

**SPRING HILL PLANNING COMMISSION  
REGULAR MEETING  
AGENDA  
THURSDAY MAY 5, 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: April 5, 2016**
2. **Final Plat (FP-03-16) – Dayton Creek Subdivision (tabled from the April 5, 2016 meeting)**  
Address/Vicinity: Northwest Corner of 191<sup>st</sup> St. and US169 Hwy  
Owner: Brad Vince, PV Investments, LLC  
Applicant: Curtis Holland, Polsinelli, PC
3. **Final Plat (FP-05-16) – The Bowery II, Replat**  
Address/Vicinity: 20559 S. Lone Elm Rd., Lots 1, 2, 3, 4  
Applicant/Owner: Mike Denny, Artistic Concrete Surfaces
4. **2017 Funding Request Form**

**DISCUSSION**

5. **Capital Improvement Plan (CIP) Draft**

**REPORTS**

6. Staff to provide follow up report on the USD 230 School District future growth projections as compared to the Comprehensive Plan.

**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 Special Session**  
**April 5, 2016**

A Special Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on April 5, 2016. The meeting convened at 7:02 p.m. with Chairman Stephen Sly presiding, and Christie Campbell, Planning Secretary recording.

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

Commissioners absent: Tobi Bitner  
Paul Ray  
Michael Weber

Staff in attendance: Jim Hendershot, Community Development Director  
Patrick Burton, Community Development Dept.  
Christie Campbell, Planning Secretary

Public in attendance: Mr. Greg Watson, Shafer, Kline & Warren, Inc. (Rep. for Dayton Creek)  
Mr. Mark Sprecker, Polsinelli, PC (Rep. for Dayton Creek)  
Mr. Jim Thome, (Rep. for Ridgefield Subdivision)  
Mr. Stan Woodward, Doathit Frets (Rep. for Ridgefield Subdivision)  
Mr. Harold Phelps, Phelps Engineering (Rep. for Ridgefield Subdivision)

## **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:** Pollom-Aye, Mitchell-Aye, Sly-Aye, Squire-Aye, Vaughan-Aye, Nowlin-Aye

**Motion carried 6-0-0**

## **FORMAL ACTION**

### **1. Approval of Minutes: March 3, 2016**

**Motion by** Ms. Squire, seconded by Mr. Nowlin, to approve the minutes as presented.

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

**Motion carried 5-0-1**

### **2. Final Plat (FP-03-16) – Dayton Creek Subdivision**

#### ***Beginning of Staff Report***

**SPRING HILL PLANNING COMMISSION  
FINAL PLAT STAFF REPORT**

---

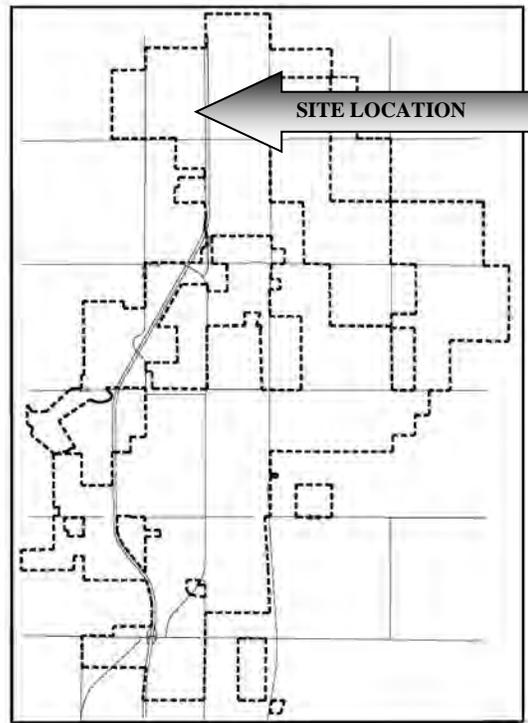
**Case #:** FP-03-16 **Meeting Date:** April 5, 2016  
**Description:** Dayton Creek First Plat  
**Location:** Northwest corner 191<sup>st</sup> & US169 Highway  
**Applicant:** Polsinelli, PC; PV Investments, LLC  
**Engineer:** Shaffer, Kline & Warren  
**Site Area:** 25.6 acres

**Minimum Lot Area:** 5,500 sq. ft. **Number of Lots:** 55 Residential Tracts  
3 Common Area Tract

**Current Zoning:** "RP-1" **Proposed Use:** Single-Family Residential

**Related Applications:** PP-2-06, PP-7-06,  
FP-5-07

---



## DAYTON CREEK 191<sup>ST</sup> & US169



### **BACKGROUND:**

Dayton Creek is a residential development first proposed in 2006. A brief history of the development includes approval of the preliminary plat in January 2007 followed by Phase 1 approval by the Planning Commission on June 7, 2007 and the City Council on June 28, 2007. The final plat was not recorded due to the housing recession and ongoing negotiations with the City of Spring Hill on other issues. These issues have now either passed or have been resolved and the owners are ready to proceed with the project. Due to the time delay from the 2007 approval, a new application was required. Staff has completed the review along with several consultants and utility providers.

The approved preliminary plat consists of 233 acres of single-family residential, commercial and open space areas. A copy of the preliminary plat is attached to this staff report for your review.

The 2016 application of Dayton Creek Phase 1 is identical to that of 2007. A copy of the 2007 staff report and PC minutes is included with this packet for your review. Phase 1 consists of 55 residential lots and 3 common area tracts. Entry to the development is from 191<sup>st</sup> Street on Theden Street. West 190<sup>th</sup> Terrace intersects with Lone Elm but this entrance to the subdivision will not be completed with this phase. Staff's recommendation at the end of this staff report will address the timing of this road completion.

A Traffic Impact Study for the subdivision was completed in December 2006. Staff requested and has received an update to this study based on current traffic counts. The attached letter from SKW Engineering shows the traffic counts on 183<sup>rd</sup>, 191<sup>st</sup> and US169 to be at or below the volumes of the original 2006 study. It was their conclusion, and staff agreed, that a complete study is not warranted based on the recent traffic counts and the fact that the subdivision plan from 2007 is the same as being proposed in 2016. As additional final plats are submitted additional consideration will be given to the improvement of 191<sup>st</sup> and Lone Elm as well as the impact to and from US169. With regards to US169, the assumption was made in the 2006 study the interchange at 191<sup>st</sup> would be completed in 2012. Obviously that is not the case, but the recent traffic counts allow the time frame for all the road improvements to be pushed ahead in the same manner as the 2007 approval.

Staff has contacted KDOT on this development and has received no comments or questions with regards to any impact from US169/K7 Highway. Staff will continue to communicate with KDOT as the development progresses. Right-of-way for the proposed interchange was a major topic of discussion during the earlier processes and understandings were reached for dedication of right-of-way in return for excise tax credits. This will again be addressed with future phases of the development.

**STAFF COMMENT:**

Phase 1 consists of 55 residential lots and three common area tracts. Staff finds the final plat to be in compliance with the previously approved preliminary plat and offers the following review of Section 17.372.D of the Spring Hill Subdivision Regulations:

1. Separate drawings of profiles and cross section of streets, alley's and public use areas have been forwarded to the City Engineer for review,
2. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat,
3. Staff has verified all due or unpaid taxes have been paid in full,
4. Drainage areas are subject to maintenance of adjoining homeowners or the homeowners association,
5. Public facilities are adequate and available to the site,
6. Adequate control of storm water through appropriate BMP's have been detailed on drawings submitted to the City Engineer for approval,
7. Construction refuse will be disposed of in an appropriate manner,
8. The required Improvement Agreement is being prepared by staff and will be forwarded to the applicant, City Engineer and City Attorney for review and approval. This Agreement will be signed by the applicant prior to consideration of the final plat by the Governing Body. All required bonds and insurance documents will be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.
9. Staff finds the proposed final plat in substantial compliance with the preliminary plat for the subdivision approved by the Planning Commission in 2006 and with the Comprehensive Plan for the City of Spring Hill

**ADDITIONAL STAFF COMMENTS:**

1. *Housing elevations:* An issue that was not resolved with the original submittals is the approval of typical housing elevations for planned developments. The attached letter from Richard Sailors (attached to the 2007 staff report) indicates Pulte Homes would no longer be the primary builder within the development. Therefore Pulte Home designs were not submitted for review. The letter requests approval of the final plat without this building review. Staff has found no other reference to this matter and, as noted previously, the plat was approved.

