SPRING HILL PLANNING COMMISSION
REGULAR MEETING AGENDA

Thursday, November 12, 2009
7:00 p.m.
Spring Hill Civic Center
401 N. Madison, Room 10

CALL TO ORDER

ROLL CALL

Tobi Bitner	Bill Kiesling
Janet Harms	Michael Newton
Brian Haupt	Tim Pittman
Valerie Houpt	Stephen Sly
	Cindy Squire

APPROVAL OF AGENDA

FORMAL COMMISSION ACTION

1. Approval of Minutes

   October 1, 2009

- **Public Hearing**

2. Change of Park Impact Fee in a Planned District

- **Non-Public Hearing**

3. Site Plan

Case No.:	SP-03-09
Request:	Assisted Life Styles of Blackhawk
Address:	22550 Franklin St.
Applicant:	Spring Hill Health Group, LLC

DISCUSSION

4. 2010 to 2014 Capital Improvement Plan (CIP)
   Melanie

5. Annual Review of the Comprehensive Plan

OTHER BUSINESS

6. Brian Haupt report on Kansas APA conference

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).

Planning & Development

City of Spring Hill, KS

Memo

To: Spring Hill Planning Commission

From: Jim Hendershot, Community Development Director

CC: file

Date: October 28, 2009

Re: November 12, 2009 Planning Commission meeting

The following offers a brief explanation of items on the November 12, 2009 Planning Commission agenda. Please feel free to contact the Community Development Department 913-592-3664 if you have any questions.

1. **Approval of Minutes**: October 1, 2009

2. **Public Hearing - Park Fees in Lieu of Dedication:** Staff will present suggestion language amendments to eliminate residential planned developments from paying a park fee in lieu of dedication of open space in subdivisions. Upon closing of the public hearing, staff will recommend approval of the proposed amendment to the City Council.

3. **Site Plan Review, SP-03-09, Assisted Life Styles of Blackhawk:** Included with this packet you will find a staff report and site plans for a planned addition to the existing facility located at 22550 S. Franklin Street.

4. **2010 to 2014 Capital Improvement Plan (CIP):** Spring Hill Finance Director Melanie Landis will be present to discuss the 5-year CIP for the City of Spring Hill.

5. **Annual Comprehensive Plan Review:** Staff will present suggested updates to various sections of the Comprehensive Plan as discussed at the October 1, 2009 PC meeting. Please note that some items identified for consideration and update at the October 1 PC meeting are not included with this packet. Staff is awaiting additional information which will be provided at the meeting.

6. **Report, Kansas APA Conference** - Brian Haupt: Brian Haupt will discuss the APA Conference held in Wichita and the discussion panel he assisted along with Bucher Willis & Ratliff, Planning Consultants for Spring Hill.

I look forward to meeting with you and please contact Mary Nolen or myself at 592-3664 if you are unable to attend the October 1 meeting or if you have question concerning the agenda.

SPRING HILL PLANNING COMMISSION
REGULAR MEETING
October 1, 2009

Members Present:	Janet Harms Brian Haupt Bill Kiesling Tim Pittman Stephen Sly Cindy Squire	Members absent:	Tobi Bitner Valerie Houpt Michael Newton

Staff Present: Jim Hendershot, Community Development Director
Mary Nolen, Planning Secretary

CALL TO ORDER

Vice-Chairman Pittman called the meeting to order at 7:05 P.M.

ROLL CALL

Roll call by Mary Nolen.

APPROVAL OF AGENDA

Mr. Hendershot requested to add Item 7, Midwest Auto Update, prior to the public hearing. No residents were present for the public hearing. He also asked to include a request for a special meeting of the Planning Commission.

Motion by Cindy Squire to approve the agenda as amended.
Seconded by Janet Harms. Motion passed 6 yes 0 no 0 abstention.

FORMAL COMMISSION ACTION

1. Approval of Minutes: September 3, 2009

Motion by Cindy Squire to approve the September 3, 2009 minutes.
Seconded by Bill Kiesling. Motion passed 6 yes 0 no 0 abstention

Midwest Auto Update (item added to the agenda by Mr. Hendershot.)

Mr. Hendershot said that Kendal Shives was present, and he would like to address the Planning Commission.

