

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, DECEMBER 3, 2015
7:00 P.M.
SPRING HILL CIVIC CENTER
401 N. MADISON – ROOM 15**

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

FORMAL COMMISSION ACTION

1. **Approval of Minutes: November 5, 2015**

2. **Site Plan – Spring Hill Self Storage**
File No: SP-04-15
Location: 21660 W. 207th St.
Applicant: Strickland Construction

3. **Final Plat – Village on Victory III**
File No: FP-04-15
Location: SE ¼ Section 23-15-23 and into SW ¼ Section 24-15-23
Applicant: MCK Partnership, L.L.C.

DISCUSSION

REPORTS

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
November 5, 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 November 5, 2015. The meeting convened at 7:00 p.m. with Chairman Stephen Sly presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Troy Mitchell
Josh Nowlin
Janell Pollom
Cindy Squire
Tyler Vaughan
Michael Weber

Commissioners absent: Tobi Bitner
Paul Ray

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

Public in attendance: Mr. Mike Gerstner, AGC Glass Company Representative
Mr. Joseph Moore, SSC/Verizon Wireless Representative
Mr. Mike Denny, The Bowery Events, LLC Representative
Mr. Frank Jenkins, City Attorney
Mr. Jerry Gibson, General Public
Mr. Mark Squire, General Public

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. Mitchell, to approve the agenda as presented.

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

Motion carried 7-0-0

FORMAL ACTION

1. Approval of Minutes: August 6, 2015

Motion by Mr. Mitchell, seconded by Mr. Weber, to approve the minutes as presented.

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

Motion carried 7-0-0

Background:

The applicant, Verizon Wireless, has submitted an application for the renewal of a conditional use permit for operations and maintenance of a telecommunications facility at the site of the Spring Hill Water Tower. The City of Spring Hill entered into a contract with CMT Partners in 1998 for the use of the water tower for locating transmission equipment. Since then there have been subsequent CUP renewals with the latest (2009) resulting in the installation of an equipment building and security fence. Delays in this renewal application are primarily due to the uncertainty of the extent and scheduling of the water tower repairs. These repairs were completed in 2015.

Currently Verizon maintains several antennae on the water tower along with a ground level equipment building and security fence. To maintain security at the site, the City has an agreement with Verizon to provide 24 hour notification (except in emergency situations) when entry is required into the facility.



Golden Factors:

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

- 1. Neighborhood Character.** The surrounding area is primarily undeveloped except to the north where AGC is located.
- 2. Adjacent Zoning.** The leased area is contained within a tract of land maintained by the City of Spring Hill and is located within the AGC property. All property immediately adjacent to the water tower site is zoned M-1, general industrial.
- 3. Suitability for Current Zoning.** The site has been used for a water tower and is consistent with "M1" General Industrial zoning. The use of a water tower as a communication tower is compatible with the conditional use requirements of an M-1 district.

4. **Detrimental Effect of Zoning Change.** The proposed conditional use permit will not have a detrimental effect on the nearby properties, which are vacant or industrial in use. There is no indication that nearby properties have been detrimentally affected by current uses, nor does staff believe that the continued use will create land use conflicts with existing or planned future uses.
5. **Length of Time at Current Zoning.** The site has been zoned “M1” General Industrial for many years.
6. **Public Gain Balanced by Landowner Hardship.** Public gain includes regulating the property with a Conditional Use Permit.
7. **Conformance with Comprehensive Plan.** The proposed conditional use permit would be in conformance with the Spring Hill Comprehensive Plan, which shows the parcel as industrial.

Recommendation:

Staff recommends the Planning Commission to approve the conditional use request CU-2015-0001 for the renewal of a conditional use permit allowing the operation and maintenance of a telecommunications facility subject to the following:

1. Annual site review by staff

Attachments: Application
Draft Ordinance

NOTE: Planning Commission recommendation will be forwarded to the Governing Body for action on December 10, 2015.

End of Staff Report

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission.

With no conflicts of interest between the members of the Planning Commissioners and applicant, Chairman Sly formally opened the public hearing.

Mr. Joseph Moore, representative with SSC-Verizon Wireless, addressed the Planning Commission. He stated that they are requesting the renewal of the conditional use permit to continue usage and maintenance of the existing antennas located at the city water tower for wireless telecommunications coverage throughout the area. Commissioner Vaughan asked if this would enhance the coverage. Mr. Moore indicated that the conditional use permit only allows continuance of service in the coverage area, but no enhancements at this time.

Mr. Hendershot clarified that the City currently has a contract with CMT Partners, which has been purchased by Verizon Wireless, that limits the number of antennas that are affixed to the water tower. If Verizon Wireless decides to do anything beyond maintenance or minor repairs, then they would be required to come back to the Planning Commission for approval.

Mr. Mike Gerstner, representative with AGC Glass Company North America, Inc. (AGC), addressed the Planning Commission. He stated that it first came to the attention of AGC executives that the antennas were on the city water tower during the repair project. However, it was noted that Mr. Hendershot provided a letter to Mr. Gerstner dated October 26, 1998, from the AGC Plant Manager at the time, granting the City of Spring Hill permission to affix an antenna to the water tower (*see attached letter below*). Mr. Gerstner indicated that it is AGC’s position that a formal agreement be established between AGC and the City of Spring Hill with regards to the usage of the water tower for antenna placement. He stated that it is AGC’s opinion that they are not legally operating correctly with regards to the antenna. He also stated that AGC objects to the renewal of the conditional use permit.

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



RECEIVED
OCT 27 1998
CITY OF SPRING HILL, KS

AFG INDUSTRIES INC.

SPRING HILL PLANT - 20400 NORTH WEBSTER, SPRING HILL, KANSAS 66083, (913) 592-6100

October 26, 1998

Eric Berlin
City Administrator
City of Spring Hill
302 W. Jefferson
Spring Hill, Kansas 66083

Dear Eric:

As a spokesperson for AFG Industries, I hereby give the City of Spring Hill permission to have Cellular One affix an antenna to the water tower. We will cooperate with installation access from our plant facility if it is necessary. If you have any questions, please feel free to contact me.

Sincerely,

Jamie Culbertson

Jamie Culbertson
Plant Manager

JC/mr

Commissioner Vaughan asked if there was currently a right-of-way to the water tower. Mr. Hendershot indicated that there are easements that allow for utilities coming to and from the tower, which includes water, electric, and other utilities needed for the tower. He clarified that the City owns the property where the water tower is located.

Mr. Frank Jenkins, City Attorney, asked Mr. Gerstner if the draft agreement he is referring to would be for Verizon Wireless to get access to the water tower via the AGC facility. Mr. Gerstner indicated that was correct. Mr. Jenkins also inquired if the draft agreement would be between AGC and the City of Spring Hill. Mr. Gerstner stated that he was not sure at this time.

Commissioner Vaughan asked for further clarification on the objection. He asked if the antenna has been there for this long, is the objection because of the water tower repair, or that AGC feels they should have more access to the wireless network that they are not accessing now. Mr. Gerstner indicated that the objection started with the fact that AGC could not find any documents granting Verizon Wireless access to the AGC facility to affix antennas to the water tower. They would like to have an agreement in place granting all parties involved the proper right-of-ways.

Mr. Hendershot clarified that AGC has been notified each time the conditional use renewal application was submitted, as is required by zoning laws to notify property owners within 200 feet.

Commissioner Mitchell asked for clarification on ownership of the land where the tower is located and ownership of the actual water tower. Mr. Hendershot indicated that the land where the water tower is located is owned by the City. Mr. Jenkins stated that the City is operating under a lease with AGC for acquisition of the water tower.