Staff has been in contact with the owner and development team about this housing elevation submittal issue and required elevations to be submitted. The owner has been consistent with his desire to provide affordable housing but understands the requirement of elevations being submitted with a planned development. The code for planned developments states the following:

*Section 17.332.E.8 Residential and commercial zoned developments are expected to use higher-quality durable building materials and architectural-design features that provide an increase in visual interest over conventional zoned developments. Such developments are expected to comply with the Planning Principles and Design Guidelines recommendations in the Comprehensive Plan, including recommended building materials and building design. Single-family residential uses are expected to incorporate building materials consistent with those recommended for multifamily residential developments as well as stucco and fiber-cement board, particularly on sides of the structures visible to the public, except that the sides and rear of such single-family structures may be permitted other exterior finishes.*

Included with this packet you will find examples of housing elevations submitted by the development team. Please note the photos of the homes without the architectural features noted above are shown only to represent the type of homes to be offered. Each will include additional exterior amenities such as brick or stone on the garage and or porch approximately 2 feet in height, and wrapping of porch supports with common materials. If approved by the Planning Commission, staff will review each building permit application for compliance with approved Planning Commission standards. Any homes not meeting this requirement will be denied the issuance of a building permit.

2. *Stormwater Study:* The original 2007 submittal included a stormwater study that was reviewed by staff and consultants. Adjustment were made to the plans according to comments received and the study was accepted with the approval of the preliminary and final plats. Staff required an update to the study be completed for the 2016 submittal. Included with this packet you will find a letter from SKW Engineers indicating the data utilized in the initial study is

applicable today, no revisions were required to the study. Staff finds this conclusion reasonable due to the fact no revisions in the plat are being requested.

3. *Road Improvements:* This plan duplicates the approval from 2007 including the following:
  - Improve 191<sup>st</sup> with full asphalt road surface from US169 to just west of Theden Street.
  - Improve 191<sup>st</sup> with full asphalt road from Theden St. to Lone Elm when required with future phases of the development.
  - Second means of ingress/egress to Lone Elm Road required when building permits reaches a total of 50. Lone Elm Road may be improved with chip seal.
4. *Park Fees:* Total open space for this subdivision is less than the 15% required for a planned development. Therefore, a park fee of \$300 per building permit is required.

**PLANNING COMMISSION REVIEW AND ACTION:** Upon review of the final plat application the Planning Commission may by a majority vote of those members present:

- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action

**STAFF RECOMMENDATION:**

Staff recommends approval of final plat application FP-03-16, Dayton Creek Phase I with the following conditions:

1. Traffic studies be reviewed with each future phase of development with emphasis on the intersection of 191<sup>st</sup> and US169/K7 Highway
2. Building permits found to be noncompliant with submitted housing elevations be denied.
3. Applicant and City completing an Improvement Agreement as required by code.
4. A park fee of \$300 per building permit is required.
5. Access to the subdivision from Lone Elm is required once 50 residential permits have been issued for the development. Lone Elm to be improved to chip seal standards from 191<sup>st</sup> Street to the second point of access.

Attachments: Final Plat  
Preliminary Plat  
Staff Report, June 7, 2007  
Shafer, Kline, Warren stormwater update, Feb. 3, 2016  
Shafer, Kline, Warren traffic study update, January 18, 2016  
Planning Commission minutes, June 7, 2007  
Product sample photos

## *End of Staff Report*

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

Mr. Hendershot referenced a correction to the park fees associated with the subdivision. It was noted in the original staff report that the total open space for this subdivision is less than 15% required for a planned development. He noted that this is incorrect, as they are only required to have 4% of open space, and this current final plat actually has 11.6% open space, which exceeds the minimum required. As a result, a park impact fee of \$300 per building permit is not required; it does not apply to this subdivision.

Mr. Hendershot presented images of the housing elevation samples submitted by the applicant. Currently, the developer does not have a designated home builder, but they are aware that in a planned subdivision if there is a reduction in lot sizes, then it is required to improve the aesthetics on the front side of the house.

For example, the houses should include materials such as stone, brick, or stucco facades. It was reiterated that the developer is still in the process of establishing a builder for this development, so they were unable to provide exact housing elevation plans at this time.

Mr. Hendershot recommended that if the Planning Commission were to approve the final plat without specific housing elevation plans, then there should be conditions placed on the building permit review process to ensure that each and every house is in compliance with the intent of the code that is quite specific. If the plans are not, then the building permit is denied. If it becomes an issue with the builders and developers, then it will be brought back to the Planning Commission.

Commissioner Vaughan asked about the target price range for the houses in this development. Mr. Greg Watson, the engineer with Shafer, Kline, & Warren, Inc., stated that he didn't recall the exact price range, but believes they would be between \$200K to \$250K. Mr. Hendershot added that the discussions with the developer regarding the types of houses to be built would be in a range that might attract first time homeowners.

Commissioner Vaughan and Commissioner Nowlin, both agreed that the current housing elevation plans would have to be significantly improved at the \$200K to \$250K price point, or decrease the sale price of the house. Commissioner Vaughan indicated that if we want to attract young families to the community, then we must offer homes at a price point that is affordable and in line with the guidelines set forth in the Comprehensive Plan.

Commissioner Squire expressed concerns that the oversized garage frontage impedes the view of the front door and entry way. She stated that she would not be in agreement with the existing housing elevation plans with this type of design.

Commissioner Vaughan asked if the housing elevation plans would come back to the Planning Commission to be reviewed once the builders have been chosen. Mr. Hendershot stated that they would, only if the Planning Commission establishes those conditions in the motion for approval.

Commissioner Pollom expressed concerns about new construction without basements and/or storm shelters. Mr. Hendershot indicated that the City currently has no regulation that requires basements or storm shelters. This is a choice that is made among the developer, builder, and buyer when selecting a house plan.

Commissioner Squire agreed with Commissioner Pollom on the concerns of houses without storm shelters. Squire asked if there were warning sirens located near the planned development. Mr. Hendershot indicated that there are warning sirens at this location.

Mr. Hendershot suggested that the Planning Commission table the final plat if they are not comfortable with the elevations being presented. This would give the developer time to provide more specific plans for housing elevations.

Commissioner Squire asked if the street names on the final plat matched the emergency 911 records. Mr. Hendershot indicated that the street names were approved by Johnson County Emergency Management with the original preliminary plat, and match the 911 records.

Commissioner Nowlin indicated that it seems there would be a little more stability in making a decision to approve the final plat if they knew who the builder was, along with more details on the style of homes. Commissioner Squire added to Commissioner Nowlin's comments stating that there is not even a concrete price range for the homes known at this time. Mr. Hendershot noted that with regards to price point, this is a market and business decision for the developer and should not be a consideration for plat approval.

Commissioner Vaughan asked if there is a timeline for the developer to select a builder. Mr. Mark Sprecker, attorney representing Dayton Creek, indicated that the developers are working on selecting a builder, but they do not have a definitive timeline.

Mr. Frank Jenkins, City Attorney, referenced the Kansas Statutes regarding the timeline for the City to approve a final plat. The Planning Commission has 60 days to make a decision. The City Council also has 60 days to make a decision on the plat. If no decision is made after 120 days, then the final plat is deemed approved. It also noted by Mr. Jenkins that all parties involved can agree on an extended timeframe if necessary.

Commissioner Mitchell asked for clarification on the definition of a planned residential district. Mr. Hendershot stated that a planned district is one with increased density, based on the fact that when the planned zoning is approved the lot sizes are reduced from 75 feet in an R-1 district to no less than 60 feet in a RP-1 district. The trade off with the reduced lot size is to increase available open space, as well as increase and/or improve architectural amenities on the homes.

**Motion by** Ms. Squire, seconded by Ms. Pollom, to *table* the final plat application FP-03-16 for Dayton Creek Subdivision pending more product information and style of homes.