Mr. Hendershot noted that he and Mr. Shives have had several conversations over the last few months as to the conditions put upon the conditional use permit for car sales and detail work at Midwest Auto. They seem to have a difference of opinion on a few points.

Kendal Shives stated he is happy to be in Spring Hill, and the business is going very well. In addition to the internet car sales, they are selling more cars than anticipated to Spring Hill residents.

They are trying to work with the City and improve the property, tearing down a dilapidated fence and spending $7,000 to pave the parking area. The property is leased, they paid for those improvements themselves.

The problem is the paved parking area directly behind the building of the car shop, located in the old Apple Market property. Mr. Shives has contacted the owners of the property, and worked it out with them to use 8 to 10 spots in that area. The parking of vehicles offsite is not part of the conditional use permit. Mr. Shives said he tries to keep the spaces open in the front of the property for customer cars. They are detailing cars for other dealers, which he described as customer cars. They don't want to park cars in the front of the business. They would like a resolution without having to reapply for another conditional use permit. They've improved the interior of the building, and feel they have spent money to improve the location. They may be looking at buying the property in the future.

Mr. Pittman asked Mr. Hendershot if having permission from the owner of the Apple Market property was sufficient for them to use the property. Mr. Hendershot said the conditional use permit was approved along with the site plan for the business. That plan limited the area of the business. What Midwest Auto proposes requires an amendment to the permit, and therefore would require them to reapply for a new conditional use permit. Mr. Hendershot noted that disagreement issues began soon after the conditional use permit was issued.

Ms. Squire asked if the original plan included the small building to the south, which can house a different occupant. The unit to the south was included, and that would require a certain number of parking spots.

Mr. Sly asked about the cost to reapply. Mr. Shives said it would include $600 for the permit, and another cost would be involved in creating new site plans. The Commissioners asked about the possibility of Mr. Shives purchasing the property, which is in discussion now. It was asked how much tax revenue the business is generating. Mr. Shives said the City would get 1.5% of the sales, which average between $80,000 and $100,000 in sales per month.

Mr. Haupt noted the sales tax revenue was not part of the criteria. The Commission discussed the legal description, how it impacted the site plan and the permit, the leasing of the other unit, and parking stalls. The Commissioners suggested he buy or lease the area he needs, before he reapplies for the permit. Mr. Shives described his cars as customer cars, which he could park up front. He'd prefer to park them in the back and leave the front spaces open. Mr. Haupt felt cars parked in the back indicate the cars are for sale. Mr. Shives said that was part of the detail process, and some of the cars could fall into that category.

Ms. Harms told Mr. Shives that although they love having him in the community, what was approved on his conditional use permit is not what is going on. The Commissioners need to perform their jobs and she hopes he doesn't feel they are picking on him. Mr. Shives and his partners said they felt they were not welcomed with open arms when looking at other car dealers in the area, who park on gravel, yet they had to pave the lot. Midwest Auto is trying to build a relationship with the community. Ms. Harms said each permit is judged under the conditions of its approval.

Mr. Hendershot offered his opinion saying the City is happy he's doing a good business, but he sees three possible options:

- Stop using the area that he is not approved to use.
- Find a larger parking lot in Spring Hill.
- Apply for a new conditional use permit and Site Plan to include the area they want to use.

Mr. Hendershot said this is the only CUP in the two years he's been with the City, which has had any issues. In order to have confidence in our code, and accountability, the conditions of the permit must be met.

Mr. Pittman asked how long Mr. Shives would have to come into compliance. Mr. Hendershot said there is no set formula, suggesting 30 or 60 or 90 days.

Mr. Shives asked a few questions of how to accomplish identifying the area he needs. The Commissioners talked about being sure to know all the regulations, proper zoning and other items which can impact insurance costs.

Motion by Brian Haupt to allow Midwest Auto 60 days to come into compliance with the conditional use permit .
Seconded by Bill Kiesling. The motion passed 6 yes, 0 no, 0 abstention

- **Public Hearing**

2. <u>Fence Regulation Changes</u>

Vice Chair Pittman introduced the item, and Mr. Hendershot presented his staff report.

