

**SPRING HILL PLANNING COMMISSION
REGULAR MEETING
AGENDA
THURSDAY, JANUARY 7, 2016
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: December 3, 2015**

2. **Public Hearing – Rezoning (Z-03-15)**
Request: RR (Rural Residential) to M-1 (General Industrial)
Address: 20241 W. 183rd St.
Applicant: RLC Management – Bob Cummins

3. **Public Hearing – Preliminary Plat (PP-01-15)**
Request: Self-Storage Facility
Location: 20241 W. 183rd St.
Applicant: RLC Management – Bob Cummins

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
December 3, 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 December 3, 2015. The meeting convened at 7:10 p.m. with Chairman Stephen Sly presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Stephen Sly
Troy Mitchell
Josh Nowlin
Janell Pollom
Paul Ray

Commissioners absent: Tobi Bitner
Cindy Squire
Tyler Vaughan
Michael Weber

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

Public in attendance: Mr. Jim Long, Village on Victory III Representative
Mr. Craig Porter, Village on Victory III Representative
Mr. Rogers Strickland, Spring Hill Self Storage Representative
Ms. Barb Bernitter, 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. Mitchell, seconded by Ms. Pollom, to approve the agenda as presented.

Roll Call Vote: Nowlin-Aye, Ray-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye

Motion carried 5-0-0

FORMAL ACTION

1. Approval of Minutes: November 5, 2015

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

Roll Call Vote: Nowlin-Aye, Ray-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye

Motion carried 5-0-0

2. Site Plan (SP-04-15) – Spring Hill Self Storage

Beginning of Staff Report

**SPRING HILL PLANNING COMMISSION
SITE PLAN STAFF REPORT**

Case #: SP-04-15 **Meeting Date:** December 3, 2015
Description: Spring Hill Self Storage
Location: 21660 W. 207th St
Applicant: Strickland Construction
Engineer/Architect: Hernly Associates, Lawrence, KS
Site Area: 6.03 ac.

Minimum Lot Area: N/A **Related Case:** CU-04-01, CU-01-04
SP-04-03

Current Zoning: C-2 Gen. Business **Proposed Use:** Self-Storage Units

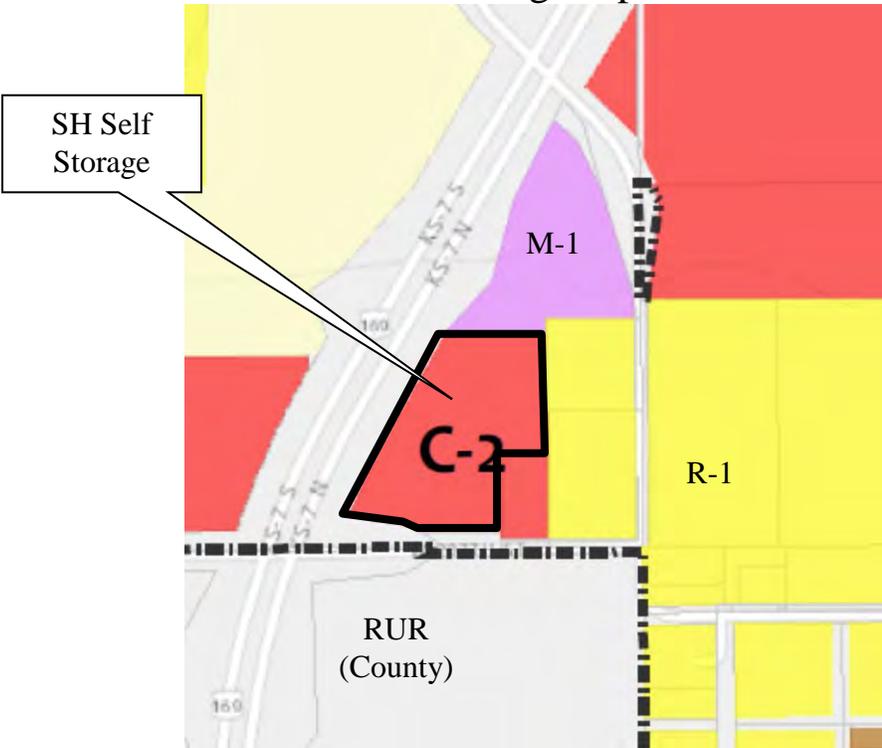
	Current Zoning	Existing Land Use	Future Land Use Map
Site:	C-2	Commercial	Industrial.
North:	M-1	Vacant	Conservation Area
South:	RUR	Res./Ag	Residential
East:	Commercial & Residential	Vacant Vacant	Industrial Industrial
West:	KDOT R.O.W	Highway	N/A



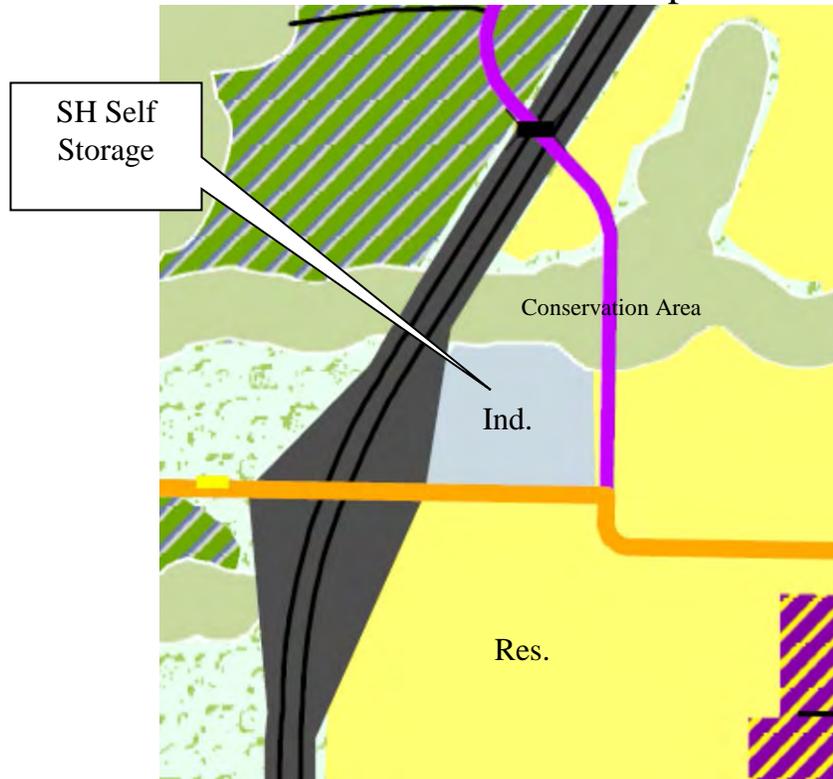
Aerial Photo



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~~ detention. 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.

End of Staff Report

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission. He indicated that if this site plan is approved, it would provide climate controlled storage, which is something that Spring Hill does not currently offer. It was reiterated that staff has reviewed the previous applications for information on storm water drainage. It was determined by the City Engineer and consultants that the topography of the site, adjoining drainage systems, and size of the development did not warrant on-site storm water detention. Per the 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. Another advantage to this site is that the existing landscape with trees, fencing, and buildings sits at a higher level than the highway and surrounding property, which provides a natural landscape buffer. As a result, no additional landscaping or buffering would be required.

Commissioner Mitchell inquired if the lighting requirements would change, as the topography and elevation of the property is not changing. Mr. Hendershot stated that these requirements would not change, and the lighting would be mounted to buildings in locations that would not cause any illumination problems or obstruction to views by drivers.

Commissioner Sly asked how future land use identification as industrial would have any bearing on the current commercial zoning of this location. Mr. Hendershot stated that it would not affect the zoning of this location.

Commissioner Nowlin asked if the construction materials being used would be similar to the existing buildings. The applicant, Mr. Strickland, confirmed that the color scheme and paneling will be the same. It was noted that Strickland Construction actually built the existing structure.

Commissioner Mitchell asked if the construction of the new buildings would interfere with the proposed right-of-ways at the intersection of US169 Highway and 207th Street that are referenced on the future land use map. Mr. Hendershot explained that if and when an overpass ever goes in at that intersection, then there is potential for interference. However, that would be an issue to resolve between the owner of the storage facility and the Kansas Department of Transportation (KDOT). Mr. Hendershot reiterated that City staff has done their due diligence in explaining the potential risk to the applicant. The applicant, Mr. Strickland, acknowledged that he was aware of this risk.