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

**Motion to Table Carried 5-1-0**

**3. Final Plat (FP-04-16) – Estates of Wolf Creek 7<sup>th</sup> Plat**

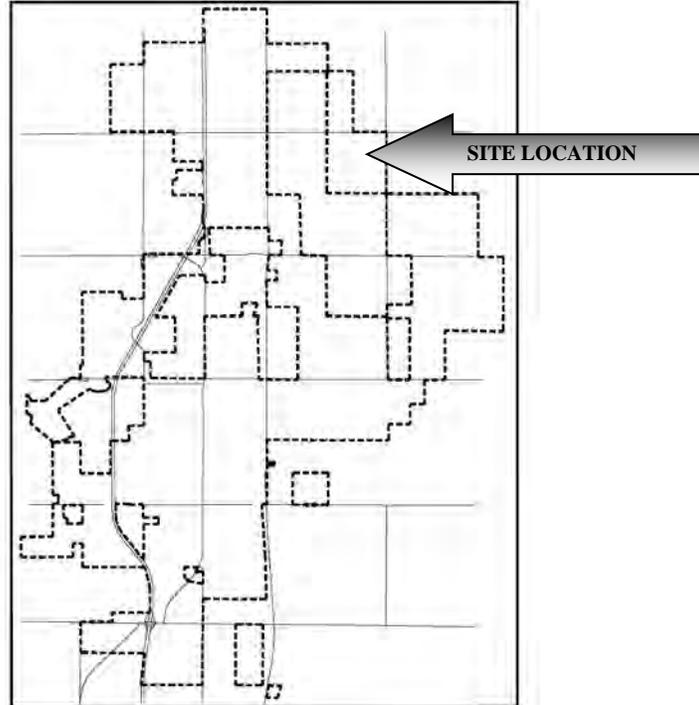
*Beginning of Staff Report*

**SPRING HILL PLANNING COMMISSION  
FINAL PLAT STAFF REPORT**

---

<b>Case #:</b>	FP-04-16	<b>Meeting Date:</b>	April 5, 2016
<b>Description:</b>	Estates of Wolf Creek, 7 <sup>th</sup> Plat		
<b>Location:</b>	Ridgeview & 192 <sup>nd</sup> St.		
<b>Applicant:</b>	Wolf Creek Development, LLC		
<b>Engineer:</b>	Phelps Engineering, Inc.		
<b>Site Area:</b>	25.26 acres		
<b>Minimum Lot Area:</b>	5,500 sq. ft.	<b>Number of Lots:</b>	54 Residential Tracts
<b>Current Zoning:</b>	“RP-1”	<b>Proposed Use:</b>	Single-Family Residential
<b>Related Applications:</b>	PP-02-14 FP-04-14		

---



## AERIAL PHOTO



### BACKGROUND:

In November 2014, the Planning Commission voted to recommend approval of the revised preliminary plat for Estates of Wolf Creek. The final plat for Estates of Wolf Creek 6<sup>th</sup> Plat was then approved and is now under construction with new homes. The current application is for a continuation of the project containing an additional 54 lots and 3 common area tracts.

### STAFF COMMENT:

As noted previously the 7<sup>th</sup> Plat contains 54 residential lots, 3 common area tracts, and street construction for 192<sup>nd</sup> Street, Mahaffie Street and 194<sup>th</sup> Terrace. Staff finds the final plat to be in compliance with the previously approved preliminary plat and offers the following review of Section 17.372.D of the Spring Hill Subdivision Regulations:

10. Separate drawings of profiles and cross section of streets, alleys and public use areas have been forwarded to the City Engineer for review,
11. Staff has verified the person or persons name on the plat are the owner(s) of the area subject to the final plat,
12. Staff has verified all due or unpaid taxes have been paid in full,
13. Drainage areas are subject to maintenance of adjoining homeowners or the homeowners association,
14. Public facilities are adequate and available to the site,
15. Adequate control of storm water through appropriate BMP's have been detailed on drawings submitted to the City Engineer for approval,
16. Construction refuse will be disposed of in an appropriate manner,
17. The required Improvement Agreement is being prepared by staff and will be forwarded to the applicant, City Engineer, and City Attorney for review and approval. This Agreement will be signed by the applicant prior to consideration of the final plat by the Governing Body. All required bonds and insurance documents will be submitted to the City prior to issuance of a Notice to Proceed from the City Engineer.
18. Staff finds the proposed final plat in substantial compliance with the preliminary plat for the subdivision approved by the Planning Commission in 2006, and with the Comprehensive Plan for the City of Spring Hill.

**PLANNING COMMISSION REVIEW AND ACTION:** Upon review of the final plat application the Planning Commission may by a majority vote of those members present:

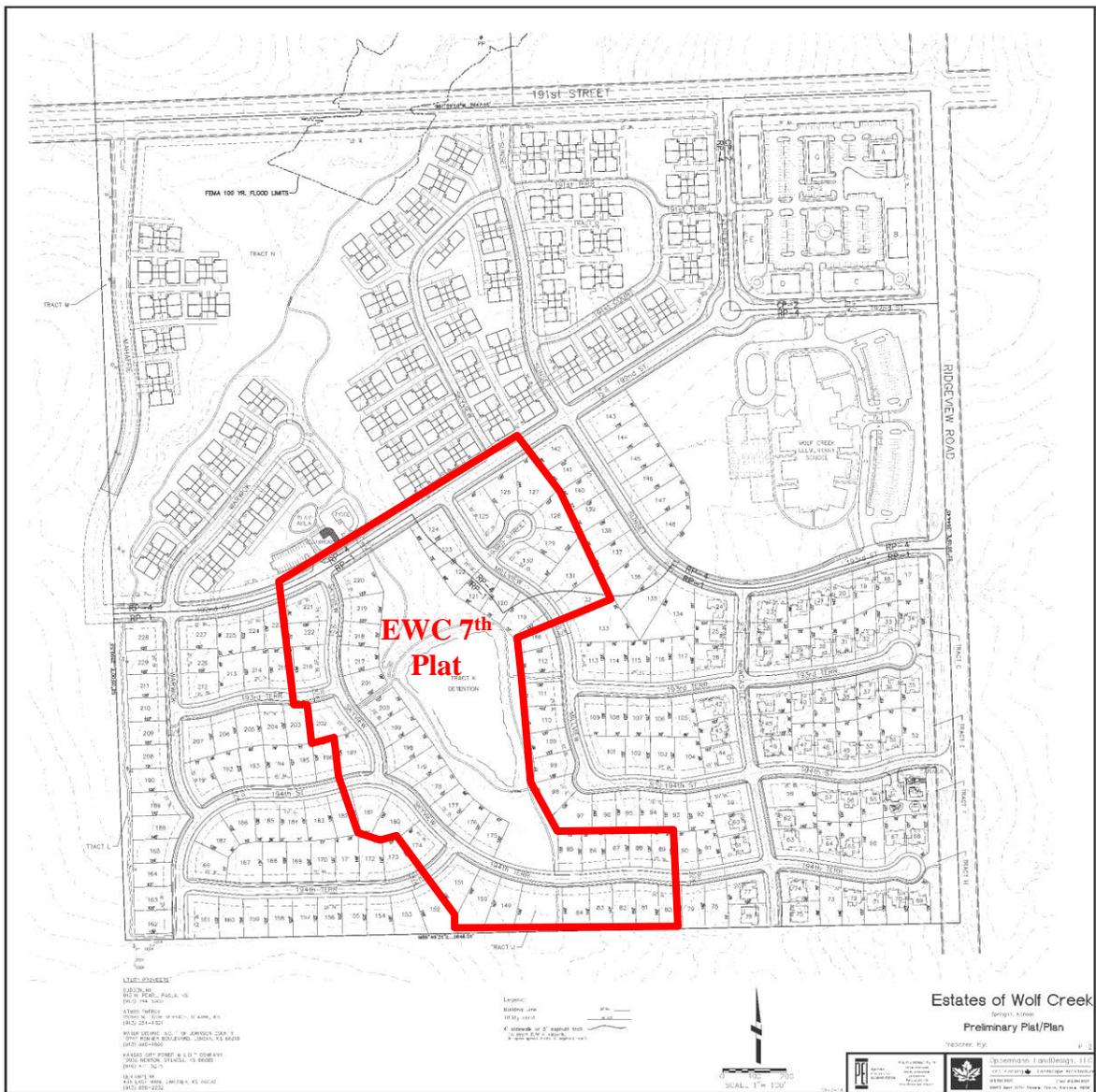
- Recommend approval of the application to the Governing Body, or
- Recommend denial of the application to the Governing Body and notify the applicant of such action, or
- Table action on the application to a specific date and notify the applicant of such action.