Commissioner Mitchell asked Mr. Gerstner if the money for the lease is a factor in the objection of the conditional use application. Mr. Gerstner replied that legally they wanted the agreement cleaned up. He also stated that AGC could be looking for financial options in an agreement, but their lawyers would have to draft a document that all parties could agree to. Commissioner Mitchell asked why Mr. Gerstner is objecting to the renewal of the conditional use application when the antennas are already in place, and would have to be

removed is the application was denied. Mr. Gerstner said that the intention is not to have the existing antennas removed from the water tower, rather have an agreement in place that all parties can agree upon.

Commissioner Squire asked Mr. Jenkins if he recommends tabling the motion until agreements are reviewed. Mr. Jenkins indicated from a legal stand point, the conditional use permit is a land use issue and the legal status of the landlord and leasee would be a separate issue. He recommended that the City's position would be to approve the conditional use application; thereafter, the legal issues could be resolved between the parties. Mr. Hendershot agreed with Mr. Jenkins' recommendation.

Commissioner Mitchell asked if the antennas were just for Verizon service. Mr. Moore, with SCC-Verizon, indicated this to be correct, as they are Verizon antennas.

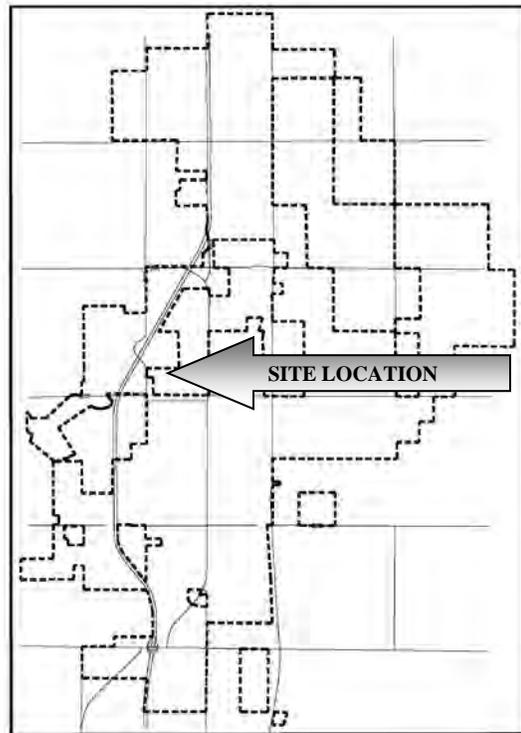
With no further questions or comments from the public, Chairman Sly officially closed the public hearing at 7:22 p.m.

Motion by Mr. Weber, seconded by Mr. Mitchell, to approve the conditional use request CU-2015-0001 for the renewal of a conditional use permit allowing the operation and maintenance of a telecommunications facility subject to an annual site review by staff.

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

Motion Carried 7-0-0

The conditional use permit request (CU-2015-0001) will be forwarded to the City Council for review on December 10, 2015.



BACKGROUND:

The applicant, The Bowery Events, LLC has submitted a request for a conditional use permit for an outdoor recreation and entertainment business at 20559 Lone Elm Road. Over the course of the past several months this property was approved for a construction sales and service business (ACS Concrete) and a drinking establishment (Red Crow Brewery). These businesses are now in operation. The site plan was approved with the concept of an additional business being located in the building. This staff report will concentrate on the new business, The Bowery Events, LLC.

The Bowery Events, LLC is a separate entity from both ACS and The Red Crow Brewery. The Bowery is an entity that schedules and provides outdoor space for events such as weddings, class reunions, parties, etc. The Bowery has an office in the ACS portion of the building and rents space from ACS as needed. An option being offered by The Bowery is the sale of food and alcohol.

When an application for a business use is received by city staff it is our responsibility to review the application for compliance with the zoning code. When the application is for a business that is not specifically addressed in the code, staff must place the business in a category that most closely resembles the proposed use. In this case, Recreation and Entertainment, Outdoor is the zoning classification that best describes the proposed business. Because alcohol is an option available with The Bowery staff also considered Drinking Establishment as the zoning classification. However, drinking establishments by definition are assumed to be an indoor business closely regulated by state and local laws. As a result, this application is focusing on review of the business as Recreation and Entertainment, Outdoor. Additional details of the business will be discussed in the remainder of the staff report.

APPLICATION AND PROCEDURE FOR CUP (SECTION 17.354)

1. Complete application received 10/8/15
2. Newspaper Publication: Notice of hearing published 10/14/15 (21 days prior to public hearing)
3. Hearing notification mailed to property owners within the notification area on 10/15/15 (21 days prior to public hearing). The notification area consists of property owners within 200 ft. of the CUP area within the city limits, and 1,000 ft. for owners of property in the county.

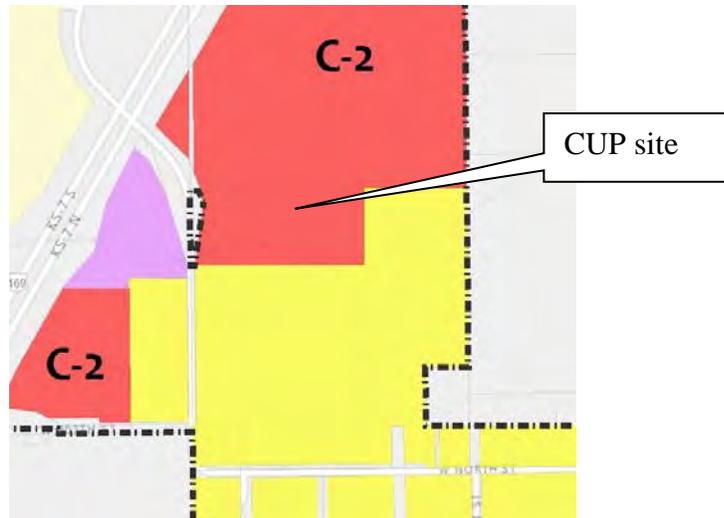
GOLDEN FACTORS:

The review of the proposed conditional use permit 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 of the district:** The purpose of the C-2 District is to provide a zone which will accommodate retail shopping, service and offices. The proposed use is consistent with this purpose statement as Recreation and Entertainment, Outdoors is an allowed use with an approved Conditional Use Permit.
2. **Character of the neighborhood:** As shown on the photo below, the neighborhood is generally vacant and undeveloped. The nearest occupied structure to the location is approximately 1,000 feet.



- Zoning and uses of nearby parcels:** The subject property was recently annexed into the city limits and rezoned to C-2 with adjacent properties rezoned to R-R as noted on the map segment below. Additional zoning and use information is detailed on Page 1 of this staff report.



- Suitability for Current Zoning.** The site is suitable for the proposed use as a recreation and entertainment, outdoor use is an allowed use in a C-2 district with a conditional use permit.
- Detrimental Effect of Zoning Change.** Staff anticipates no detrimental effect on the nearby properties.
- Length of Time at Current Zoning.** The site was rezoned to C-2 in August, 2014.
- Public Gain Balanced by Landowner Hardship.** Public gain includes regulating the property with a Conditional Use Permit.

7. Review Criteria Sections 17.354.H and 17.334.D detail the review criteria for a conditional use permit. Not all of the criteria must be given equal consideration by the Planning Commission or by the Governing Body in reaching a decision.

A. The proposed project is consistent with purposes of the regulations and intent of the district.

The proposed development is consistent with regulations and intent of the district in that a recreation and entertainment, outdoor use is allowed in a C-2 zone with a conditional use permit.

B. The proposed project is compatible with the character of the neighborhood.

The proposed project is compatible with the character of the neighborhood as surrounding property is primarily vacant and undeveloped.

C. The proposed project is compatible with zoning and uses of nearby parcels.

The proposed project is in compliance with zoning and uses of nearby parcels as the location of the building will be isolated from adjoining residential uses (see aerial photo above).

D. The proposed project is requested because of changing conditions.

The proposed project is not requested because of changing conditions.

E. Review of suitability of parcel for uses permitted by the district.

The proposed use is suitable for this particular parcel when considering zoning, existing neighborhood character and use of the property.