Motion by Ms. Pollom, seconded by Mr. Nowlin, to approve the site plan application SP-04-15 for Strickland Construction as presented by staff.

Roll Call Vote: Nowlin-Aye, Ray-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye

Motion Carried 5-0-0

The Site Plan (SP-04-15) will be forwarded to the City Council for review on January 14, 2016.

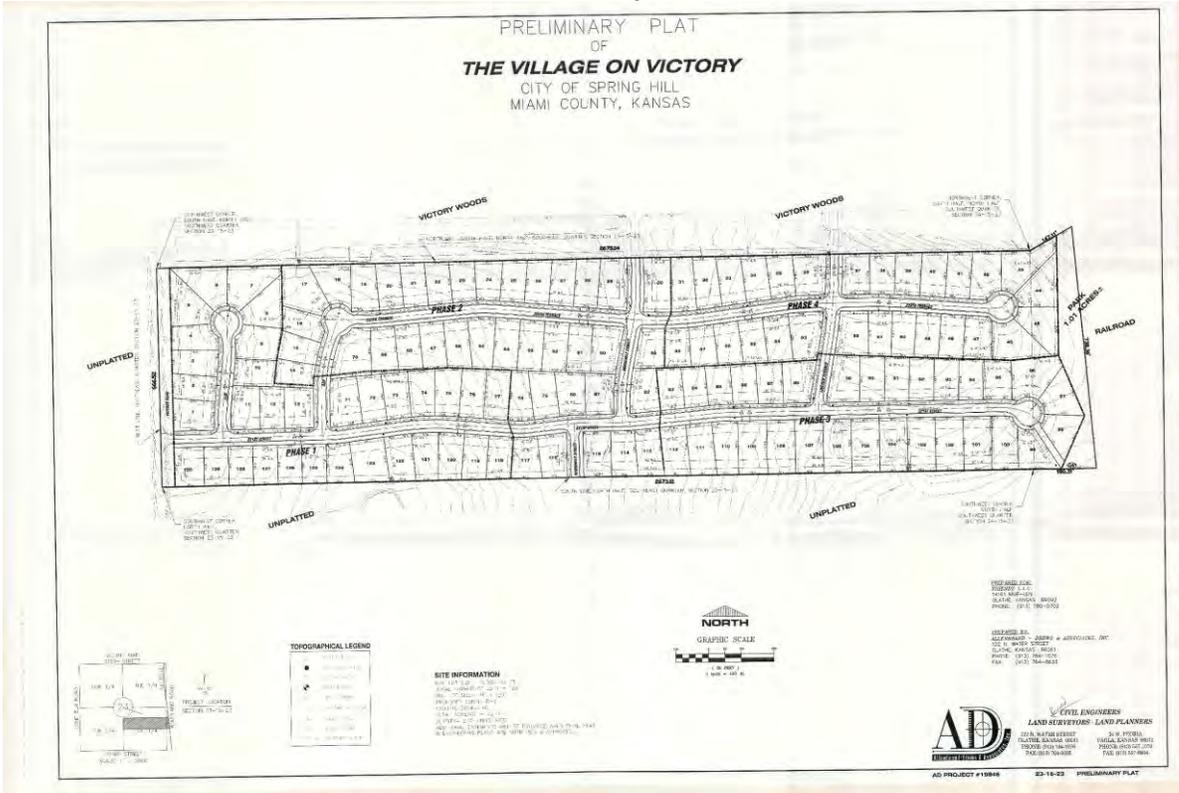
3. Final Plat (FP-04-15) – Village on Victory III

Beginning of Staff Report

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 storm water 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.

End of Staff Report

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission. Village on Victory III is a continuation of an existing subdivision. When it was originally platted in 2004, the first two phases sold quickly. 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 storm water control. This issue has been resolved by the current owner/developer with the installation of storm water detention on-site south of Tract A.

Commissioner Mitchell asked if Tract A consisted of the area outlined in orange on the aerial location map that is included in the agenda packet. Mr. Hendershot indicated that this is an estimated outline to show location for purposes of discussion.

Commissioner Nowlin asked for clarification on the water basin drainage plan. Mr. Hendershot stated that it is basically a pond that will retain storm water drainage, and release it at the same rate that it naturally flows into the basin. Commissioner Nowlin also asked if there would be any other development just to the south of Tract A. Mr. Hendershot indicated that the water basin would be all on-site, and should not affect any future development.

Mr. Hendershot noted that the applicant has provided draft copies of the Homes Association Declaration and Declaration of Restrictions. Copies of these documents were provided to the Planning Commissioners at the start of the meeting.

The applicant, Mr. Craig Porter with MCK Partnership, LLC, stated that their goal in this development is to resolve the drainage issue and to create a buffer between the railroad tracks and the houses.

Motion by Mr. Mitchell, seconded by Ms. Pollom, for approval of Village on Victory III Final Plat, application FP-04-15 as presented by staff.

Roll Call Vote: Nowlin-Aye, Ray-Aye, Mitchell-Aye, Sly-Aye, Pollom-Aye

Motion carried 5-0-0

The Final Plat (FP-04-15) will be forwarded to the City Council for review on January 14, 2016.

DISCUSSION

REPORTS

ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

ADJOURN

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

The meeting adjourned at 7:40 p.m.

**SPRING HILL PLANNING COMMISSION
ZONING STAFF REPORT**

Case #: Z-03-15

Meeting Date: January 7, 2015

Description: Proposed Rezoning from RR (Rural Residential) to M-1 (General Industrial)

Location: 20241 W. 183rd St.

Applicant: RLC Management – Bob Cummins

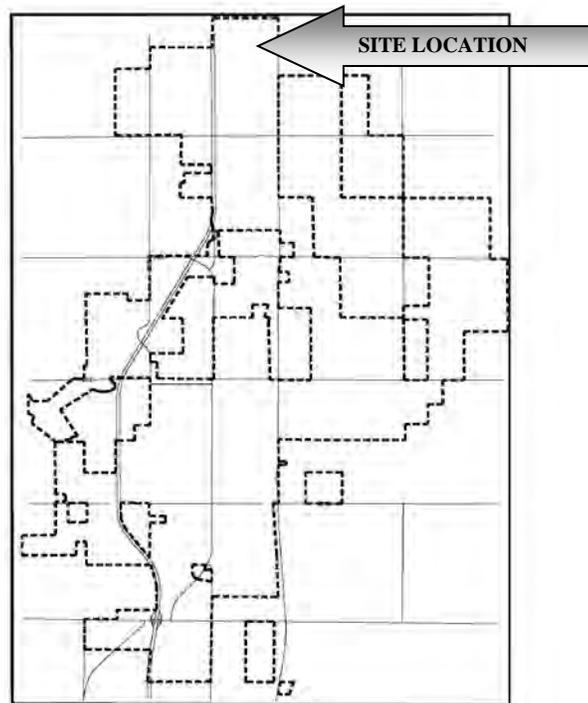
Engineer: Schlagel & Associates, P.A. – Jeff Skidmore