**STAFF RECOMMENDATION:**

Staff recommends approval of final plat application FP-04-16, Estates of Wolf Creek 7<sup>th</sup> Plat.

Attachments: Final Plat  
Preliminary Plat

**Preliminary Plat**



*End of Staff Report*

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission, as outlined above. With no questions or comments, a motion for approval was made by Commissioner Mitchell.

**Motion by** Mr. Mitchell, seconded by Ms. Squire, to approve the final plat application FP-04-16, Estates of Wolf Creek 7<sup>th</sup> Plat, as presented.

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

**Motion carried 6-0-0**

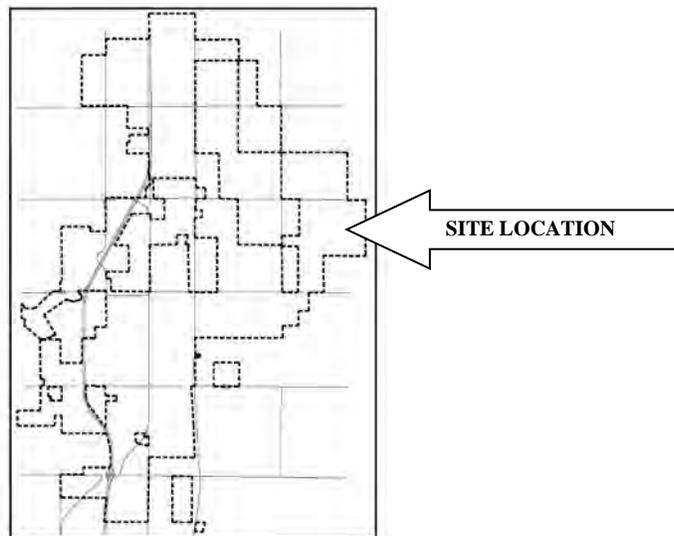
The final plat application (FP-04-16) for the Estates of Wolf Creek 7<sup>th</sup> Plat will be forwarded to the City Council for review on April 28, 2016.

**4. Preliminary Plat Extension Request (PP-01-16) – Ridgefield Subdivision (tabled from the March 3, 2016 meeting)**

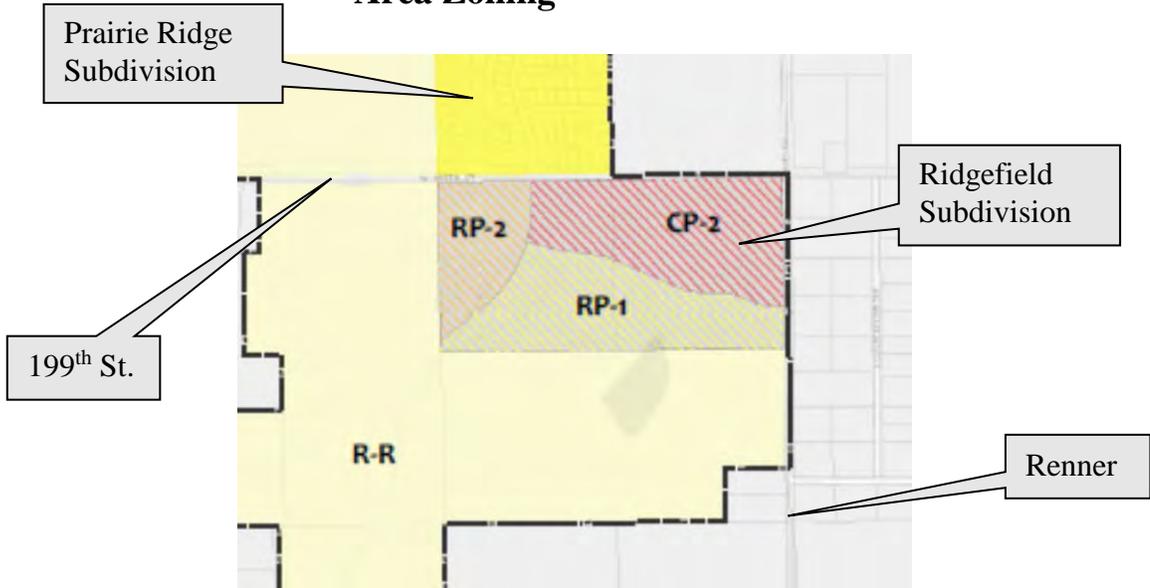
*Beginning of Staff Report*

**SPRING HILL PLANNING COMMISSION  
PRELIMINARY PLAT STAFF REPORT**

<b>Case #:</b>	PP-01-16	<b>Meeting Date:</b>	April 5, 2016
<b>Description:</b>	Proposed Preliminary Plat renewal		
<b>Location:</b>	16915 & 17505 W 199 <sup>th</sup> St. (west of Renner)		
<b>Applicant:</b>	Renner 199 Investors, LLC		
<b>Engineer:</b>	Harold Phelps		
<b>Site Area:</b>	79.3 acres		
<b>Minimum Lot Area:</b>	Varies by zone.	<b>Number of Lots:</b>	166
<b>Current Zoning:</b>	RP-1, RP-2, CP-2	<b>Proposed Use:</b>	Residential & Commercial
<b>Related Applications:</b>	PP-01-07, PP-01-14		



### Area Zoning



### Aerial Location



**BACKGROUND:** This application serves to renew the approval of PP-01-04. The original application was approved by the Planning Commission on February 1, 2007, renewed in March, 2014 and all allowable time extensions to submit a final plat application have expired.

This site consists of 81.26 acres with 24 acres being commercial, 34 acres being single-family and 15 acres being two-family residential. The balance of the subdivision or approximately 7 acres is designated for open space. This open space consists of neighborhood parks maintained by the homeowners association if not accepted by the City and a trail system that will have public access via easements on the final plats. Dependent on acceptance by the City of park land, park impact fees may be applicable.

The subdivision is to have two access roads from 199<sup>th</sup> and two from Renner Road. The traffic impact study recommends designated left and right turn lanes at all four intersections until such time county improvements are completed to 199<sup>th</sup> and/or Renner. At this time Norton Street will become a full access intersection with all others limited to right-in and right-out only. Details of these improvements would accompany a final plat application as well as the improvement agreement related to the infrastructure improvements.

Please note the Traffic Study dated December 6, 2006 contains references to future traffic counts and improvements to 199<sup>th</sup> as key factors in the development of conclusions and recommendations. As with other subdivisions in the area, the traffic counts, both existing and projected, remain consistent today. Therefore, the recommendations from the study are relevant with the 2006 anticipated timeline for future improvements being delayed.

The rezoning of the property from RR (Rural Residential) to RP-1, RP-2 and CP-2 was approved by the City Council in December 2006 after a 3-3 vote from the Planning Commission. The zoning districts are currently in effect. Along with the rezoning's, the preliminary plan was approved with the following stipulations:

- 1) The final plat shall clearly designate future access to 199<sup>th</sup> Street to be limited to one full access intersection at Norton Street and a right-in/right-out access to the CP-2 area when the road is built to four-lanes with a median.
- 2) The City only accepts the park land, trail, and water feature if they meet the City standards when the final plat is submitted. Financial guarantees shall be provided with the final plat to ensure construction of the amenities to be dedicated to the City.
- 3) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plat.
- 4) A home owners association maintain the parks, open space and trail system that the City does not accept.
- 5) The applicant pays a park fee when a building permit is issued if the City does not accept the park land; and access to the trail system is granted to the City at-large.
- 6) A master landscape plan for areas of common open space tracts, and a landscape buffer for residential areas abutting 199<sup>th</sup> St. or Renner Road shall be submitted with the final plat(s). This includes the parking lot frontage being screened with meandering and undulating berms of no less than 4-feet in height topped by dense evergreens to form a solid screen at maturity with a total height of 10 to 12 feet from grade. In addition, staff recommends that the developer provide some ornamental trees and shrubs under the overhead power line along the trails in accordance with the planting types recommended by KCP&L.