F. Review detrimental effects on nearby parcels.

Considering the distance from and land uses of adjoining parcels the proposed use should have no detrimental effect on the area.

G. The proposed project corrects an error.

The project does not correct an error of any kind.

H. Adequacy of current facilities.

All necessary facilities are available on site

I. Hardship if application is denied.

The applicant could better speak to any perceived hardship if the application is denied.

J. Parking

See additional comments below.

8. Additional Review Criteria: Recreation and Entertainment, Outdoor uses are subject to the regulations found in Section 17.336.A.14. A review of this sections is as follows:

a. The property shall be contiguous to an arterial or expressway.

Lone Elm Road is a minor arterial connecting to a 4-lane highway

b. All surfaces shall be of dust free nature.

The areas intended for use for events are either concrete or sod.

- c. *Alcoholic and cereal malt beverages may be sold on the premises only after the Planning Commission, Governing Body, and any other appropriate authority have approved a Conditional Use Permit.*

It is the intent of The Bowery, LLC to offer the sale of alcohol as an option to those utilizing the facility. For a State of Kansas license to be issued the city clerk must indicate on the license application that all local zoning regulations have been met. With the approval of this CUP including the sale of alcohol, the facility will meet all city zoning requirements.

- d. *Any noise, light, commotion or structure, which may adversely affect adjoining property, shall be screened or otherwise treated in a fashion approved through the Site Plan process.*

As shown on the aerial photos above, the property is well secluded from adjoining properties by not only distance but also trees and topography creating a natural screen or buffer area.

- e. *All driveways, parking, loading and vehicle circulation areas shall be paved with concrete or asphalt. (See attached parking lot diagram)*

Currently the driveway entrance to the property remains unpaved but staff is working with the ownership to have this completed as soon as possible. Additional parking required for events will be provided on the east side of the building as per the attached diagram. It is the desire of the ownership to request the CUP application be approved conditioned with completion of the parking lot pavement by September 2016. In addition, The Bowery, LLC has a written agreement with the adjoining property owner to the north for overflow parking if necessary. Event staff will be on site to direct event attendees to the parking areas to ensure safe and orderly parking.

- f. *The Planning Commission may establish operating hours as part of Conditional Use Permit process if the property is located in close proximity to residential area.*

As noted above, the property is not located in close proximity to a developed residential area. In addition, the issuance of state and local licenses for alcohol will establish the hours of operations. Additional limitations on the hours of operation are at the option of the Planning Commission in the form of a recommendation to the Governing Body.

- g. *The area shall be properly policed to insure proper maintenance and removal of trash from the premises to eliminate problems to adjacent or public property.*

Each event will have staff provided by The Bowery that will assure compliance with this requirement.

Additional Information: (See attached site plan)

- The primary use of the property by The Bowery Events, LLC is for outdoor events such as weddings, reunions, birthday parties, etc. They will offer an option for small indoor events that will be held in the showroom as identified on the site plan. They also offer dressing rooms on the second floor of the building for weddings or other activities where attire changing is required.

The shaded area on the attached site plan is the area available for use by The Bowery Events, LLC. As per State licensing regulations, the areas for Red Crow and The Bowery cannot be shared and must remain separate.

- Restrooms are available inside the ACS portion of the building. For events with an attendance of greater than 75, portable facilities will be brought on site.
- Security will be provided by The Bowery Events, LLC and all events are coordinated with local law enforcement.
- Outside staff are hired for events as needed

RECOMMENDATION:

Staff recommends the Planning Commission approves CU-2015-0002 as presented subject to the following:

1. Annual review by city staff

Attachments: Application
Site Plan
Parking diagrams (2)
Draft Ordinance

NOTE: Planning Commission recommendation will be forwarded to the Governing Body for action on December 10, 2015

End of Staff Report

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission.

Commissioner Vaughan asked if all three businesses have the same owner. Mr. Mike Denny, representative for The Bowery Events, LLC, explained the organization layout. Artistic Concrete Surfaces (ACS) is owned by Mike Denny and his father, which is the main source of income. The Bowery Events, LLC is a subsidiary company created by Mike and Lindsey Denny for asset protection in order to operate the outdoor events space. ACS leases space to the Red Crow Microbrewery.

Commissioner Squire asked if The Bowery Events, LLC was ever addressed in any of the previous ACS permit applications. Mr. Hendershot explained that the original application was for the ACS office and a microbrewery with plans for a future events center. Staff interpreted that the events center would be a separate building. During the construction of the ACS building, it became clearer to the owners that the one building could serve the purpose for both the office and events space, and still meet the requirements of the zoning regulations.

Commissioner Squire inquired as to why the conditional use permit application is just now being addressed when it seems The Bowery Events, LLC has already been up and running with hosting events. Mr. Hendershot explained that Lindsey Denny's understanding was that they could operate the events business with a caterer's license. Events were scheduled during this time with the understanding that they could operate with a caterer's license. However, the State of Kansas clarified that they needed to have an alcohol license. Due to the misunderstanding and lost time, the business had to figure out a way to carry through with the scheduled events. The solution was to require a temporary liquor license for each event until the conditional use permit application was submitted and approved.

Commissioner Squire also inquired about the maximum occupant load for events, along with required parking spaces. Mr. Hendershot explained that handicapped parking spaces will be provided at the rate of 1 to 25, with approximately 80 parking spaces available on the east side of building. If there are additional spaces needed, Mr. Denny has an agreement with the adjoining property owner to accommodate for the overflow. Mr. Denny stated that they advertise a maximum of 300 people for an indoor/outdoor event and 150 people for an indoor event. Mr. Hendershot indicated that indoor occupancy would depend on standing room only or tables/chairs in the space. He will verify the occupancy rates and provide the exact number of required parking spaces based on an indoor occupant load. The existing bathrooms are ADA compliant.

Commissioner Mitchell asked how the microbrewery and special events will be kept separate. ACS displays signs, as well as outdoor fencing to keep the spaces separate. The State of Kansas also monitors these facilities for compliance. Mr. Denny also clarified that the lease agreement with the microbrewery only allows for use of indoor space, which is separated by walls and doors that can be locked.

With no conflicts of interest between the members of the Planning Commissioners and applicant, Chairman Sly formally opened the public hearing at 7:45 p.m.

Mr. Denny addressed the Commission explaining how denying the conditional use application would create a tremendous hardship on his business.

With no further questions or comments from the public, the public hearing was closed at 7:58 p.m.

Motion by Mr. Nowlin, seconded by Ms. Squire, to approve the CU-2015-0002 subject to the following conditions:

1. Annual review by staff
2. Paving of parking and driveway area to be completed by Sept. 30, 2016
3. Staff's review of parking to be in compliance with the indoor area and employees

Roll Call Vote: Nowlin-Aye, Mitchell-Aye, Sly-Aye, Weber-Aye, Pollom-Aye, Vaughan-Aye, Squire-Aye
Motion carried 7-0-0

The conditional use permit request (CU-2015-0002) will be forwarded to the City Council for review on December 10, 2015.

DISCUSSION

Commissioner Squire asked about whether or not the Casey's General Store illuminated sign is in compliance with zoning regulations. Mr. Hendershot indicated that the sign is in compliance.

REPORTS

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

Commissioner Vaughan announced that Miami County Economic Development is offering a grant for business development.

Chairman Sly introduced a new planning commission guide book, and would like an opportunity at a future meeting to discuss his findings.