Current Zoning: RR **Proposed Zoning:** M-1

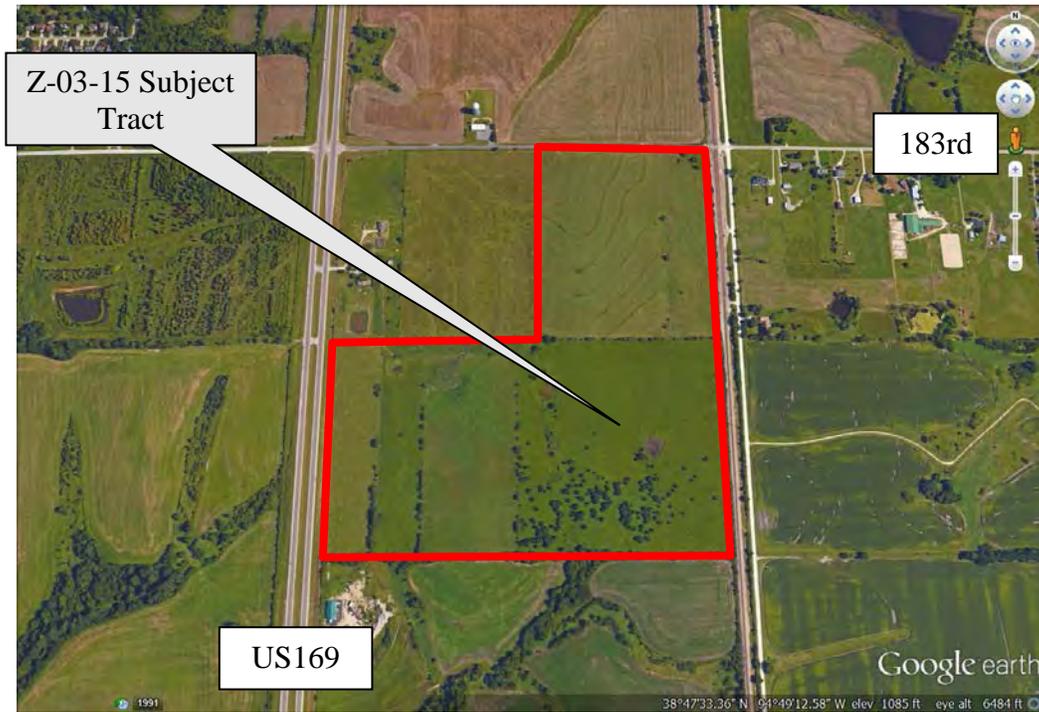
Site Area: 107.6 Ac. **Number of Lots:** 1

	Current Zoning	Existing Land Use	Future Land Use Map
Site:	RR	Vacant	Mixed Use Comm.
North:	JOCO	Vacant	County
South:	M-1	Ind./Vacant	Industrial
East:	N/A	BNSF R-O-W	Industrial
West:	N/A	KDOT R-O-W	Residential
	RR	Vacant	Industrial

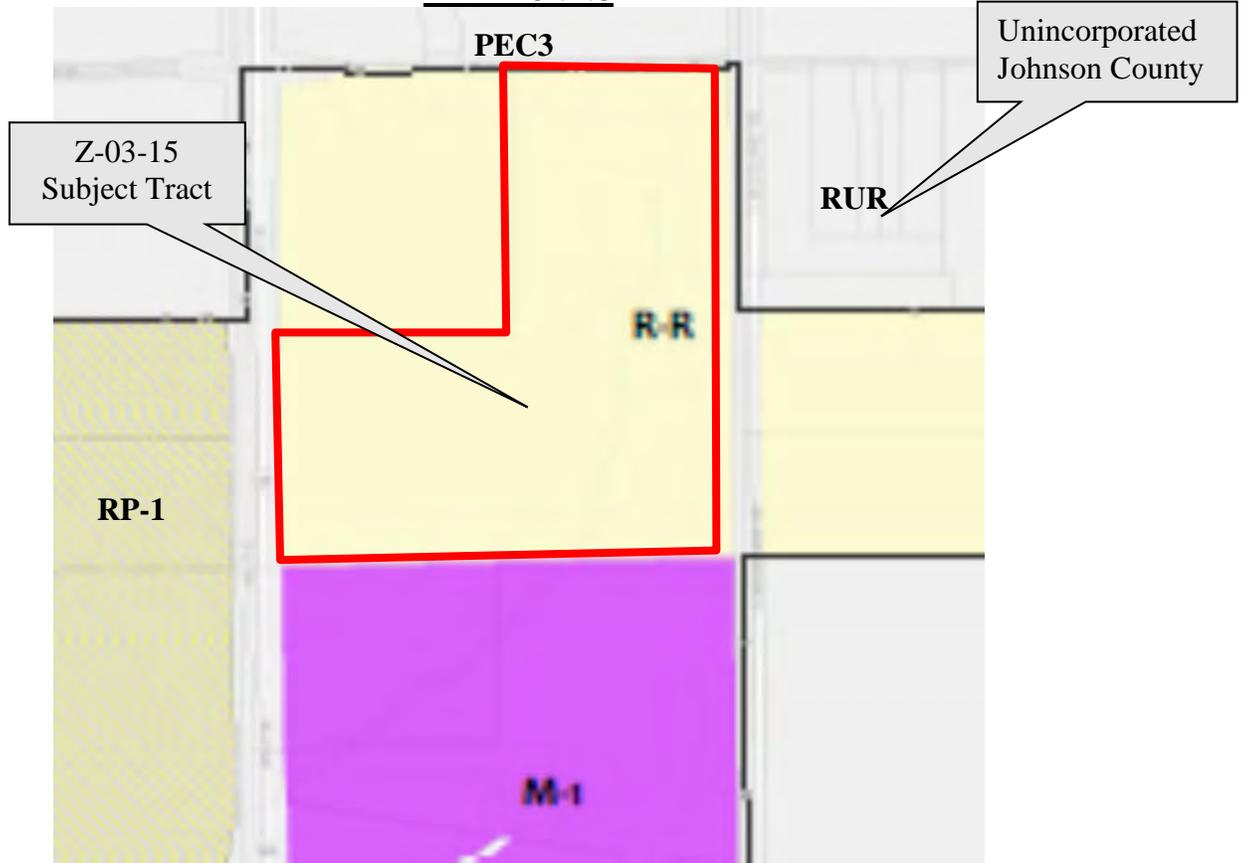
Proposed Use: Self-Storage and Warehousing



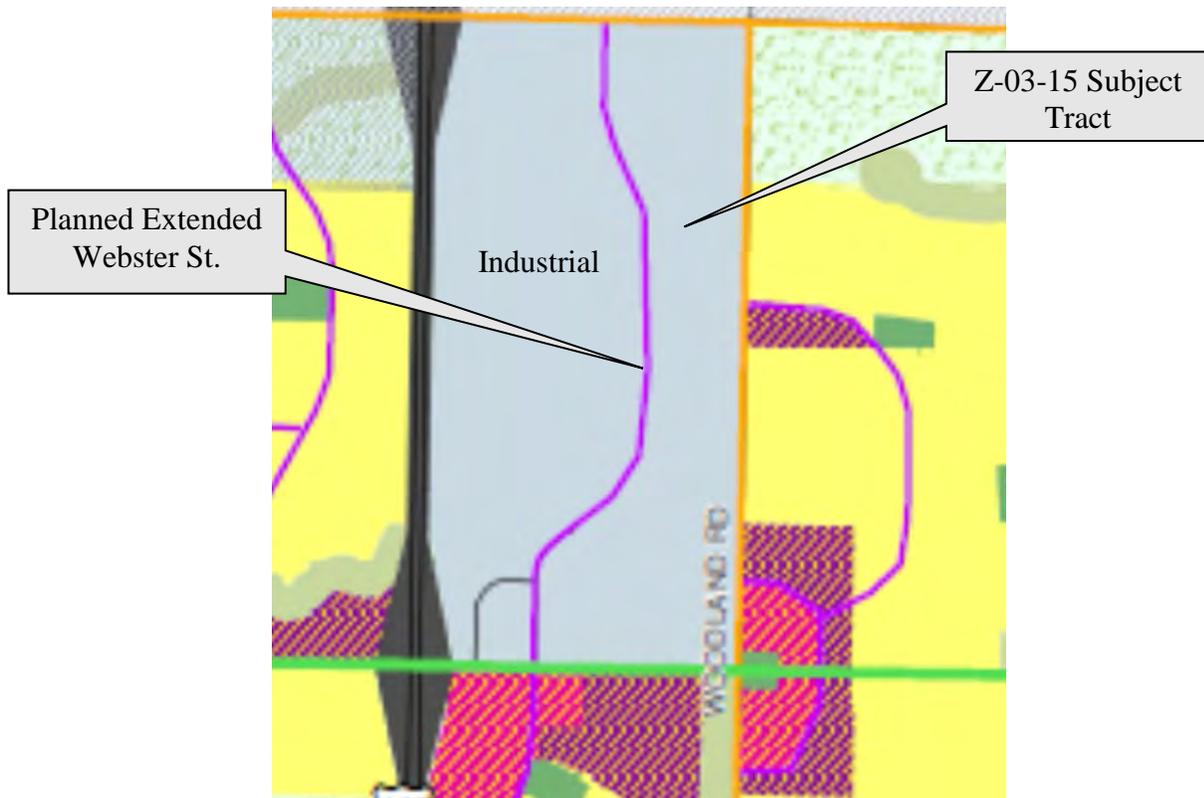
AREA PHOTO



AREA ZONING



FUTURE LAND USE



BACKGROUND: An application has been received for rezoning a 107 acre tract located at 20241 W. 183rd St. The property located approximately at the southeast corner of 183rd and US169 Highway is currently zoned RR (rural residential) with requested zoning to M-1 (General Industrial). The preliminary plan for the property is the construction of self-storage buildings enclosed within a security fence. The long range plan is for the construction of warehousing when market demand is present.