7) The final plat(s) for residential areas abutting 199th Street or Renner Road shall identify a perimeter common open space landscape buffer tract on the rear of any lots along those roadways (minimum 25-foot width) exclusive of utility easements along the roadway.

8) A street tree plan for all local and collector streets will need to be submitted with the final plat(s) addressing the following, unless more restrictive city requirements are in effect at the time of installation:

- Street tree species approved by the City.
- An average spacing of forty (40) linear feet between trees, with a minimum planting size of two and one-half (2 ½) inch caliper to three (3) inch caliper as measured six (6) inches above ground.
- The location of such trees must be coordinated so the trees at maturity are an adequate distance away from storm sewer inlets, street lights, fire hydrants, and sight-distance triangles at the street intersection.
- All trees must be guaranteed for a period of no less than two years.

9) The developer builds the street improvements at the time identified in the City Traffic Engineer's letter.

10) The developer's contribution to the cost of the traffic signal at 199th Street and Norton Street will be determined at the time the signal is warranted, based on the percentage of traffic contributed by this development.

A copy of the December 7, 2006 staff report from Dave Peterson is included with this packet for your review.

**ADDITIONAL STAFF COMMENTS:**

Original application reviews and approvals were granted under the guidance of Dave Peterson, the former Planning Director. This preliminary plat approval was extended in 2010 and 2012. The current application contains no modifications to the original submittal. A copy of the 2007 preliminary plat is included with this staff report.

Also included with this packet you will find typical elevations of residential and commercial properties as required submissions in 2006. These elevations were approved by the Planning Commission and are in effect for this renewal. When building permit applications are received, staff will compare the plans to the approved elevations for compliance with the intent of the original elevation submittals. If the developer desires to change the overall style of buildings then new elevations will be submitted to the Planning Commission for approval.

Staff has verified the taxes on the property are current. This is important to verify as final plats are not eligible for recording if the taxes are in arrears.

With the original submittal of the preliminary plat staff has discovered a series of various correspondence between city staff and consultants. Staff has verified that all comments and concerns discussed in these pieces of correspondence were successfully resolved leading to the original recommendation of approval subject to the conditions noted above.

**Planning Commission Review and Action:** Upon review of the preliminary plat application the Planning Commission shall determine if the plat conforms to the provisions of the Subdivision Regulations and Comprehensive Plan. The Planning Commission shall take action to:

- Approve the application, or
- Approve the application with modifications, or
- Table action on the application to a specific date and notify the applicant of such action
- Reject the application

**RECOMMENDATION:**

Staff recommends approval of the Ridgfield Subdivision Preliminary Plat, PP-01-16 subject to the following conditions that are identical to the conditions placed on the original preliminary plat application PP-01-07:

- 1) The final plat shall clearly designate future access to 199<sup>th</sup> Street to be limited to one full access intersection at Norton Street and a right-in/right-out access to the CP-2 area when the road is built to four-lanes with a median.
- 2) The City only accepts the park land, trail, and water feature if they meet the City standards when the final plat is submitted. Financial guarantees shall be provided with the final plat to ensure construction of the amenities to be dedicated to the City.
- 3) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plat.
- 4) A home owners association maintain the parks, open space and trail system that the City does not accept.
- 5) The applicant pays a park fee when a building permit is issued if the City does not accept the park land; and access to the trail system is granted to the City-at-large.
- 6) A master landscape plan for areas of common open space tracts, and a landscape buffer for residential areas abutting 199<sup>th</sup> St. or Renner Road shall be submitted with the final plat(s). This includes the parking lot frontage being screened with meandering and undulating berms of no less than 4-feet in height topped by dense evergreens to form a solid screen at maturity with a total height of 10 to 12 feet from grade. In addition, staff recommends that the developer provide some ornamental trees and shrubs under the overhead power line along the trails in accordance with the planting types recommended by KCP&L.
- 7) The final plat(s) for residential areas abutting 199<sup>th</sup> Street or Renner Road shall identify a perimeter common open space landscape buffer tract on the rear of any lots along those roadways (minimum 25-foot width) exclusive of utility easements along the roadway.
- 8) A street tree plan for all local and collector streets will need to be submitted with the final plat(s) addressing the following, unless more restrictive city requirements are in effect at the time of installation:
  - Street tree species approved by the City.
  - An average spacing of forty (40) linear feet between trees, with a minimum planting size of two and one-half (2 ½) inch caliper to three (3) inch caliper as measured six (6) inches above ground.
  - The location of such trees must be coordinated so the trees at maturity are an adequate distance away from storm sewer inlets, street lights, fire hydrants, and sight-distance triangles at the street intersection.
  - All trees must be guaranteed for a period of no less than two years.
- 9) The developer builds the street improvements at the time identified in the City Traffic Engineer's letter.
- 10) The developers contribution to the cost of the traffic signal at 199th Street and Norton Street will be determined at the time the signal is warranted, based on the percentage of traffic contributed by this development.

*Suggested Motion: Motion to recommend approval of Preliminary Plat application PP-01-16 for Ridgfield Subdivision including conditions 1-10 as presented in the staff report.*

- Attachments:
1. Pages 1-6, Traffic Study dated December 6, 2006
  2. Staff report, December 7, 2006
  3. Rezoning plat
  4. Preliminary Plat
  5. Planning Commission minutes Dec. 7, 2006
  6. City Council minutes, Dec. 28, 2006

## *End of Staff Report*

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

Commissioner Squire inquired about the original motion for approval with specific conditions regarding the CP-2 General Business District on December 28, 2006, pursuant to Ordinance No. 2006-47. She believes these conditions need to be included in the current motion for approval.

Mr. Frank Jenkins, City Attorney, agreed with Commissioner Squire and recommended that the current motion should include the original motion verbiage from the City Council meeting on December 28, 2006.

Commissioner Vaughan asked how long the extension would be. Mr. Hendershot indicated that it is one year per the code, and the Community Development Director has the authority to grant an additional year.

Commissioner Squire expressed concerns requiring the homeowner's association to maintain the park space. She asked what happens if the homeowner's association is disbanded. Mr. Hendershot reiterated that it is not the City's responsibility to maintain the park space in the subdivision. He added that the only time it would become a City maintenance issue is if the City notifies the registered owner of a code violation. If the owner does not comply (i.e. mowing, weed control), then the City would take care of the maintenance issue and send the owner a bill to cover the expense.

Commissioner Squire asked who the registered owner is on the homeowner's association lots. Mr. Hendershot stated that it depends on how the plat is written and recorded.

Commissioner Nowlin asked if there is any indication as to when this development might move forward. Mr. Stan Woodworth, attorney representing the applicant, stated that timing of the preliminary plat in 2006 ended up being a difficult time due to the economic down turn in the residential building industry. He stated that they are currently communicating with a specific builder regarding single and multi-family home plans.

Commissioner Vaughan asked if the developer is still looking at similar plan designs that were submitted in 2006. Mr. Woodworth indicated that they are similar, with more upscale design features.

Commissioner Squire asked how many phases are in this development. Mr. Woodworth explained they are planning a few phases for two-family duplex units, and two or three phases for single family homes.