Mr. Hendershot showed an aerial of existing issues with building fences on corner lots, and in cul-de-sacs, related to the front line of the adjoining house. Mr. Hendershot described his solution and proposed the changes in the staff report.

<u>Beginning of staff report</u>

SECTION 17.360

SCREENING AND FENCING

A. **Purpose and Intent.** It is the purpose and intent of this Section to improve the well being of the community by the control of fencing, and the requiring of proper screening to enhance visual surroundings by screening out unsightly views and conditions, to increase the quality of living by upgrading conditions within the City of Spring Hill, to protect the residential community by affording a level of privacy and at the same time establishing better controls to the business and commercial areas. It is desirable to encourage combinations of elements of appropriate fencing, land berm and planting barriers and to soften hard transition areas. It is equally desirable to maintain a high degree of traffic safety by proper location of screening and fencing so that safety will remain paramount. All screening and fencing shall be built using new building materials that are residential in character and must be approved by the Zoning Administrator.

In addition, the Community Development Recommendations of the Spring Hill Comprehensive Plan will supplement these regulations. The purpose of the Comprehensive Plan Recommendations is to provide quality and design criteria relating to all development within the City.

B. **Where Screening and Fencing is required.** Screening and fencing shall be required at the following locations:

~~**1.** On a corner lot when a lot split or the configuration of the lot has a side yard adjacent to the front yard of the abutting property. The adjacent front building line will determine the fence line.~~

~~**2**~~**1.** All multifamily residential projects, and all commercial, office, industrial, or conditional use projects, shall include on the site plan, a detailed drawing of enclosure and screening method to be used in connection with trash bins on the property. No trash bin shall be visible from off the property, and a permanent masonry or frame enclosure shall be provided and maintained for each bin.

~~3~~2. In any district where a retaining wall is needed because of abrupt changes in the grade, planting and fencing shall form a protective barrier to prevent loss or injury.

~~4~~3. Around a swimming pool, as defined in Appendix G of the International Residential Code including portable seasonal pools whether private or public, shall be a protective fenced enclosure in accordance with Section 4-202.R102.5 of the Code of the City of Spring Hill. Swimming pools, hot tubs and spas in existence as of the 30th day of April, 2008, and protected with a four-foot fence and locking gate may continue their current

level of pool protection provided the fence and gate are in good repair. Any substantial repair, maintenance or replacement of the fence or gate must be in compliance with Section 4-202.R102.5 of the Code of the City of Spring Hill.
(Ord. 2008-13 amended Ord. 2007-24)

~~5~~4. Around and about hazardous areas, holes, new construction, etc. whether temporary or permanently necessary to protect against intrusion, for control or to give a degree of privacy or whatever reason, to protect the public from a hazardous situation.

~~6~~5. In Districts C-O through M-1 all buildings shall provide screening of roof clutter, including mechanical equipment, fans, vents, flues, antenna, and satellite dishes.

~~7~~6. Where it is deemed necessary as a solution to a problem by either the Planning Commission or Governing Body.

C. **Where Screening and Fencing is Prohibited.** This zoning ordinance prohibits the erection of a continuous fence more than two feet high in the front yard or side yard abutting a street except: 1) in the AG and R-R district where a see-through fence with a height of four feet or less would be allowed; or 2) in the MP and M-1 district where a security fence would be allowed; *or 3) the zoning administrator may approve a portion of a fence to be built in the street side yard of a corner lot to screen outdoor mechanical equipment associated with the structure, walkout doors toward the back of the side building line or other unusual cases as deemed appropriate.* In addition, this ordinance prohibits the erection of a fence with a height greater than six feet in Districts R-R through MH. Further, in the interest of safety, every attempt should be made to eliminate blind corners near all drive and street intersections. (Also see Section 17.348 - Site Distance on Corner Lots.) Nothing herein shall discourage or prohibit the landscaping, planting, screening and the erection of stand alone decorative fences no taller than three feet in the front yard that are not hazardous to traffic.