As required, area property owners were notified of the hearing by mail and a newspaper publication was completed 20 days prior to the hearing date. To date no public comments have been received.

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 M-1 districts. The proposed uses of self-storage storage and warehousing are permitted uses within the district.

2. **Neighborhood Character:** As shown on the aerial photo above, the surrounding area is primarily vacant with railroad right-of-way to the east and KDOT right-of-way to the west.
3. **Zoning and uses of nearby parcels:** As shown on the area zoning map above the property to the south is zoned M-1 (General Industrial). The area to the north is unincorporated Johnson County zoned PEC3 (Planned Industrial Park). Parcels to the west are zoned RP-1 (Planned Single Family) but are separated by the KDOT right-of-way for US169/K-7 Highway. Properties to the east are a combination of RR (Rural Residential) and Johnson County RUR district (Rural Residential) but are separated by the combined right-of-ways for the BNSF railroad and Woodland Road.
4. **Requested because of changing conditions:** Request is based on a business opportunity as determined by the applicant.
5. **Suitability of parcel for uses restricted by the current zone:** This area of Spring Hill is currently RR or Rural Residential. Updates to the Comprehensive Plan completed in 2010 identified this area as best suited for industrial uses based on the proximity to the four-lane highway and railroad. Rezoning to an industrial district would be compliant with the Comprehensive Plan and allow uses that would not be allowed with the current zoning.
6. **Suitability of parcel for uses permitted by the proposed district:** The parcel under consideration for rezoning is suitable for uses permitted in an M-1 district. The proposed use for warehousing and self-storage is an allowed use within the M-1 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 time property has been vacant:** This property is undeveloped and has agricultural in use for many years.
10. **Adequacy of current facilities:** All utilities are adequate and available to the property but may require minor extensions as determined by the development plan.
11. **Conformance with Comprehensive Plan.** As shown on the Future Land Use map above, the Comprehensive Plan identifies this area as Industrial. The requested zoning district of M-1 and the proposed use are in conformance 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.

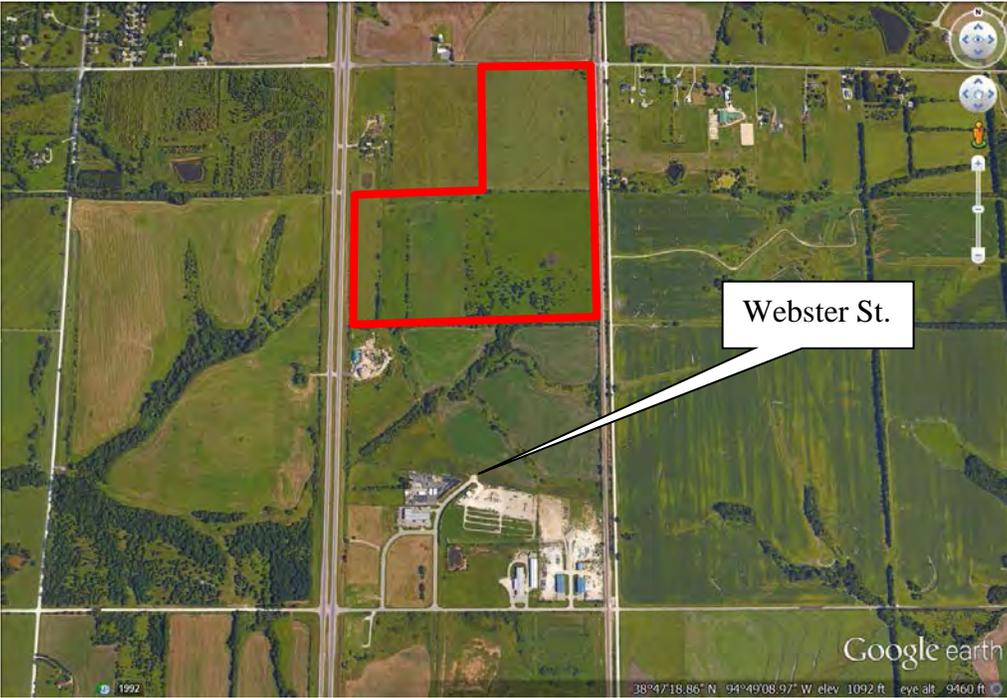
ADDITIONAL REVIEW COMMENTS:

Staff distributed the rezoning application to various consultants and city staff for comment. Of particular interest in this review process is the relationship to the K-7 Corridor Management Plan which identifies a future interchange at 183rd Street. This plan does not interfere with the zoning nor does it create any difficulties for access to the property from 183rd Street. KDOT representatives responded to the review request without comment of any type.

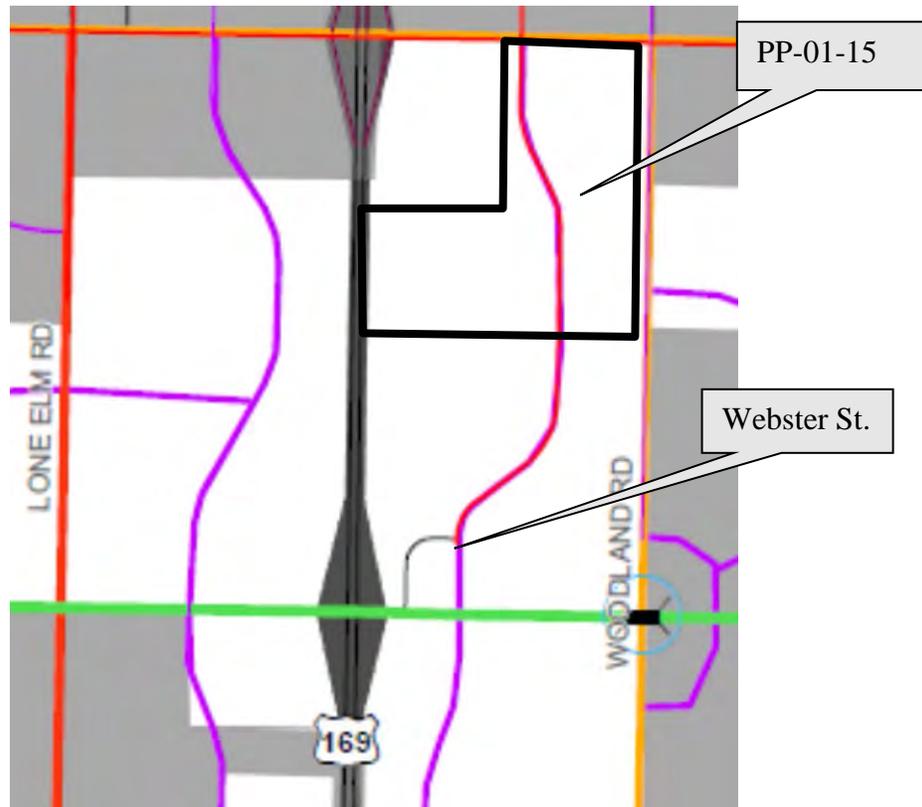
RECOMMENDATION: Staff recommends approval of rezoning application Z-03-15 from RR (Rural Residential) to M-1 (General Industrial).

Suggested Motion: Motion to recommend approval to the Spring Hill Governing Body for rezoning application Z-03-15 as presented by staff.

AREA PHOTO



THOROUGHFARE MAP



BACKGROUND:

The preliminary plat for Store What Subdivision consists of four lots situated within a 107.6 acre tract. The proposed project consists of future development for self-storage units and warehousing buildings. As shown on the included preliminary plat the self-storage units are to be located on the northern portion of the property with the warehousing to the south. However, final design, location and size of buildings will be determined by market demand.