ADJOURN

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

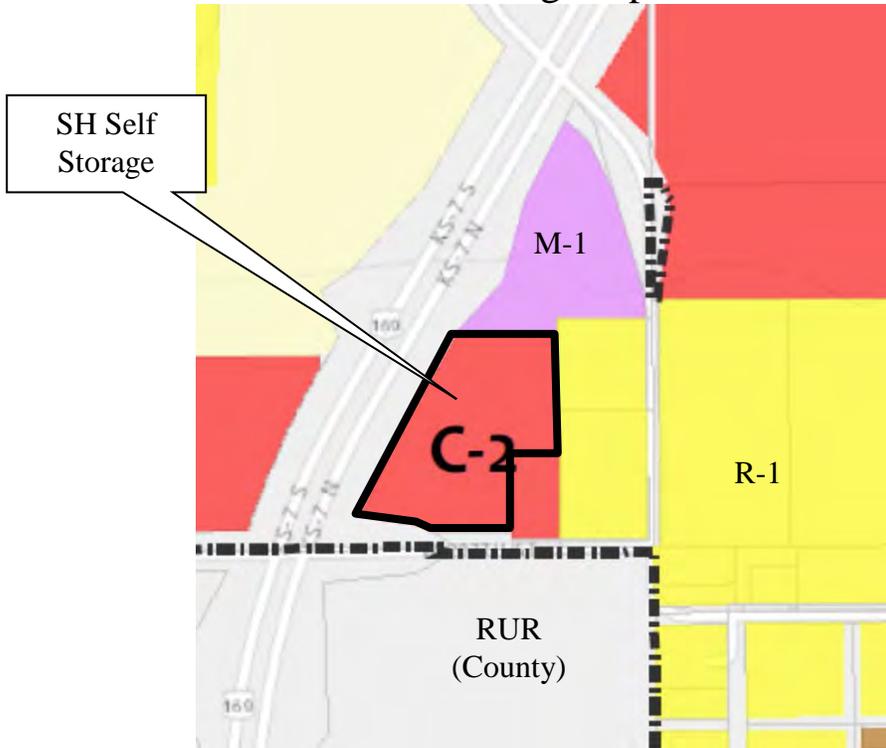
The meeting adjourned at 8:15 p.m.



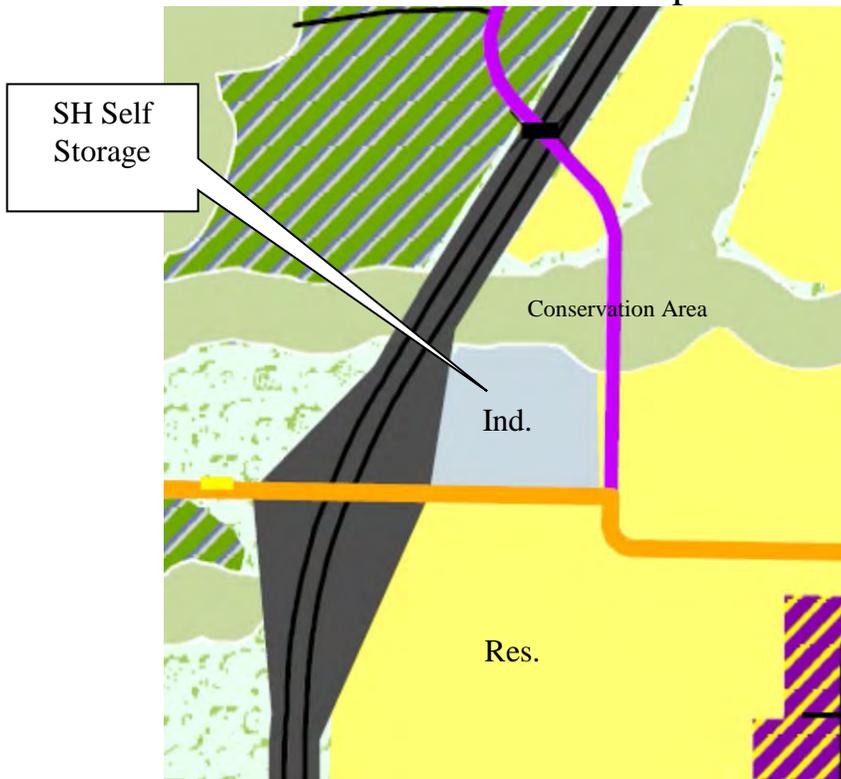
Aerial Photo



Zoning Map



Future Land Use Map



BACKGROUND: The applicant, Strickland Construction, has submitted a request to construct four self-storage buildings on the southwest portion of property located at 21660 W. 207th St. The buildings will consist of two enclosed buildings and two open 3-sided buildings. The buildings are similar in construction and appearance to the existing buildings and will add the customer option of climate controlled units.

In 2001 the Planning Commission approved the preliminary and final plats as well as a Conditional Use Permit for the property. Along with these approvals, the site plan identified this same area for Phase Two of the project by the previous owner/developer. A copy of the 2003 site development plan is included with this packet. In 2004 the Planning Commission also approved a Conditional Use Permit for the outside storage of vehicles, RV's and boats.

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
- All parking and traffic areas have been identified and the type of surface and base course identified
- Utilities are available, identified, and in compliance with regulations
- Exterior lighting on the proposed structure is compliant with regulations as per the lighting diagram and will not negatively affect surrounding properties or traffic. Exterior lighting fixtures are shielded as required. Manufacturer information on the fixtures is included with this staff report.
- 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.

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 in compliance with the Spring Hill Zoning Code.
2. *The extent to which the proposal conforms to the provisions of the Spring Hill Subdivision Regulations.*
The site is in compliance with the Spring Hill Subdivision Regulations.
3. *The extent to which the development would be compatible with the surrounding area.*
The project is compatible with the surrounding area in that it is an expansion of a previously approved use under a CUP.
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 industrial.

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

The building and overall project 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.*

The existing secured entrance was installed to accommodate traffic to the entire facility including future buildings to be constructed in the area of this site plan application. All interior parking and driving surfaces will be asphalt and sufficient width is provided between the buildings to provide for safe use by customers.

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

All structures are adequately designed and engineered.

ADDITIONAL REVIEW CRITERIA:

Site Drainage and Stormwater Review: Staff has reviewed the previous applications for information on stormwater drainage information. It was determined by the City Engineer and consultants the topography of the site, adjoining drainage systems and size of the development did not warrant onsite stormwater retention. As per the attached topography drawing the site drains primarily from the east to the west and north where adequate drainage features are available to handle the anticipated runoff.

Landscaping and Buffering: Review of previous applications revealed the issue of landscaping was one that was given considerable attention. Conversations were held between the developer and neighbors to reach an agreement for the installation of a fence along with trees and other landscaping items. These requirements for landscaping were installed with previous construction efforts. The site currently has a chain-link fence on the west and south side of the property that utilizes a mesh screen for visibility and security reasons. This fence and screening will be maintained with this phase of construction. The back (west side) of the open 3 sided shed shown on the site plan will be comparable to the existing building that parallels US169 Highway to the north and will screen the property from view from the highway. As a result no additional landscaping or buffer is required.

RECOMMENDATION:

It is the recommendation of staff that the Planning Commission recommend approval of site plan SP-04-15 for the construction of four self-storage buildings.

Suggested Motion: Motion to recommend approval of site plan application SP-04-15 for Strickland Construction as presented by staff.

Attachments: 2003 Site Plan
 2015 Site Plan
 Topography drawing
 Lighting details
 Application

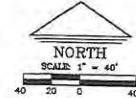
NOTE: Due to the holidays, the recommendation from the PC will be forwarded to the City Council on January 14, 2016.