To provide for continuity when the side or rear yard of one residential property abuts the front yard of another residential property on a corner lot, ~~the fence cannot protrude beyond the front building line of the adjacent lot.~~ *the fence cannot protrude beyond the front building line of the adjacent lot.*

Exception: The Chief Building Inspector may approve the placement of a fence on a corner lot closer to the street than the front building line of the adjacent lot provided all of the following are met:

1. *The fence shall not be erected closer to the street than the street side setback line of the corner lot.*
2. *No blind corners are created at drive or street intersections*
3. *Written permission from the adjacent property owner is obtained and submitted to the Chief Building Inspector prior to a permit being issued.*

<u>End of Staff Report</u>

Ms. Squire asked what happens with rental houses. Mr. Hendershot said the neighbor would have to deal with the owner only. Mr. Haupt asked about the use of the term “street side yard”. In the

example of the problem, the house was on a corner and it was difficult to know which side would be the front. The correct term is the street side yard, and the front yard.

Vice-chair Pittman opened the public hearing, and with no one present to speak, he closed the public hearing.

Motion by Janet Harms to accept zoning changes to Section 17.360 as amended by staff, including deleting the word "front" in sections 17.360.C.1, and replacing it with the words "street side yard".
Seconded by Stephen Sly. The motion passed 6 yes, 0 no, 0 abstention

3. Subdivision Monument Sign Changes

Mr. Pittman opened the public hearing, and introduced the item.

Mr. Hendershot reviewed past discussions of the topic, and suggests the following changes:

Beginning of staff report

SECTION 17.720

DEFINITIONS

A. Definitions. For the purpose of these Regulations, certain terms, words, and phrases are hereby defined and shall have the meaning assigned to them in this Section when used or referred to throughout these Regulations.

23. Subdivision Entrance Marker means a detached sign identifying the Subdivision, located at one or more of the subdivision entrances.

SECTION 17.730

SIGN TYPE PERMITTED: ZONE RESTRICTIONS

A. Permitted Sign. The following describes signs, which are permitted in each zoning district.

1. District AG Agricultural

a. One unilluminated sign not larger than 32 square feet in area and not to exceed 20 feet in height, pertaining to the sale, lease or identification of the premises upon which it is located, or to the sale of products raised thereon.

b. One unilluminated sign not to exceed one square foot in area located at the entrance to the occupation, which advertises a customary home occupation. (Ord. 2007-02)

c. Not more than two on-premise unilluminated or indirectly illuminated subdivision entrance markers per street. Subdivision entrance markers shall be identified and detailed on the preliminary plat, as per Section 17.372.C.3.c.ix, and are subject to approval of the Planning Commission with respect to location, size, appearance and design.~~, with a maximum sign area~~

~~of 32 square feet and a maximum sign height of four feet. When a structure is used to support a sign, total area and height of the structure shall not exceed 48 square feet and six feet, respectively. The structure of a subdivision entrance marker forms the outside shape and includes any frame, border or base that forms an integral part of the display.~~

d. Unilluminated subdivision amenity signs shall be allowed within the subdivision; they shall not exceed six square feet in area, and shall not exceed eight feet in height.

e. Churches, public and other institutional uses may display one unilluminated, semi-illuminated or indirectly illuminated detached sign showing names, activities and services therein. The freestanding sign shall not exceed 40 square feet in area, and shall not exceed six feet in height.

f. When a church, public or other institutional uses abuts U.S. 169, a detached un-illuminated, semi-illuminated or indirectly illuminated sign facing the highway with a maximum sign area of 72 square feet and a maximum height of 12 feet shall be allowed. These signs shall be separated by at least 500 linear feet, shall require landscaping[1], shall be visually appealing[1], and the sign must abut the highway where there is no separation between the property and the highway by a road right-of-way.

[1] Nothing herein shall be construed to be, except as applicable to religious assemblies or institutions, in compliance with the Religious Land Use Institutionalized Persons Act.

g. All detached/freestanding signs shall be set back from any property line a distance as follows: one foot setback for each foot of sign height.

2. District R-R Rural Residential

District R-1 Single-Family Residential

District R-2 Two-Family Residential

a. Signs as permitted in 17.730.A.1.b through 17.730.A.1.f. (Ord. 2007-02)

3. District R-3 Multifamily

District R-4 Multifamily

District MH Manufactured Housing

a. Signs as permitted in 17.730.A.1.c through 17.730.A.1.f.

b. A multifamily development shall be permitted not more than one unilluminated wall sign per building, with a maximum sign area of 12 square feet. In addition, a multifamily development shall be permitted one unilluminated or indirectly illuminated detached sign for each entrance of the development. Such sign shall not exceed eight feet in height and 32 square feet in area.

