### Door Legend

- EXISTING DOOR
- PROPOSED DOOR

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<p>Project: Spring Hill, KS E Style Store Remodel/Addition Location: 607 N Webster Spring Hill, Kansas</p>	<p>Publication Date: 04.15.2015 With Revisions On:</p>	<p>Construction &amp; Permit Drawings DATE PREPARED: FLOOR PLAN A-101</p>
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