The plat was distributed to city staff, consultants, KDOT and utility providers with several comments submitted that have been implemented into the plat.

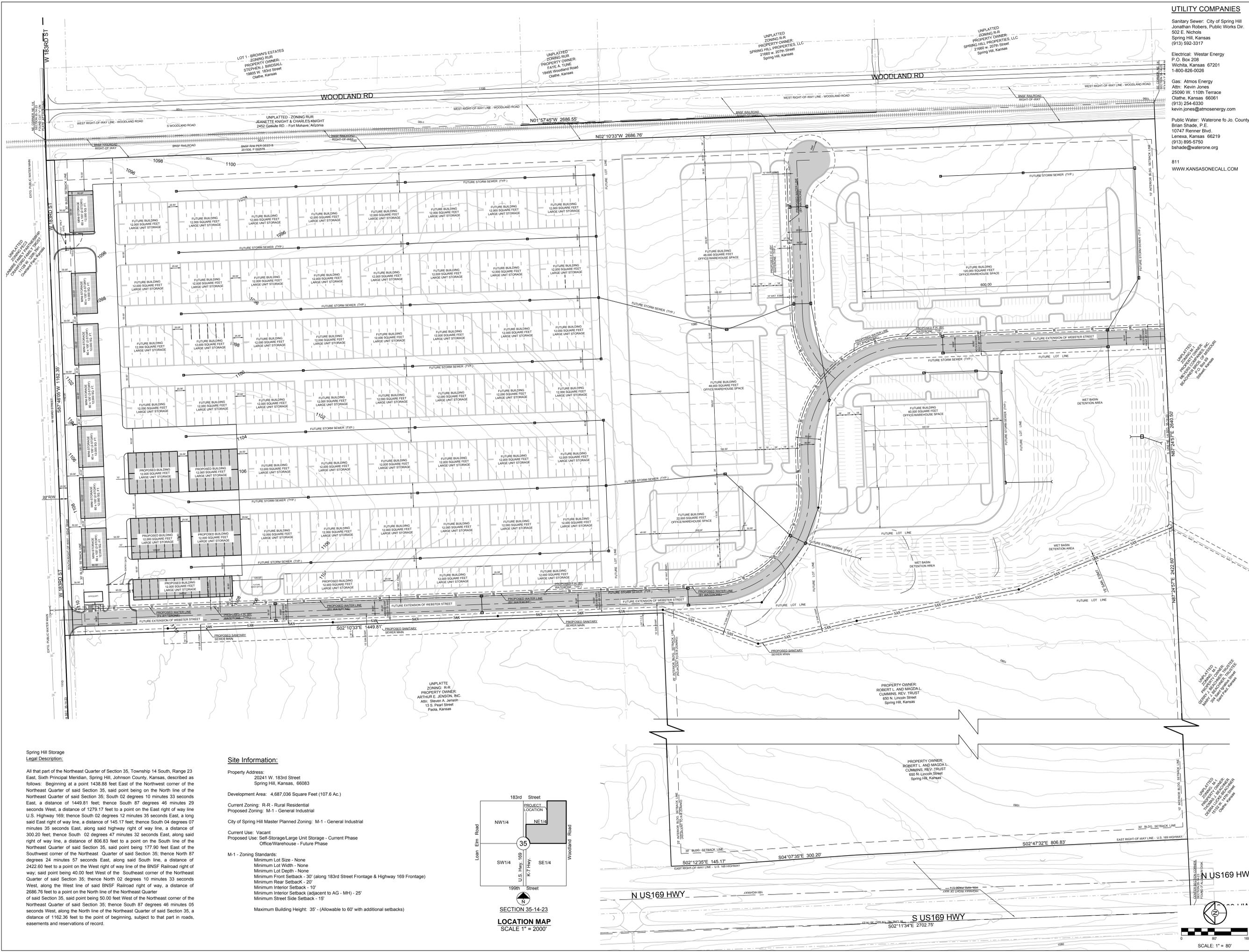
STAFF COMMENTS:

1. All required and applicable information as required by Section 17.372.C.3 is included with the preliminary plat.
2. Traffic to and from a self-storage facility is normally sporadic in nature and primarily consists of standard passenger type vehicles. Traffic to the warehousing section of the plat could result in heavier truck traffic. The length and location of the proposed street from 183rd provides ample opportunity for safe traffic flow to the southern area of the plat. Should the concept of buildings on the plat change significantly with market demands, a traffic impact study will be required.

3. Storm water study information has been implemented into the plat resulting in the planned retention basin and accompanying storm water systems throughout the development.
4. Access to the self-storage portion of the platted area shall be through controlled access gates with the area enclosed by security fencing.
5. The applicant submitted a certified listing of surrounding owners and all were notified of the hearing before the Planning Commission.
6. All utilities are available to serve the area with main extensions required for both water and sewer. The applicant is currently working with design teams and utility providers to finalize plans for the utility phase of the project.
7. The Thoroughfare Map in the Spring Hill Comprehensive Plan identifies a collector street extension of Webster Street extending through this development area. The plat identifies this street extension with future connection to Webster Street north of 191st Street.
- 8.

RECOMMENDATION:

Staff recommends approval of the preliminary plat PP-01-15 for Store What Subdivision and Industrial Park.



UTILITY COMPANIES

Sanitary Sewer: City of Spring Hill
Jonathan Robers, Public Works Dir.
502 E. Nichols
Spring Hill, Kansas
(913) 552-3317

Electrical: Westar Energy
P.O. Box 208
Wichita, Kansas 67201
1-800-826-0026

Gas: Atmos Energy
Attn: Kevin Jones
25090 W. 110th Terrace
Olathe, Kansas 66061
(913) 254-4330
kevin.jones@atmosenergy.com

Public Water: Waterone Jo. County
Brian Shade, P.E.
10747 Renner Blvd.
Lenexa, Kansas 66219
(913) 895-5750
bshade@waterone.org

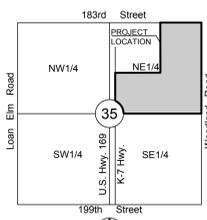
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WWW.KANSASONECALL.COM

SCHLAGEL & ASSOCIATES, P.A.
Engineers+Planners+Surveyors+Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5188 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
PC 208 - PL 209 - PL 201

REZONING AND PRELIMINARY PLAN/PLAT
STORE WHAT - STORAGE/CONTRACTOR STORAGE PROJECT
183rd Street & Woodland - NE 1/4, Sec. 35, T. 14, R. 23
Spring Hill, Kansas

Spring Hill Storage
Legal Description:
All that part of the Northeast Quarter of Section 35, Township 14 South, Range 23 East, Sixth Principal Meridian, Spring Hill, Johnson County, Kansas, described as follows: Beginning at a point 1438.88 feet East of the Northwest corner of the Northeast Quarter of said Section 35, said point being on the North line of the Northeast Quarter of said Section 35; South 02 degrees 10 minutes 33 seconds East, a distance of 1449.81 feet; thence South 87 degrees 46 minutes 29 seconds West, a distance of 1279.17 feet to a point on the East right of way line U.S. Highway 169; thence South 02 degrees 12 minutes 35 seconds East, a long said East right of way line, a distance of 145.17 feet; thence South 04 degrees 07 minutes 35 seconds East, along said highway right of way line, a distance of 300.20 feet; thence South 02 degrees 47 minutes 32 seconds East, along said right of way line, a distance of 906.83 feet to a point on the South line of the Northeast Quarter of said Section 35, said point being 177.90 feet East of the Southwest corner of the Northeast Quarter of said Section 35; thence North 87 degrees 24 minutes 57 seconds East, along said South line, a distance of 2422.60 feet to a point on the West right of way line of the BNSF Railroad right of way, said point being 40.00 feet West of the Southeast corner of the Northeast Quarter of said Section 35; thence North 02 degrees 10 minutes 33 seconds West, along the West line of said BNSF Railroad right of way, a distance of 2686.76 feet to a point on the North line of the Northeast Quarter of said Section 35, said point being 50.00 feet West of the Northeast corner of the Northeast Quarter of said Section 35; thence South 87 degrees 46 minutes 05 seconds West, along the North line of the Northeast Quarter of said Section 35, a distance of 1162.36 feet to the point of beginning, subject to that part in roads, easements and reservations of record.