Section 17.372 (Subdivision Regulations)

C. Preliminary Plat.

1. Application. The subdivision application form shall be filed with the Zoning Administrator and shall be accompanied by 16 copies of the preliminary plat and a digital format approved by the Zoning Administrator. The appropriate fee shall be paid upon filing the application.

2. Preliminary Development Plan as Substitute for Preliminary Plat. Where property has been zoned to a planned zoning district, an approved preliminary development plan may substitute for a preliminary plat where said preliminary development plan contains all information required for preliminary plats as set forth in Section 17.372.C.3, Preliminary Plat Contents.

3. Preliminary Plat Contents. The following information shall be shown on the preliminary plat or attached hereto:

a. Items Pertaining to the Title:

i. The name of the proposed subdivision.

ii. Location of the subdivision by reference to a section corner.

iii. The name(s) and address(es) of the owner(s)/developer and the licensed surveyor, architect, or engineer who prepared the plat.

iv. North arrow.

v. Scale of drawings (The preliminary plat shall be drawn to a scale of not less than 1 inch = 100 feet; however, with special conditions and prior approval, this scale may be exceeded).

vi. The legal description of the entire dimension of the subdivision.

b. Items Pertaining to the Subject Property (Existing):

i. All of the land to be platted as well as all platted or unplatted adjacent properties shall be shown. A heavy solid line should accurately indicate the boundary of the platted area.

ii. Existing contours with the contour intervals not more than five feet. All elevations and contours shall be related to mean sea level.

iii. The location, width and names of all existing platted or private streets or other public ways within or adjacent to the tract, together with easements, railroad and utility rights-of-way, parks and other significant features such as city boundary lines and monuments.

iv. Environmental features, including the location and direction of drainage channels and areas subject to one hundred-year flood, including those areas identified by flood studies prepared by the Johnson County Storm Water Management Program.

c. Items Pertaining to the Plat (Proposed):

i. Layout and names of streets, with general dimensions and appropriate grades and their relationship to adjoining or projected streets or roadways.

ii. Intended layout, zoning, numbers, and dimensions of lots.

iii. Parcels of land intended to be dedicated or reserved for parks, school or other public use, or to be reserved for the use of property owners within the subdivision.

iv. A preliminary plat will not be approved without a plan showing how water and sanitary sewers will serve it.

v. Location and type of utilities to be installed, including the approximate location of extensions of any sanitary and/or storm sewers and water mains.

vi. Utility and other easements, indicating width and purpose.

vii. A statement or other indications of phasing of the development and an appropriate timetable if applicable.

viii. Vicinity sketch which indicates the relationship between the proposed subdivision and the surrounding properties, streets and other features.

ix. Location, design and structural details of subdivision entrance markers.

End of Staff Report

With no comments from residents, Vice-Chair Pittman closed the public hearing

Motion by Cindy Squire to accept zoning changes to Section 17.730 as amended by staff, in the staff report.
Seconded by Janet Harms. The motion passed 6 yes, 0 no, 0 abstention

4. Comprehensive Plan Update 2009

Mr. Hendershot presented a power point discussion of changes he would like to make to the Comprehensive Plan. The annual review is required to review the planning principles established for Spring Hill, allow for public input at a public hearing, and to be in compliance with state statues. He will present his ideas, and hope the Commissioners will also offer issues.

Mr. Hendershot talked about updating chapter 4 on Future Land Use. He would like to extend the planning area of the City to Pflumm Rd. This is the proposed annexation agreement with Overland Park that they have not responded to. It also contains portions of a drainage basin previously studied by the City and Consultants.

In Chapter 5 on Community Development Recommendations, Mr. Hendershot would like to change the annexation policy to place more emphasis on annexation of areas surrounded by city limits and making the city limit lines more uniform. It's possible to avoid forced annexation by offering incentives to the land owners. Much of the land is open land, but there are some that are small residential areas. Annexations can be accomplished several ways, without force. It causes issues to police and fire responders as to if they are in the City or in the County. Mr. Haupt asked if this was a subtle change in philosophy toward incorporating land areas that are surrounded by the City.