**Motion by Mr. Nowlin, seconded by Mr. Vaughan, to approve the preliminary plat extension request (PP-01-16) for Ridgefield Subdivision including conditions 1 through 11 as outlined below:**

- 1) The final plat shall clearly designate future access to 199th Street to be limited to one full access intersection at Norton Street and a right-in/right-out access to the CP-2 area when the road is built to four-lanes with a median.
- 2) The City only accepts the park land, trail, and water feature if they meet the City standards when the final plat is submitted. Financial guarantees shall be provided with the final plat to ensure construction of the amenities to be dedicated to the City.
- 3) The City-at-large is granted access to the neighborhood trail system through a public access easement on the final plat.
- 4) A home owners association maintain the parks, open space and trail system that the City does not accept.
- 5) The applicant pays a park fee when a building permit is issued if the City does not accept the park land; and access to the trail system is granted to the City at-large.
- 6) A master landscape plan for areas of common open space tracts, and a landscape buffer for residential areas abutting 199th St. or Renner Road shall be submitted with the final plat(s). This includes the parking lot frontage being screened with meandering and undulating berms of no less than 4-feet in height topped by dense evergreens to form a solid screen at maturity with a total height of 10 to 12 feet from grade. In addition, staff recommends that the developer provide some ornamental trees and shrubs under the overhead power line along the trails in accordance with the planting types recommended by KCP&L.
- 7) The final plat(s) for residential areas abutting 199th Street or Renner Road shall identify a perimeter common open space landscape buffer tract on the rear of any lots along those roadways (minimum 25-foot width) exclusive of utility easements along the roadway.
- 8) A street tree plan for all local and collector streets will need to be submitted with the final plat(s) addressing the following, unless more restrictive city requirements are in effect at the time of installation:
  - Street tree species approved by the City.
  - An average spacing of forty (40) linear feet between trees, with a minimum planting size of two and one-half (2 ½) inch caliper to three (3) inch caliper as measured six (6) inches above ground.
  - The location of such trees must be coordinated so the trees at maturity are an adequate distance away from storm sewer inlets, street lights, fire hydrants, and sight-distance triangles at the street intersection.
  - All trees must be guaranteed for a period of no less than two years.
- 9) The developer builds the street improvements at the time identified in the City Traffic Engineer's letter.
- 10) The developer's contribution to the cost of the traffic signal at 199th Street and Norton Street will be determined at the time the signal is warranted, based on the percentage of traffic contributed by this development.
- 11) **Pursuant to Ordinance No. 2006-47, Z-10-06 REZONING R-R RURAL RESIDENTIAL TO CP-2 GENERAL BUSINESS DISTRICT, PETE OPPERMANN**, the following is an additional condition recommended for the CP-2 zoning district approved at the December 28, 2006 City Council Meeting:

**MOTION:** Council member Fortney made a motion to approve Ordinance 2006-47 adding the following additional conditions: 1) landscape plan to be approved by the City Council; and 2) Building A is shown on the preliminary plan as a 70,000 square foot maximum building footprint: 35 feet maximum height with the intended tenant as a grocery store. If the footprint increases in size or the intended use is not for a grocery store this will be considered a substantial change that requires Planning Commission and Governing Body approval after notice of public hearing; further, it is subject to approval of findings of fact. Council member Ellis seconded. The roll call vote: Ellis=yes, Beck=yes, Squire=yes, Fortney=yes, Hanson=yes, Leaton=yes. Motion carried 6, 0, 0.

**Roll Call Vote: Pollom-Aye, Mitchell-Aye, Sly-Aye, Squire-Aye, Vaughan-Aye, Nowlin-Aye  
Motion carried 6-0-0**

## DISCUSSION

## REPORTS

## ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF

- Mr. Hendershot announced the following:
  - The Site Plan (SP-01-16) for Mid Am Building Supply Improvements was approved by the City Council on March 24, 2016.
  - The Zoning, Subdivision, and Sign Regulations were approved by the City Council on March 24, 2016.
  - Commissioner Janell Pollom has been re-appointed to the Planning Commission for a 3-year term.
  - Mr. Hendershot has been appointed as the Interim Director of Community Services, which includes Public Works and Community Development.
  - It is anticipated that Pat Burton's role as Building Inspector will change to a new role as the Planning Assistant and Project Coordinator.
- Commissioner Vaughan expressed that he would really like to see the development within current and future subdivisions with moderately priced homes, which would be affordable for young families and/or first-time homeowners.
- Commissioner Pollom expressed concerns regarding incorporating storm shelters in the building of new homes.
- Commissioner Mitchell suggested that the City offer an incentive program to builders, such as discounts on permit fees, for incorporating storm shelters or safe rooms in new homes.
- Commissioner Squire asked that City staff look at the USD 230 School District future growth projection report and compare the City's projections with their report. Staff will review the reports from USD 230 and compare to the Spring Hill Comprehensive Plan. A follow up report will be provided at the May 2016 PC meeting.

## ADJOURN

**Motion by** Mr. Nowlin, seconded by Ms. Pollom, to adjourn.

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

**Motion carried 6-0-0**

The meeting adjourned at 8:40 p.m.



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

# Memo

To: Spring Hill Planning Commission  
From: Jim Hendershot, Community Development Director  
CC: file  
Date: April 27, 2016  
Re: Dayton Creek 1<sup>st</sup> Plat

---

As you will recall, the Dayton Creek 1<sup>st</sup> Plat was tabled by the Planning Commission (PC) on April 5, 2016, pending additional detail and information on house plans, exterior building materials and possible builders. Since that meeting, I have had several conversations with the developer regarding this issue.

The developers continue to market the project to builders and have made progress to determine companies that will contract for the work. However, this process is ongoing with decisions to be made in the near future. As a result, conceptual plans for the housing construction are not available at this time.

It is the desire of the developer to request a conditional approval of the final plat pending future submittal of house plans to the Planning Commission for review and recommendation. In their opinion, this conditional approval will assist in their marketing of the property and act as an assurance the plat is set for final approval once building plans are developed, reviewed, and recommended for approval by the PC. The developer understands the importance of this plan approval process and does not want to present any house designs prematurely.

Please note, any conditional approval of the plat by the PC does not circumvent the requirements of house design approval by the PC or City Council. Once house design drawings are completed they will be submitted to the PC for review followed by a recommendation to the Governing Body.

While the conditional approval of a final plat is somewhat unusual, staff does not feel the request to be unreasonable. If this step will assist the developer in bringing the project to fruition, then staff finds no reason to deny the request.

Alternatives for Action by Planning Commission:

1. Conditional approval of Dayton Creek 1<sup>st</sup> Plat subject to future review and approval of house designs as per zoning code requirements, or
2. Denial of conditional approval request, table issue to June 2, 2016, or
3. Recommend denial of final plat.
4. Finding the application to be incomplete and requiring the applicant to resubmit at a later date.

*Recommendation:*

Staff recommends conditional approval of Dayton Creek 1<sup>st</sup> Plat subject to future review and approval by the Planning Commission of house designs as required for Planned Developments by the Spring Hill Zoning Regulations and Design Guidelines of the Spring Hill Comprehensive Plan.

**SPRING HILL PLANNING COMMISSION  
REPLAT STAFF REPORT**

**Case #:** FP-05-16 **Meeting Date:** May 5, 2016

**Description:** Replat Plat – The Bowery II

**Location:** Lot 1=20559 & 20561 Lone Elm Rd., Lot 2= 500 W. North St.,  
Lot 3= 410 W. North St. and Lot 4= 610 W. North St.

**Applicant:** Artistic Concrete Surfaces, LLC. – Mike Denny

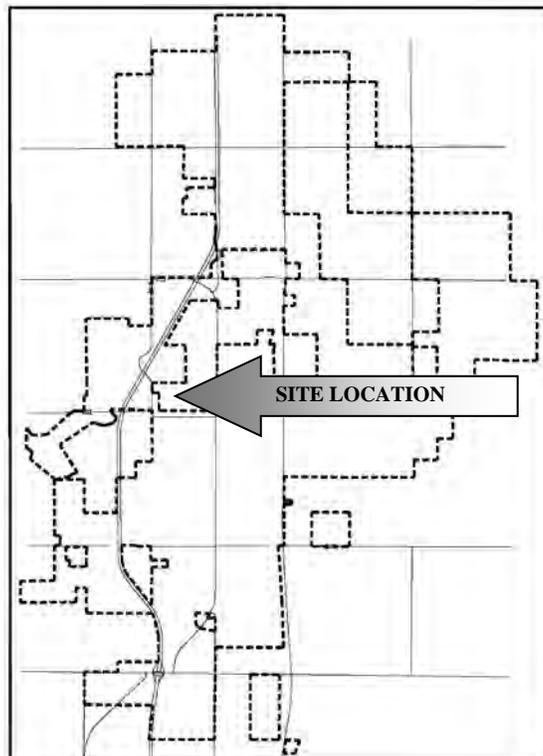
**Engineer:** Allenbrand-Drews, Bob Layton

**Site Area:** 4 Plated Lots 28.37 acres Lot 1= 8.54 acres, Lot 2= 5.67 acres,  
Lot 3= 12.14 acres and Lot 4= 2.01 acres.