Site Information:
Property Address: 20241 W. 183rd Street
Spring Hill, Kansas, 66083
Development Area: 4,687,036 Square Feet (107.6 Ac.)
Proposed Zoning: M-1 - General Industrial
City of Spring Hill Master Planned Zoning: M-1 - General Industrial
Current Use: Vacant
Proposed Use: Self-Storage/Large Unit Storage - Current Phase
Office/Warehouse - Future Phase
M-1 - Zoning Standards:
Minimum Lot Size - None
Minimum Lot Width - None
Minimum Lot Depth - None
Minimum Front Setback - 30' (along 183rd Street Frontage & Highway 169 Frontage)
Minimum Rear Setback - 20'
Minimum Interior Setback - 10'
Minimum Interior Setback (adjacent to AG - MH) - 25'
Minimum Street Side Setback - 15'
Maximum Building Height: 35' - (Allowable to 60' with additional setbacks)



SECTION 35-14-23
LOCATION MAP
SCALE 1" = 200'

REVISION DATE	DESCRIPTION
01/24/15	Webster St. Extension to South

DRAWN BY:	JTS
CHECKED BY:	JTS
DATE PREPARED:	12/07/15
PROJ. NUMBER:	15-188

PRELIMINARY REZONING PLAN

SHEET **PP-1** OF 1

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Herman A. Scharhag Architects

310 Armour Rd. #202,
 North Kansas City, Missouri 64116
 Phone 816-221-9297
 scharhag@att.net

SINGLE WIDE BUILDING

BOB CUMMINGS
 SPRINGHILL, KS

No.	Description	Date
Revision Schedule		

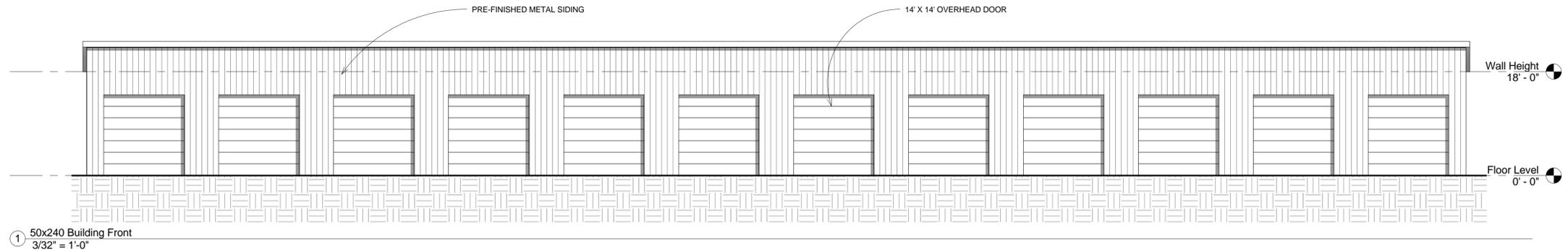
**Elevations
 50X240 Building**

Project number 1686
 Date 10/02/2015

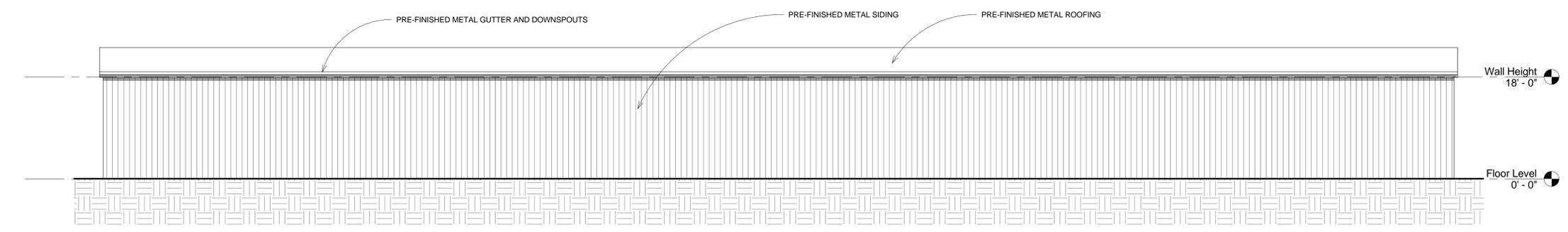
A201

Scale 3/32" = 1'-0"

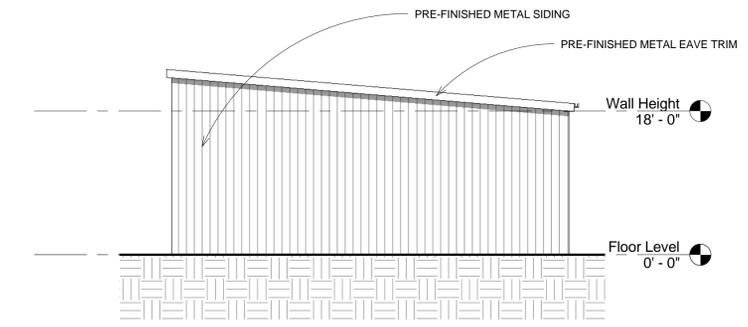
10/5/2015 2:27:14 PM



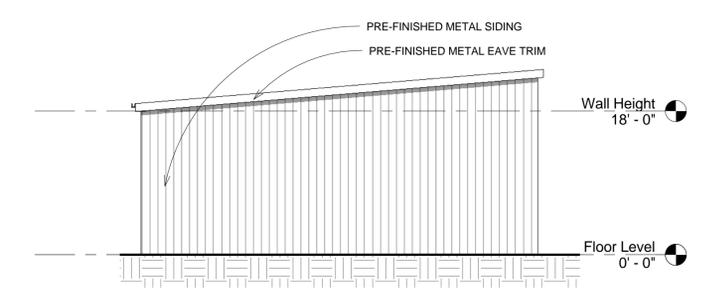
① 50x240 Building Front
 3/32" = 1'-0"



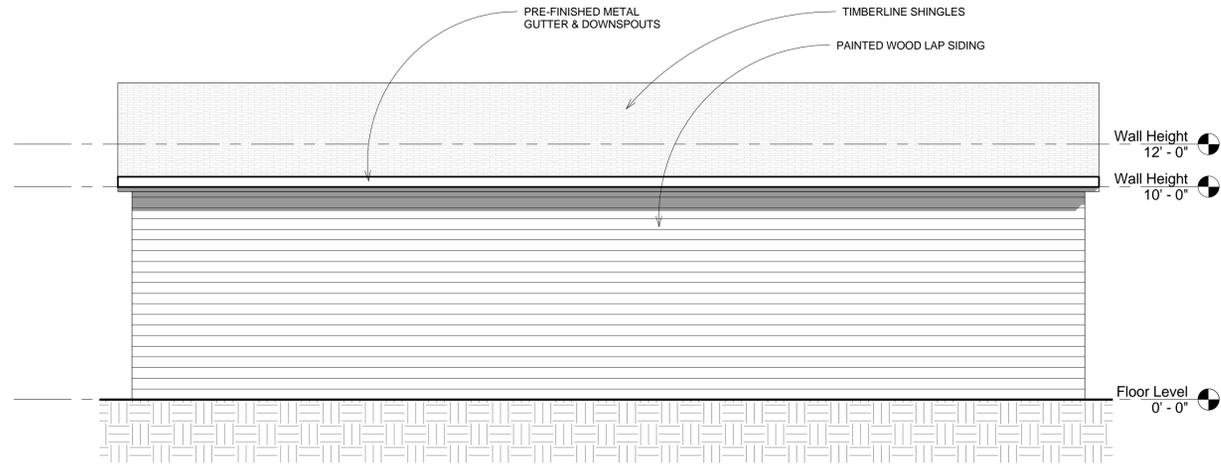
② 50x240 Building Rear
 3/32" = 1'-0"