2003

SITE DEVELOPMENT PLAN SPRING HILL SELF STORAGE - LOT 1

PART OF THE SE 1/4 OF SEC. 10-T15S-R23E

SITE DEVELOPMENT PLAN
for
SPRING HILL SELF STORAGE - LOT 1
PHASE TWO
SPRING HILL, JOHNSON COUNTY, KANSAS
DATE: 5/23/03 DRAWN BY: BW SHEET 1 OF 3
GENERAL LAYOUT &
DIMENSION PLAN
REV. 6-6-2003



LEGEND

- EXISTING FENCE
- WATER LINE
- PROP. WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE LINE
- GUY ANCHOR
- POWER POLE
- TELEPHONE BOX
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- PROP. WATER METER
- WALL-PAK LIGHT: LITHONIA # TW-1S (INTERNAL SHIELD) 150 HPS
- WALL-PAK LIGHT: LITHONIA # TWAC 100 HPS
- WALL-PAK LIGHT: LITHONIA # TWAC 100 METAL HALIDE
- CURB & GUTTER
- PROP. 6' WOOD FENCE
- PROP. 6' CHAIN LINK FENCE - ALL CHAIN LINK FENCING FACING 207TH STREET AND 169 HWY. SHALL BE BLACK VINYL CLAD CHAIN LINK FENCING.
- PHASE LINE

DESCRIPTION:
LOT 1, SPRING HILL SELF STORAGE, a subdivision in the City of Spring Hill, Johnson County, Kansas.

ADDRESS:
21500 W. 207TH STREET
SPRING HILL, KANSAS

OWNER:
SPRING HILL SELF STORAGE, L.L.C.
ROBERT P. GARVER
13801 PEMBROKE
LEAWOOD, KANSAS 68224

ZONING NOTE:
CURRENT ZONING: O-2

TOPOGRAPHIC NOTE:
TOPOGRAPHIC INFORMATION IS BASED ON JOHNSON COUNTY AIMS MAP DATED 9-21-01, CONTOUR INTERVALS ARE 2 FOOT INTERVALS.

FLOOD PLAIN NOTE:
PROPERTY SHOWN IS DESIGNATED AS ZONE X (OUTSIDE THE 100 YEAR FLOOD PLAIN) ON FEMA FLOOD INSURANCE RATE MAP NO. 20091C125-D MAP DATED SEPTEMBER 27, 1991.

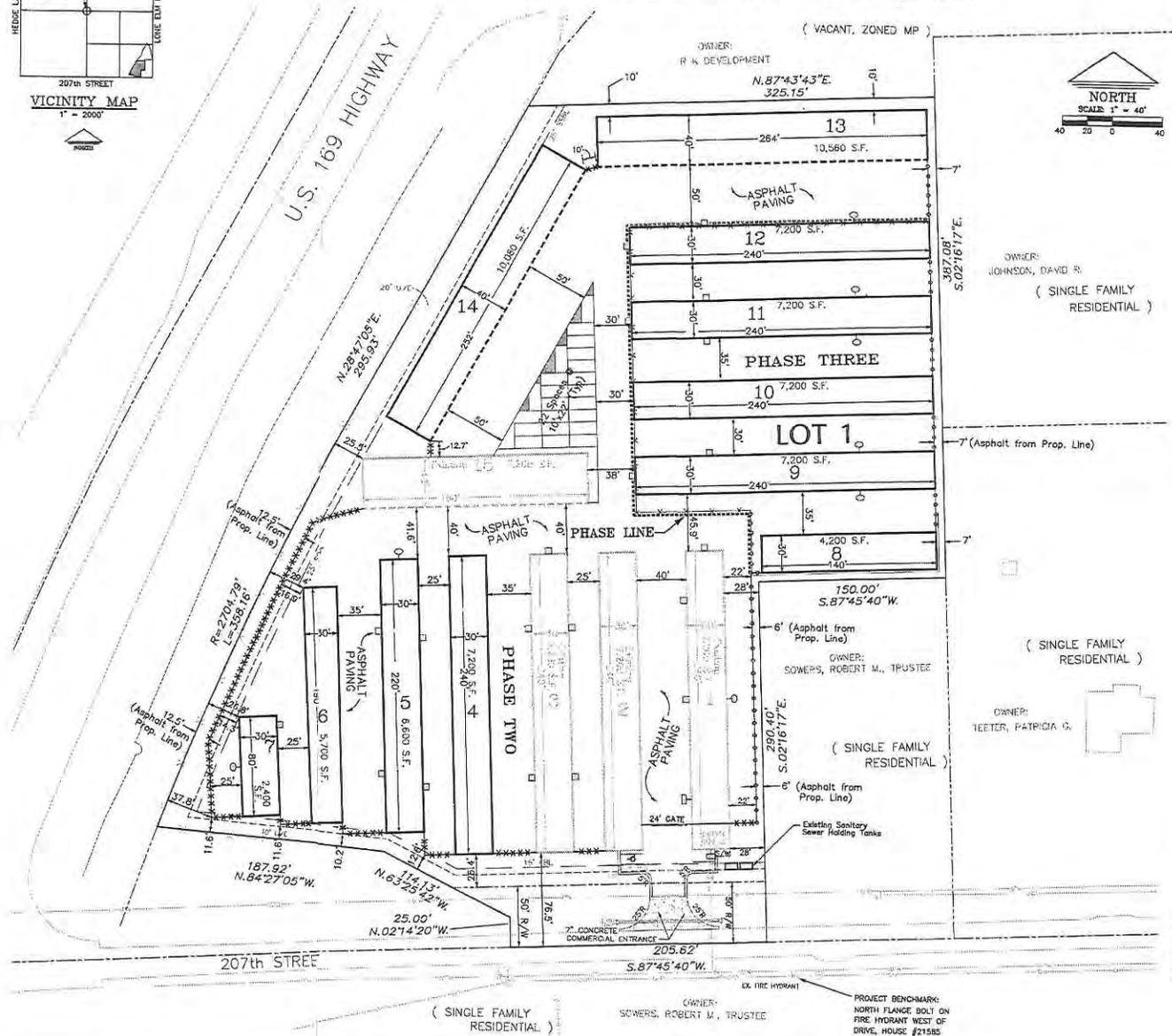
The bearing system used hereon is based on an assumed bearing of S.87°45'-40"W. on the South line of the SE 1/4, of Sec. 10-15-23.