**Minimum Lot Area:** C-2 - No Minimum **Number of Lots:** 3 Residential Tracts  
R-1 – 9,000 sq. ft. 1 Commercial Tract

**Current Zoning:** R-1= lots 2,3&4 **Proposed Use:** Single-Family Resid. &  
C-2= lot 1 Commercial

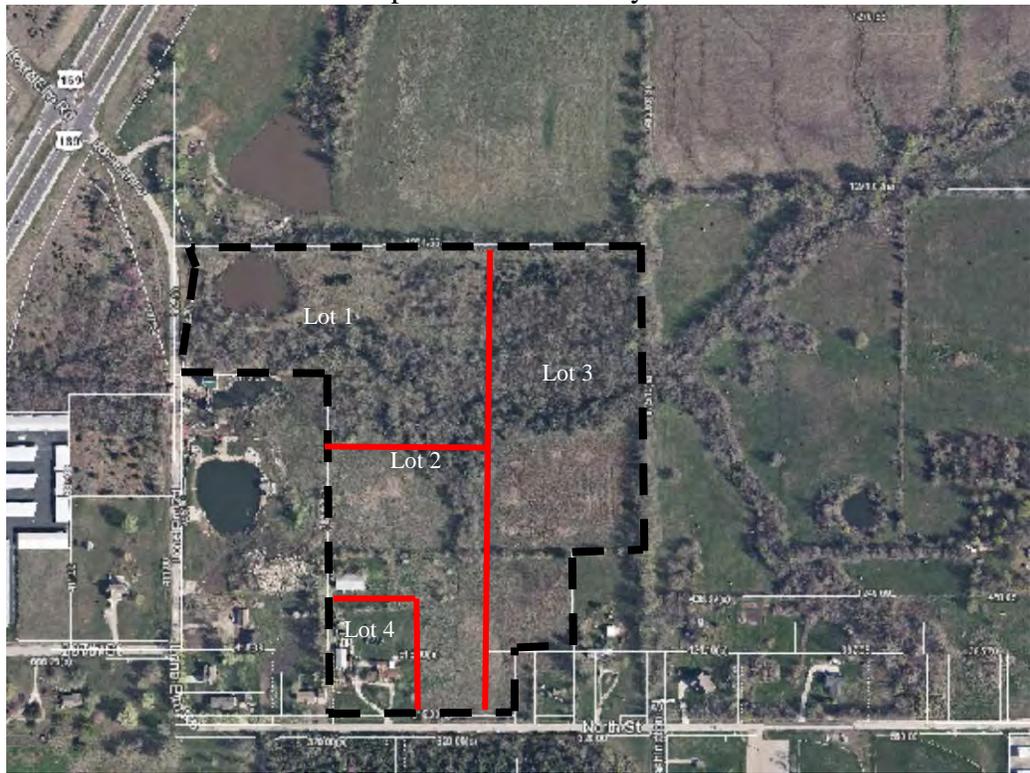
**Related Applications:** Z-01-14 PP-01-14 FP-02-14



Area Photo "Existing" The Bowery Plat



Area Photo "Proposed" The Bowery II Plat



**BACKGROUND:**

The applicant, Artistic Concrete Surfaces, LLC (ACS), has submitted an application for final plat approval for The Bowery II which encompasses lot 1 (20561 and 20559 Lone Elm Rd.), lot 2 (500 W. North St.), lot 3 (410 W. North St.) and lot 4 (610 W. North St.). The original Bowery Plat was recommended for approved by the Planning Commission on August 7, 2014, and approved by City Council on August 28, 2014.

**STAFF COMMENT:**

A copy of the final plat is included with this packet and has been reviewed by staff with the following comments:

1. There are no public dedications for right-of-way or utility easements.
2. There are no subdivision covenants applicable to this plat.
3. Public facilities are available to the platted area with the exception of sanitary sewer. Private sewage systems shall be installed on each tract in compliance with applicable codes of Johnson County and the City of Spring Hill.
4. The final plat meets the intent of the approved preliminary plat.
5. A Development Agreement is not required for this plat as there are no public improvements associated with the plat or future development.
6. The change of lot dimensions will not affect the addressing of lots assigned by JoCo Emergency Management and Communications Department.
7. The resizing of the lots will not affect the existing zonings.
8. The resizing of the lots will not affect the existing structures on the lots.
9. Various city departments and consultants have reviewed the proposed final plat with comments being implemented into the plat as applicable.
10. Staff verified that the taxes are paid on all platted lots of The Bowery Plat.

**Lot Sizes**

<b><u>LOT #</u></b>	<b><u>BOWERY / ACRES</u></b>	<b><u>BOWERY II / ACRES</u></b>
<b>1</b>	<b>6.83</b>	<b>8.54</b>
<b>2</b>	<b>7.38</b>	<b>5.67</b>
<b>3</b>	<b>12.14</b>	<b>12.14</b>
<b>4</b>	<b>2.02</b>	<b>2.01</b>

**RECOMMENDATION:**

Staff recommends approval of FP-05-16, The Bowery II Final Plat.

# THE BOWERY II

## A REPLAT OF LOTS 1-4, THE BOWERY CITY OF SPRING HILL JOHNSON COUNTY, KANSAS

UNPLATTED

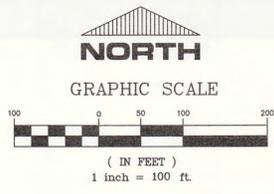
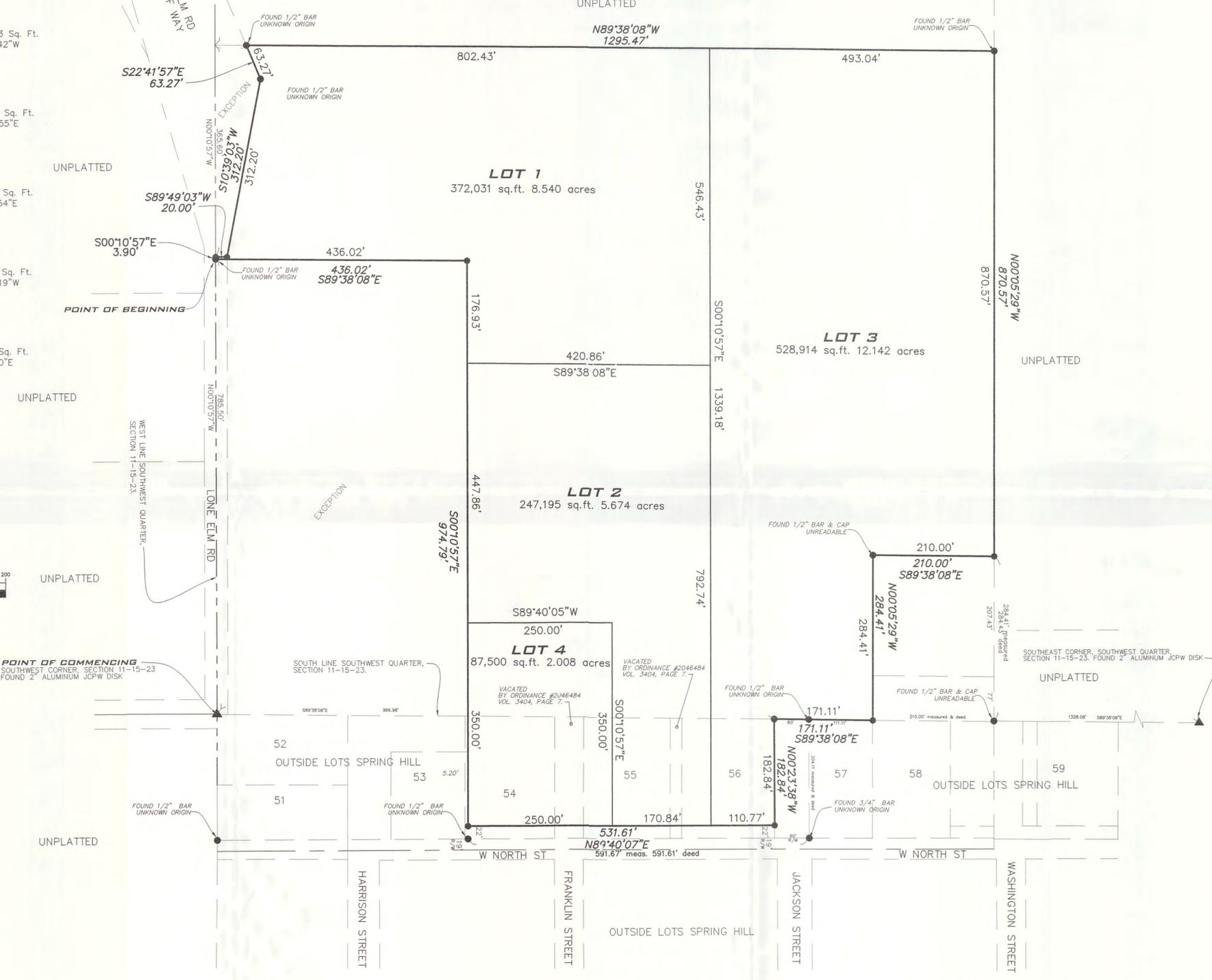
**PARENT PARCEL**  
 Perimeter: 5356.19' Area: 1235640.93 Sq. Ft.  
 Error Closure: 0.0038 Course: N43°15'42"W  
 Error North: 0.00275 East: -0.00259  
 Precision 1: 1409523.68