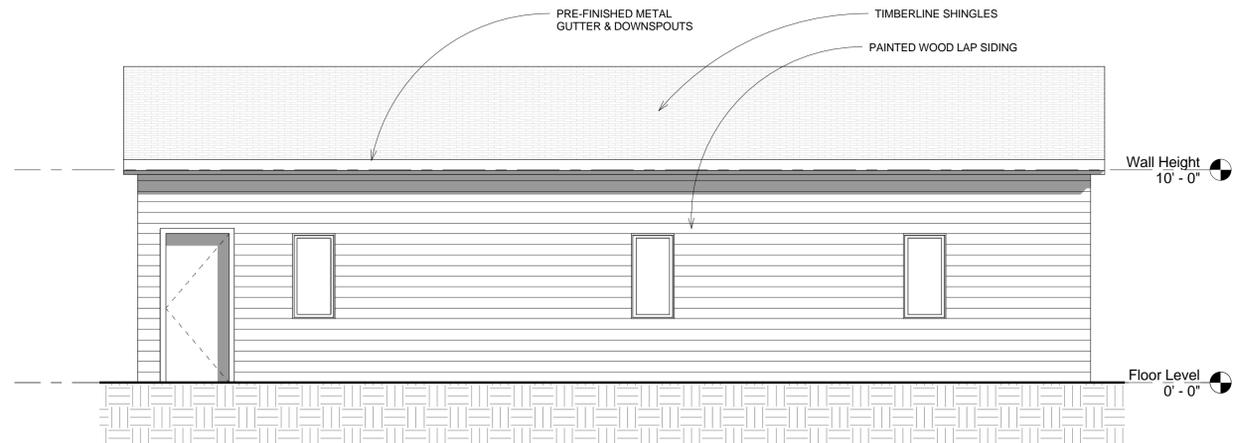
③ 50x240 Building Side
 3/32" = 1'-0"



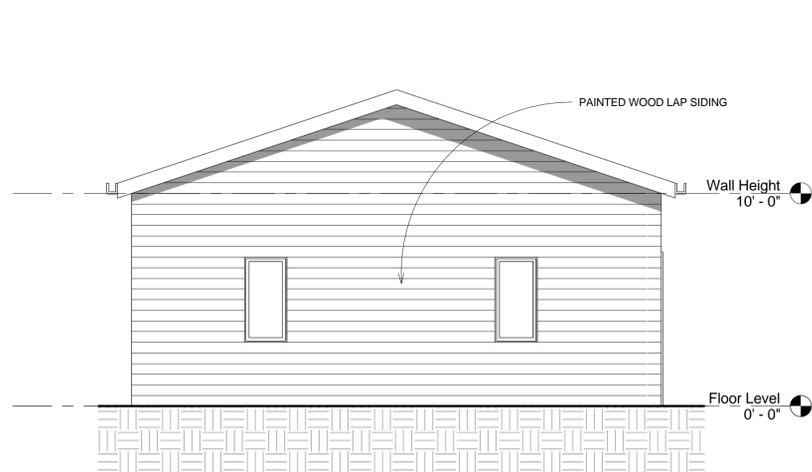
④ 50x240 Building Side 2
 3/32" = 1'-0"



② Office/Apartment- Rear
1/4" = 1'-0"



① Office/Apartment-Front
1/4" = 1'-0"



③ Office/Apartment-Side
1/4" = 1'-0"



④ Office Apartment-Side 2
1/4" = 1'-0"

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scharhag@att.net

OFFICE/APT.

BOB CUMMINGS
SPRINGHILL, KS

No.	Description	Date
Revision Schedule		

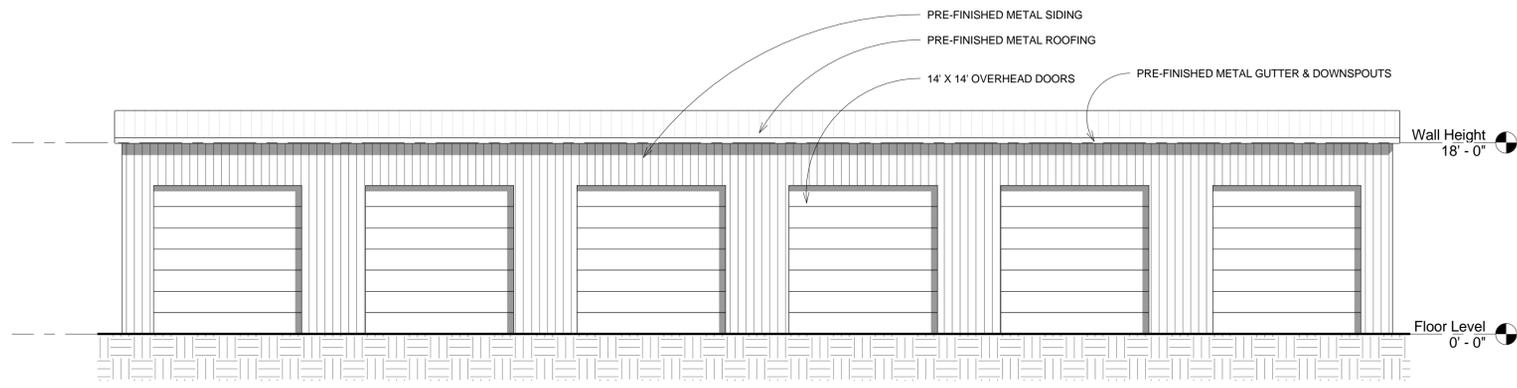
Office/Apartment

Project number 1686
Date 10/02/2015

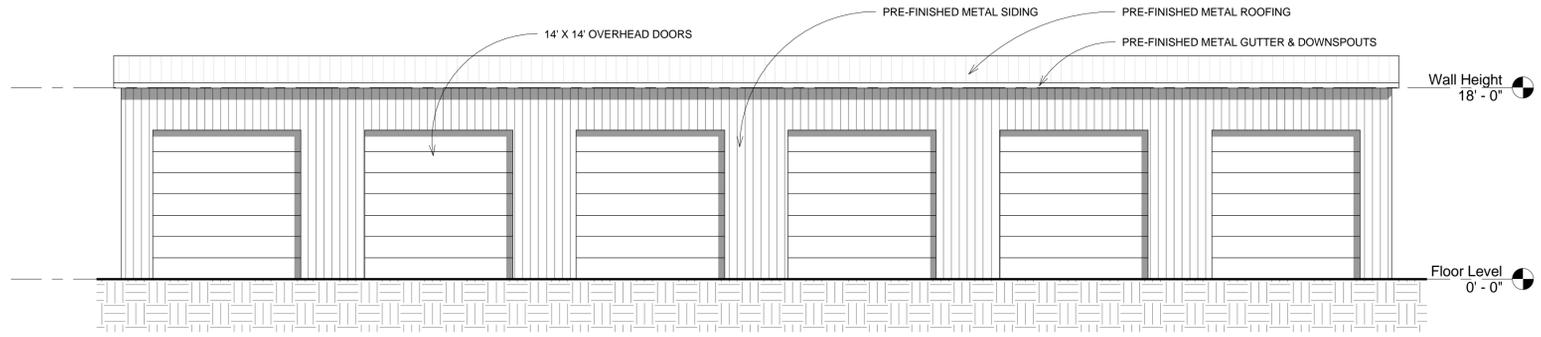
A202

Scale 1/4" = 1'-0"

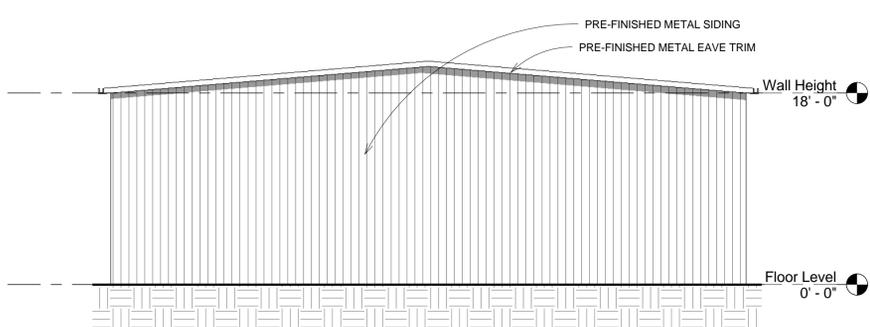
10/5/2015 2:26:52 PM



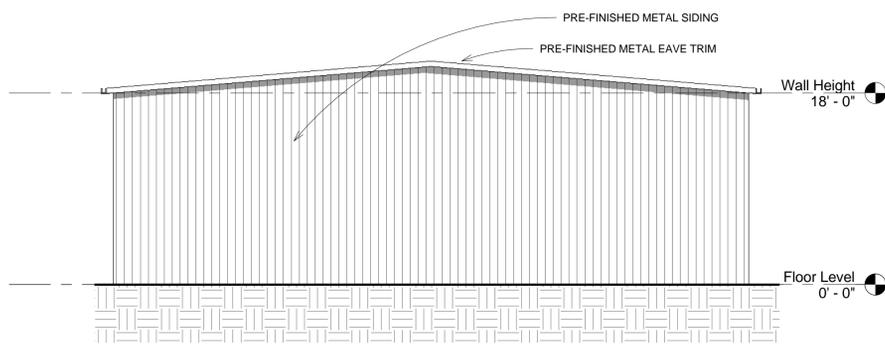
① 120x100 Building Front
1/8" = 1'-0"