B.M. = "3" CUT ON N.W. COR. OF WEST HDWALL OF R.O.S. 22' WEST AND 740' NORTH OF 207TH AND LONE ELM ROAD,
ELEV. = 1005.55

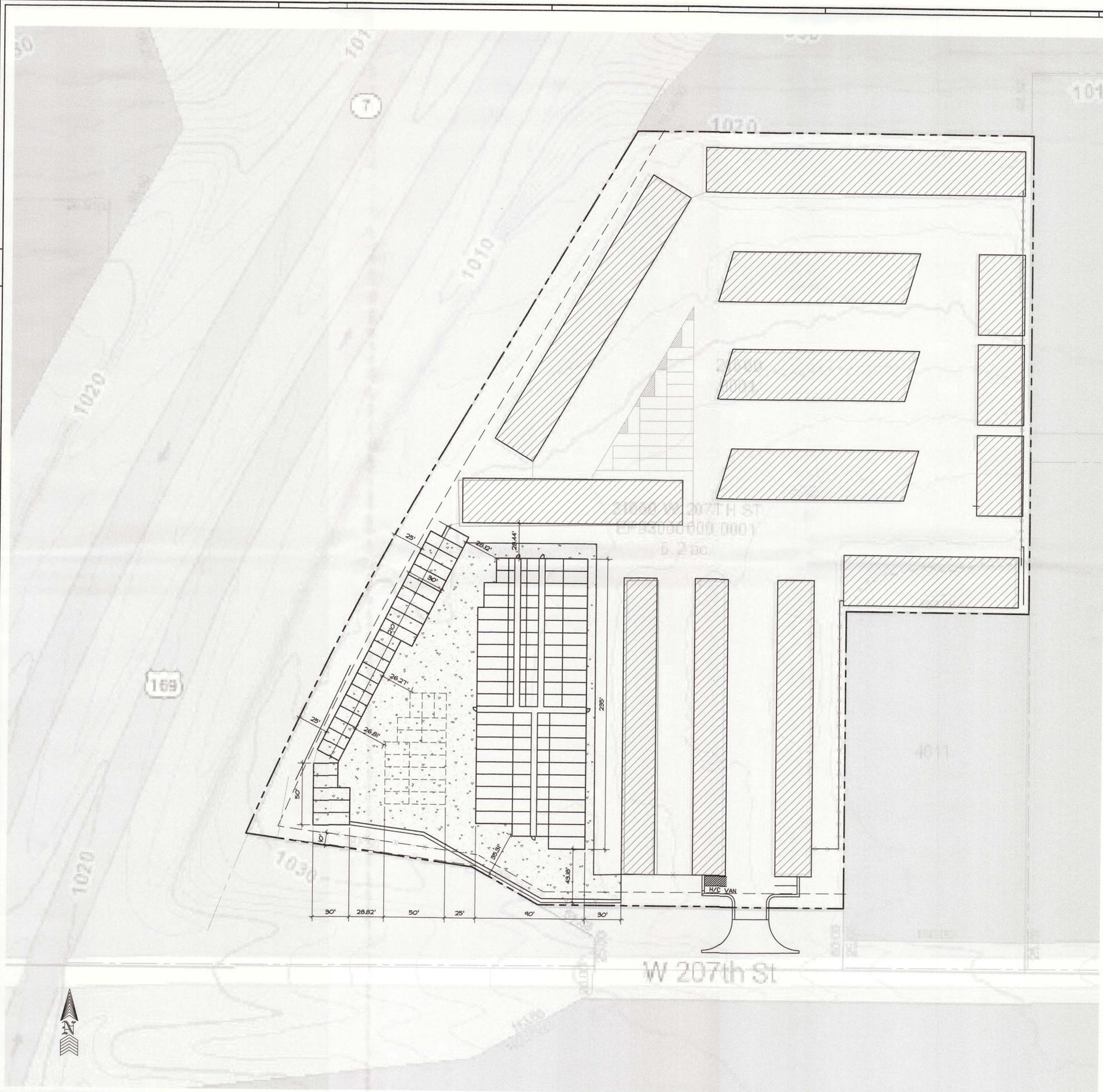


NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
CONTRACTOR SHALL ADHERE TO THE "STANDARDS SPECIFICATIONS AND DESIGN CRITERIA" AS ADOPTED BY THE CITY OF SPRING HILL (LATEST EDITION).

GREEN ENGINEERING SERVICES, INC.
730 W. FRONTIER PO BOX 221 OLAHIE, KS 66001
PHONE: (913) 782-6040 FAX: (913) 782-0482



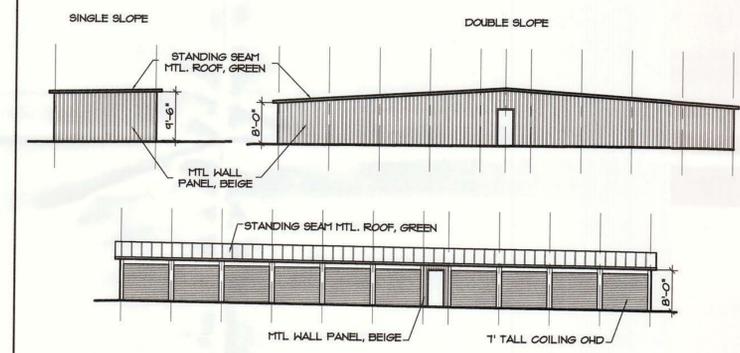
PROJECT BENCHMARK:
NORTH FLANKER BOLT ON
FIRE HYDRANT WEST OF
DRIVE, HOUSE #21585
W. 207TH ST.
ELEV. = 1038.98



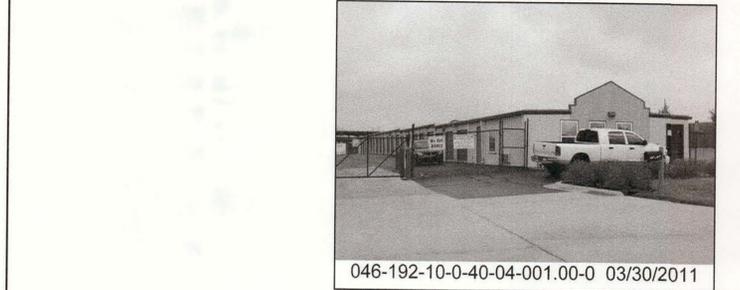
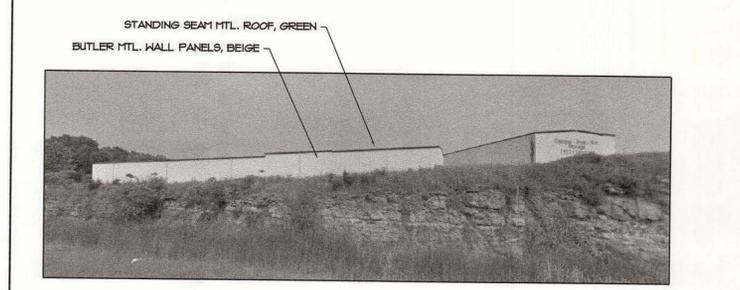
UNIT MIX SCHEDULE - NEW STORAGE - PHASE I

1ST STORY CLIMATE CONDOS - PHASE I				
WIDTH	LENGTH	AREA	UNITS	S.F.
10	5	50	24	1,200
10	10	100	24	2,400
10	15	150	22	3,450
10	20	200 (INT)	14	2,800
10	20	200 (EXT)	14	2,800
10	25	250	8	2,000
10	30	300 (INT)	20	6,000
10	30	300 (EXT)	12	3,600
TOTAL:			138	24,250

INT. CLIMATE CONTROL: 17,850
 OPEN 3-SIDED SHED: 6,400
 NEW BUILDING S.F. TOTAL: 26,200



2 TYPICAL PROPOSED ELEVATIONS
N.T.S.



046-192-10-0-40-04-001.00-0 03/30/2011

3 TYPICAL EXISTING ELEVATIONS
N.T.S.

1 PRELIMINARY UNIT LAYOUT
1" = 40'

SPRING HILL SELF STORAGE
21660 W 207TH ST
SPRING HILL, KANSAS

Hernly Associates
920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

SITE PLAN
Date: 2015/10/28
Drawn by: SCH SJB
Checked by:
Revisions:

C1.1

**PREMIUM LED FLOODLIGHT - LARGE
152-WATT LED
(E-HL4F/S SERIES)**

Applications: Building facades, displays, uplighting and signs. Also effective as security lighting, for storage areas and commercial sites.
Typical Mounting Height: 12 to 25 feet



6.75"D x 15.875"W x 17"H
Weight: 19.5 lbs.
(Dimensions include fitter)

**CHOOSE FROM TWO
HIGH-QUALITY OPTICS**



40° Flood
Perfect for general illumination applications like parking lots and signs.



20° Spot
Use when you need a precise, focused beam of light like accenting architecture.

Catalog #	Description	Input Voltage	Initial Delivered Lumens	Beam Angle/ Photometric Distribution	CCT	CRI	50K Hours Projected Lumen Maintenance Factor at 25°C ¹	Comparable To:
E-HL4F11CSZ	152W LED Cool white	120V-277V	7600	40° Flood	5700K	73	50,000 Hours	250W MH
E-HL4F11NSZ	152W LED Neutral white	120V-277V	7000	40° Flood	4100K	82	50,000 Hours	250W MH
E-HL4S11CSZ	152W LED Cool white	120V-277V	7600	20° Spot	5700K	73	50,000 Hours	250W MH
E-HL4S11NSZ	152W LED Neutral white	120V-277V	7000	20° Spot	4100K	82	50,000 Hours	250W MH

¹ Calculated L₇₀ based on 6,048 hours of LM-80 testing: >36,000 hours

Line Current Data

Voltage	Operating Amperes
120V	1.36
208V	0.80
240V	0.68
277V	0.60



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.