**LOT 1**  
 Perimeter: 2782.04' Area: 372031.47 Sq. Ft.  
 Error Closure: 0.0032 Course: N36°53'55"E  
 Error North: 0.00258 East: 0.00194  
 Precision 1: 869387.50

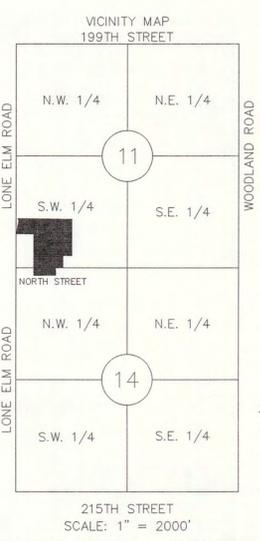
**LOT 2**  
 Perimeter: 2432.31' Area: 247195.46 Sq. Ft.  
 Error Closure: 0.0054 Course: N24°41'54"E  
 Error North: 0.00487 East: 0.00224  
 Precision 1: 450425.93

**LOT 3**  
 Perimeter: 3661.91' Area: 528914.00 Sq. Ft.  
 Error Closure: 0.0086 Course: N52°05'19"W  
 Error North: 0.00530 East: -0.00680  
 Precision 1: 425804.65

**LOT 4**  
 Perimeter: 1200.00' Area: 87500.00 Sq. Ft.  
 Error Closure: 0.0000 Course: N0°00'00"E  
 Error North: 0.00000 East: 0.00000  
 Precision 1: 1200000000.00



PREPARED FOR: ACS CONCRETE  
 MIKE DENNY, PRESIDENT  
 18901 W 158TH STREET  
 OLATHE, KANSAS 66062  
 PHONE: 913-829-7222  
 FAX: 913-829-7225  
 mike.denny@kansascityconcrete.com



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

PROJECT LOCATION  
 SECTION 11-15-23  
 SECTION 14-15-23

**BASIS OF BEARINGS:** BASED ON SURVEY BY E. GAROLD ALLENBRAND DATED 06-09-1989, PROJECT NO. 5110

TOTAL PLAT AREA = 1,235,641 sq. ft. 28.37 acres  
 LOT 1 = 8.54 ACRES  
 LOT 2 = 5.67 ACRES  
 LOT 3 = 12.14 ACRES  
 LOT 4 = 2.01 ACRES

THIS IS TO CERTIFY THAT ON THE 15TH DAY OF MARCH 2016, THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS PURSUANT TO K.A.R. 66-12-1.



**Legal Description:**  
 A Replat of Lots 1, 2, 3, AND 4, of The Bowery, a subdivision in the City of Spring Hill, Johnson County, Kansas. Recorded in Johnson County Register of Deeds Book, 201506, Page 010583.

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "FINAL PLAT OF THE BOWERY II"

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

An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of sidewalks, conduits, water, gas, sewer, pipes, poles, wires, surface drainage facilities, ducts, cables, etc., upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E", "Sanitary Sewer Easement" or "SS/E", and "Drainage Easement" or "D/E", is hereby granted to the City of Spring Hill, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of sidewalks, conduits, water lines, storm pipes, sewer pipes, and related facilities and structures upon, over and under these areas outlined and designated Kansas and other governmental entities as may be authorized by state law to use such easement for on this plat as "PUB/E" or "Public Utility Easement", is hereby granted to the City of Spring Hill, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

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

IN TESTIMONY WHEREOF, Artistic Concrete Surfaces, LLC. has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Artistic Concrete Surfaces, LLC.

By: \_\_\_\_\_  
 Mike Denny, President

STATE OF KANSAS )  
 ) SS:  
 COUNTY OF JOHNSON )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mike Denny, President of Artistic Concrete Surfaces LLC., who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein set forth.

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

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

APPROVED BY, the Planning Commission of the City of Spring Hill, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman: Troy Mitchell

APPROVED BY, the Governing Body of the City of Spring Hill, Johnson County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Attest \_\_\_\_\_  
 Mayor: Steven M. Ellis Deputy City Clerk: Natalie Lazenby

### REPLAT OF THE BOWERY



**CIVIL ENGINEERS**  
**LAND SURVEYORS - LAND PLANNERS**  
 122 N. WATER STREET  
 OLATHE, KANSAS 66061  
 PHONE: (913) 764-1076  
 FAX: (913) 764-8635

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



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

# Memo

To: Spring Hill Planning Commission  
From: Jim Hendershot, Community Development Director  
CC: file  
Date: April 27, 2016  
Re: Request for 2017 Funding – Lone Elm Bridge/Box Culvert

---

The 2017 City Budget is now being formulated and requests for funding of projects is open to the public and advisory boards. Staff has mentioned the Lone Elm bridge/box culvert on several occasions to the Planning Commission (PC) and the intention to move this up on the Capital Improvement Program schedule. Staff has found a partial source of funding and is requesting the Planning Commission support a “Request for 2017 Funding Consideration” form for the project.

By submitting this request, the PC is showing their support for replacement of the structure and it’s importance for traffic safety and economic development. Staff will present a cost estimate and photos of the structure at the May 5, 2016 meeting.

*Recommendation:*

Staff recommends the Planning Commission submit a *Request for 2017 Funding Consideration* for the replacement of the Lone Elm concrete box culvert in the amount of \$\_\_\_\_\_.

*Alternative Action:*

1. Deny request for funding
2. Table for future consideration

CITY OF SPRING HILL  
P. O. Box 424  
Spring Hill, KS 66083

Please return by May 2, 2016

**REQUEST FOR 2017 FUNDING CONSIDERATION**

Name of Entity: \_\_\_\_\_ Date: \_\_\_\_\_

Representative Name: \_\_\_\_\_ Phone: \_\_\_\_\_

2016 FUNDING BUDGETED BY THE CITY: \$ \_\_\_\_\_

2017 FUNDING REQUEST FROM THE CITY: \$ \_\_\_\_\_

Briefly explain reason for request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ANTICIPATED BEGINNING CASH BALANCE FOR 2017: \$ \_\_\_\_\_

PROJECTED TOTAL INCOME FROM OTHER SOURCES: \$ \_\_\_\_\_

Name

Amount

Detail: \_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL REVENUE FOR 2016 OTHER THAN CITY FUNDS: \$ \_\_\_\_\_

PROJECTED TOTAL EXPENSES FOR 2017: \$ \_\_\_\_\_

Name

Amount

Detail: \_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

What is the approximate percentage of your organization's budget that the City's requested contribution represents? \_\_\_\_\_ %

Briefly describe your organization's function and how it relates to the City:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*If necessary, please attach additional information to this form*