② 120x100 Building Rear
1/8" = 1'-0"



③ 120x100 Building Side 2
1/8" = 1'-0"



④ 120x100 Building side
1/8" = 1'-0"

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DOUBLE WIDE BUILDING

BOB CUMMINGS
SPRINGHILL, KS

No.	Description	Date
Revision Schedule		

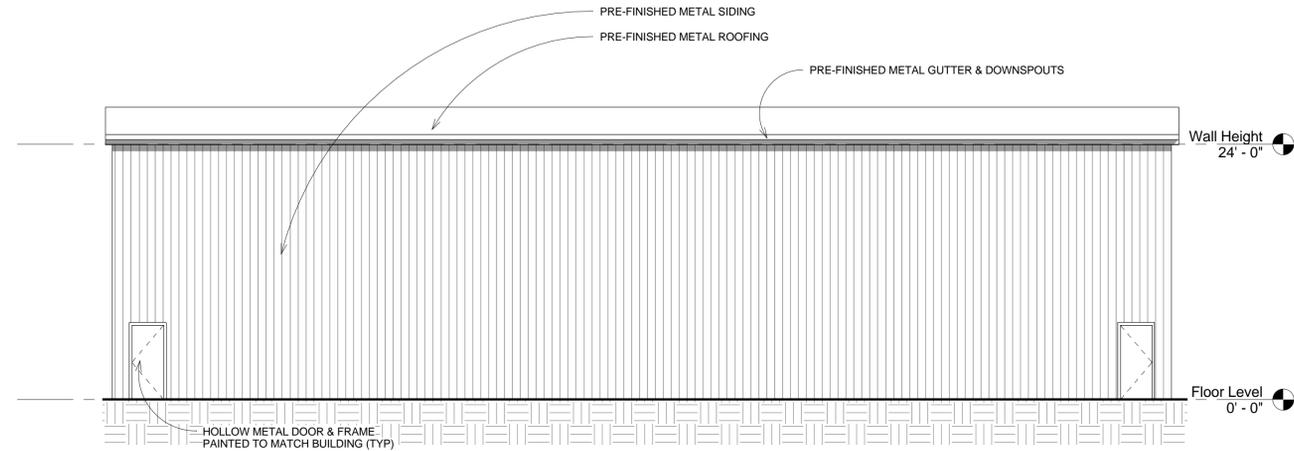
120x100
Building

Project number	1686
Date	10/02/2015

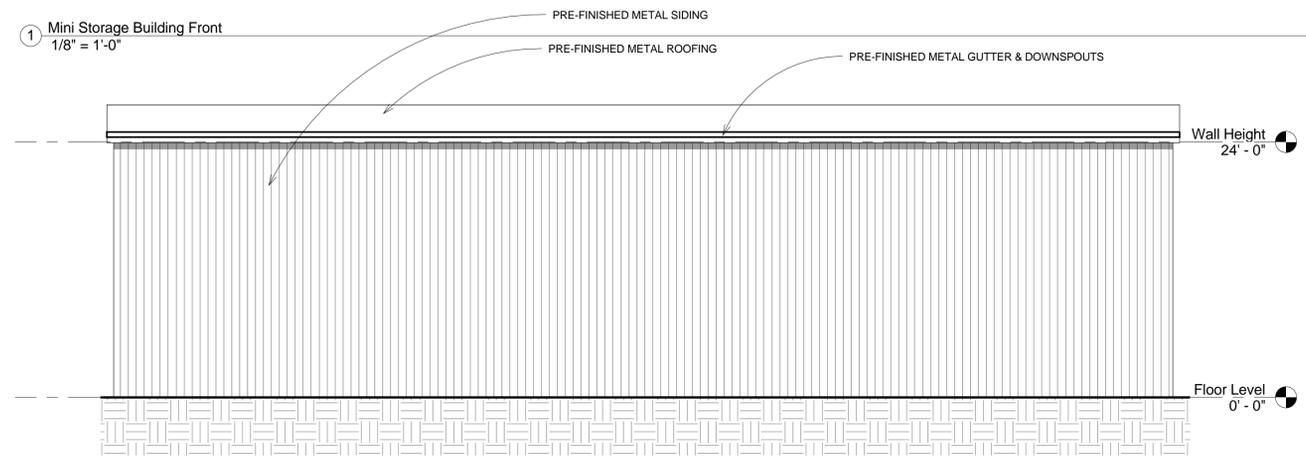
A203

Scale	1/8" = 1'-0"
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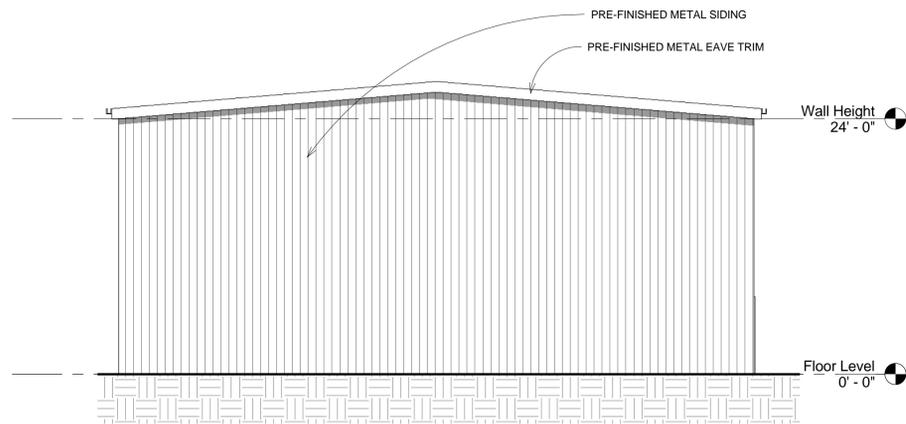
10/5/2015 2:26:34 PM



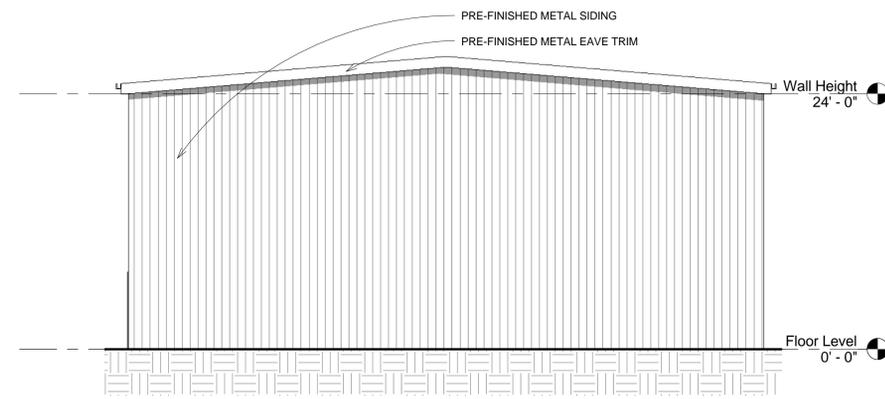
① Mini Storage Building Front
1/8" = 1'-0"



② Mini Storage Building - Rear
1/8" = 1'-0"



③ Mini Storage Building - Side 2
1/8" = 1'-0"



④ MiniStorage Building Side
1/8" = 1'-0"

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MINI STORAGE BUILDING

BOB CUMMINGS
SPRINGHILL, KS

No.	Description	Date
Revision Schedule		

Mini Storage Building

Project number 1686
Date 10/02/2015

A204

Scale 1/8" = 1'-0"

10/5/2015 2:24:57 PM