PREMIUM LED FLOODLIGHT - LARGE 152-WATT LED (E-HL4F/S SERIES)

Performance

- Estimated 50,000 hours of maintenance-free operation to L₇₀
- Minimum starting temperature: -40°F
- 5-year limited warranty

Construction & Materials

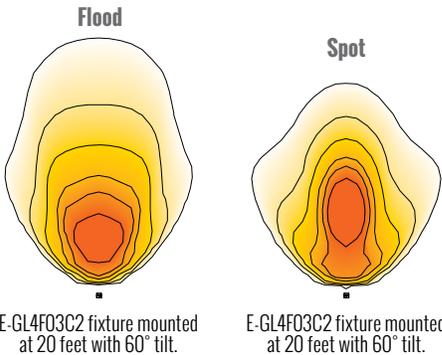
- Die-cast aluminum housing and lens frame
- Dark Bronze polyester powder-coat finish
- Tempered glass lens, thermal shock and impact resistant
- Precise optical reflector
- Heat dissipating fins
- High-powered LED arrays
- Suitable for ground mounting, uplighting & downlighting
- 2" Adjustable slip fitter included (for 2-3/8" O.D. Pipe)
- Cree® LEDs inside

Electrical

- Non-dimmable
- Universal voltage (120V through 277V)

Regulatory

- UL listed for wet locations
- RoHS compliant



Accessories



CAT.# E-ACP1 (120 volts)
CAT.# E-ACP2 (208/240/277 volts)

(For Large Only) Photocell is field installed.
For use with adjustable slip fitter only.



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.

1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

**PREMIUM LED WALL PACK - LARGE
72-WATT LED
(E-WP7L SERIES)**

Applications: Security, pathway and perimeter lighting; ideal for entryways and other applications where control of spill light is important.
Typical Mounting Height: 8 to 20 feet **Typical Spacing:** 1 to 2 times the mounting height



11.75"D x 13"W x 5.75"H
Weight: 13.6 lbs.



Catalog #	Description	Input Voltage	Initial Delivered Lumens	CCT	CRI	50K Hours Projected Lumen Maintenance Factor at 25°C ¹	Comparable To:
E-WP7L06CZ	72W LED Cool White	120V-277V	6000	5000K	70	50,000 Hours	175W PSMH
E-WP7L06NZ	72W LED Neutral White	120V-277V	6000	4000K	70	50,000 Hours	175W PSMH

¹ Calculated L₇₀ based on 6,048 hours of LM-80 testing: >36,000 hours

Line Current Data

Voltage	Operating Amperes
120V	0.61
277V	0.28



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1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

PREMIUM LED WALL PACK - LARGE 72-WATT LED (E-WP7L SERIES)

Performance

- Estimated 50,000 hours of maintenance-free operation to L₇₀
- Minimum starting temperature: -40°F
- 5-year limited warranty

Construction & Materials

- Low copper, die-cast aluminum housing and lens frame
- Dark bronze polyester powder-coat finish
- Fixed cutoff glare shield to reduce light pollution
- Tempered glass lens, thermal shock and impact resistant
- Patented lens design delivers true IES Type III distribution
- Mounts over horizontal, single-gang, recessed junction box or with conduit
- Die-cast detachable back box for easy mounting
- Heat dissipating fins
- Conduit entries on all sides of the fixture
- Two knockouts provided on back for conduit or J-box mounting
- Cree® LEDs inside

Electrical

- Non-dimmable
- 75°C minimum supply wire required
- Universal voltage (120V through 277V)

Regulatory

- UL Listed for wet locations - downlight only

Accessories



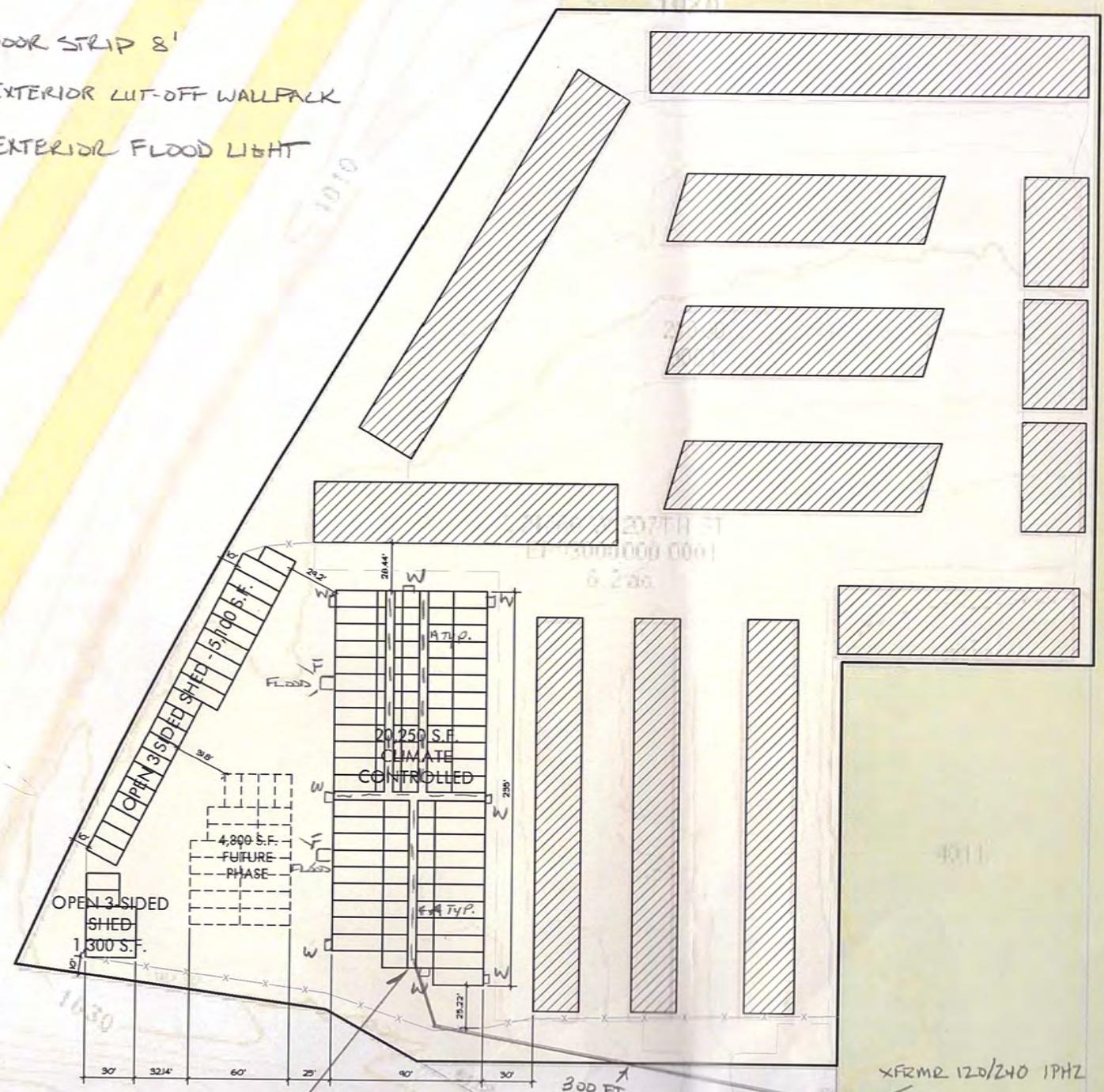
CAT.# E-ACP1 (120 volts)

CAT.# E-ACP2 (208/240/277 volts)

Photocell is field installed.
For use with adjustable slip fitter only.

LIGHTS

- TYPE A - COLUMBIA LED INDOOR STRIP 8'
- TYPE W - ECONOLIGHT LED EXTERIOR LIT-OFF WALLPACK
- TYPE F - ECONOLIGHT LED EXTERIOR FLOOD LIGHT



169

NEW 200A SEWILE

W 207th St

XFRMR 120/240 1PHZ

300 FT.

20,250 S.F.
CLIMATE CONTROLLED

A.T.P.

E.A.T.Y.P.

OPEN 3 SIDED
SHED
1,300 S.F.

4,800 S.F.
FUTURE
PHASE

OPEN 3 SIDED SHED
15,100 S.F.

30' 32' 60' 25' 40' 30'

1020

1020

1030

1010

1020

207th St
300' 000' 000'
6.2 ac.

1011

SP-04-15



Site Plan Application

Community Development/Planning Dept.
401 N. Madison St., Spring Hill, KS 66083
(913) 592-3657 • (913) 592-5040 FAX
planning@springhillks.gov • www.springhillks.gov

RECEIVED

NOV 02 2015

CITY OF SPRING HILL, KS

PROJECT NAME Spring Hill Self Storage
ADDRESS OR VICINITY 21660 W. 207th Street
PROPOSED USE Self Storage
CURRENT ZONING C-2
LEGAL DESCRIPTION Spring Hill Self Storage Lt-1 SPC 117-7-2-1
REAL ESTATE PARCEL NUMBER 046-192-10-0-40-04-001.00-0
PROPERTY SIZE 6.03 +/- ACRES
APPLICATION FEE (see schedule on back)

APPLICANT/DEVELOPER

NAME Strickland Construction CONTACT Jacqueline Aoherty
ADDRESS 720 S. Rogers Road, Ste B SUITE B
CITY Olathe STATE KS ZIP 66062
PHONE (913) 764-7000 FAX (913) 768-8425
EMAIL jacqueline@stricklandconstruction.com

OWNER

NAME Spring Hill Self Storage CONTACT Rogers Strickland
ADDRESS 21660 W. 207th Street SUITE _____
CITY Spring Hill STATE KS ZIP _____
PHONE (913) 764-7000 FAX (913) 768-8425
EMAIL Rogers@stricklandconstruction.com

ARCHITECT/ENGINEER

NAME Heenly Associates CONTACT Stan Heenly
ADDRESS 920 Massachusetts SUITE _____
CITY Lawrence STATE KS ZIP 66044
PHONE (785) 749-5806 FAX (785) 749-1515
EMAIL stan@heenly.com

APPLICANT/OWNER SIGNATURE

Jacqueline Aoherty DATE 11-2-15

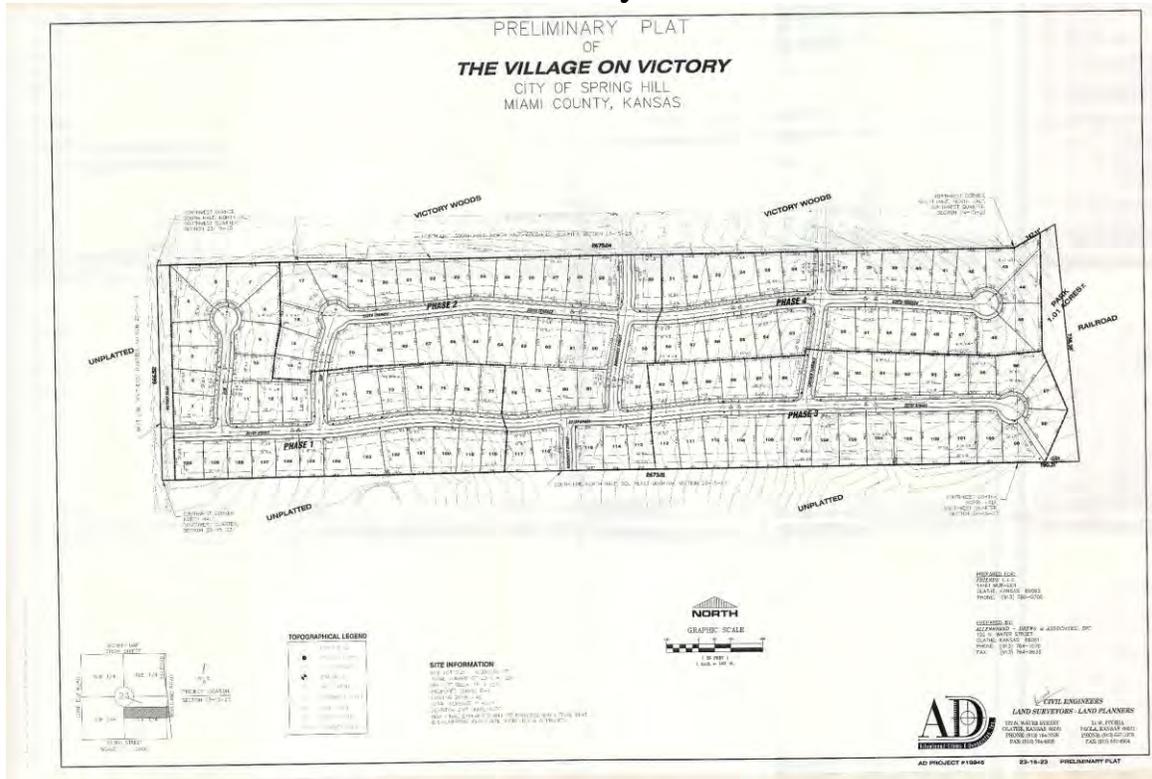
OFFICE USE ONLY		
FILE CODE <u>SP-04-15</u>	FEE RECEIVED BY <u>Christie Campbell</u>	DATE <u>11/2/15</u> CK# <u>91799</u>
PLANNING COMMISSION MEETING DATE <u>12/3/15</u>		
CITY COUNCIL MEETING DATE <u>1/28/16</u>		

Please refer to the attached documentation for details regarding the application submittal process.

Aerial Location



Preliminary Plat



BACKGROUND:

The applicant, MCK Partnership, LLC has submitted an application for an additional phase of development in the Village on Victory Subdivision located east of Victory Road on 220th Terrace. The preliminary plat for this subdivision (see above) was submitted and approved in 2003 with previous two final plats approved in 2004. In 2007 a final plat for the area directly south of the current application area was tabled by the Governing Body on numerous occasions and later declared null and void due to drainage issues that could not be resolved. These drainage issues involved off-site detention and property acquisition for stormwater control. This issue has been resolved by the current owner/developer with the installation of storm water detention on-site south of Tract A as shown on this plat.

STAFF COMMENT:

Staff has submitted the proposed final plat to utility providers, consultants, Spring Hill Public Works and JOCO Fire District #2 for review and comment. Comments from these individuals have been implemented into the plat as applicable. Staff finds the proposed final plat in substantial compliance with the approved preliminary plat and with the Spring Hill Subdivision Regulations.

Staff will submit a draft Improvement Agreement to the developer for review. Once approved by all parties, this Improvement Agreement will be forwarded to the Governing Body along with final plat. Due to the holiday season, anticipated action by the Governing Body is January 14, 2016.

In addition to the final plat, the applicant has submitted the required drawings showing cross sections and profiles of all streets, alleys and public use areas. Also submitted were drawings for the construction of storm drains, sanitary sewer lines and water lines. These drawings are being reviewed by the City Engineer, Public Works and applicable utility companies.

Staff is charged with making a determination that final plats are in substantial compliance with the approved preliminary plat. This plat has minor changes to lot sizes to account for Tract A to be enlarged from what is shown on the preliminary plat. This is due to storm water detention that was not provided in this area on the preliminary plat. Tract A is to be maintained by the Home Owners Association as open space. These changes are not substantial in nature and staff finds the final plat to be in compliance with the approved preliminary plat.

RECOMMENDATION:

Staff recommends approval of FP-04-15, Village on Victory III.

Suggested motion: *Motion to recommend approval of Village on Victory III Final Plat, application FP-04-15 as presented by staff:*

Attachments: Village on Victory III Final Plat.