Also in this chapter, he would like to add language to protect the city watersheds. He will also include the new Aquatic Center and Lake Side park as new items to include.

He would like to make some aspects of the plan more general, such as the description of the recycling program including the name of the provider such as Deffenbaugh, where a general description of recycling provider would be more suitable. He also wants to update tables related to existing land use.

The chapter on demographics, housing and economics will be updated with data from the 2010 census. Public facilities will be updated such as the new high school, and updated data on the police and fire including water usage.

Discussion included changes to appendix A, Planning principles and design guidelines, which talks about garages not exceeding more than 50% of the front of the house. Mr. Haupt described a subdivision in an adjacent town, where the garage is in the majority, it appears like a slum in the making. He feels this rule is necessary to maintain high quality neighborhoods. Other members of the Commission did not feel that was necessarily the case in all subdivisions. They talked about possibly setting a third garage back, changing the building line setback or allowing for different design possibilities. Many builders feel the third car garage sells houses. Mr. Hendershot would like to avoid using an exact percentage, because the Comprehensive Plan is a guideline.

Mr. Hendershot will update all areas that can be impacted by the 2010 census, and also will contact USD 230 for updated information from them. He'd like the Commissioners to also think about changes. Mr. Hendershot will draft language for November, and we'll hold a public hearing for December.

OTHER BUSINESS

Mr. Hendershot asked the Planning Commissioners to set a date for a special meeting for the developers of the Prairie Ridge subdivision, on the north side of 199th St, and east of the new high school. Those developers would like to replat the first final plat, to reduce that area that will be developed at first, to something like 20 or 25 houses. This will reduce the cost of the infrastructure required for them to start building new houses. The Commissioners agreed to meet on October 13 for this meeting. (Prior to that date, and after the Planning Commission meeting, the developers contacted staff and were not ready with their plans for that date. They will apply for the November meeting.)

ADJOURN

Motion by Bill Kiesling to adjourn.
Second by. Brian Haupt Motion passed unanimously.

Meeting adjourned at 9:05 PM.

_____
Mary Nolen, Planning Secretary

Agenda Item No. 3

SPRING HILL PLANNING COMMISSION
SITE PLAN STAFF REPORT

Case #: SP-03-09 **Meeting Date:** November 12, 2009

Description: Proposed Site Plan, Assisted Life Styles of Blackhawk, Addition

Location: 22550 S. Franklin Street

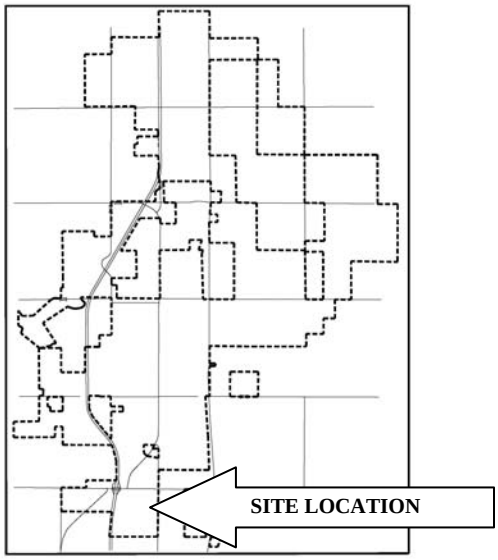
Applicant: Spring Hill Health Group, LLC

Engineer: Allenbrand-Drews & Assoc.

Site Area: **3.62 Acres 157,534 sq. ft.**

Minimum Lot Area:	3,000 sq. ft.	**Related Case:**	CU-03-07
Current Zoning:	C-O	**Proposed Use:**	Nursing/Convalescent Home

	Current Zoning	**Existing Land Use**	**Future Land Use Map**
Site:	C-O	Residential	Residential
North:	R-1 & R-2	Two-Family Residential & Open Space	Residential
South:	R-1	Single Family Residential	Residential
East:	R-1	Single Family Residential	Residential
West:	R-2	Two-Family Residential	Mixed-Use Residential



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223rd Street
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Site
Location
US-169
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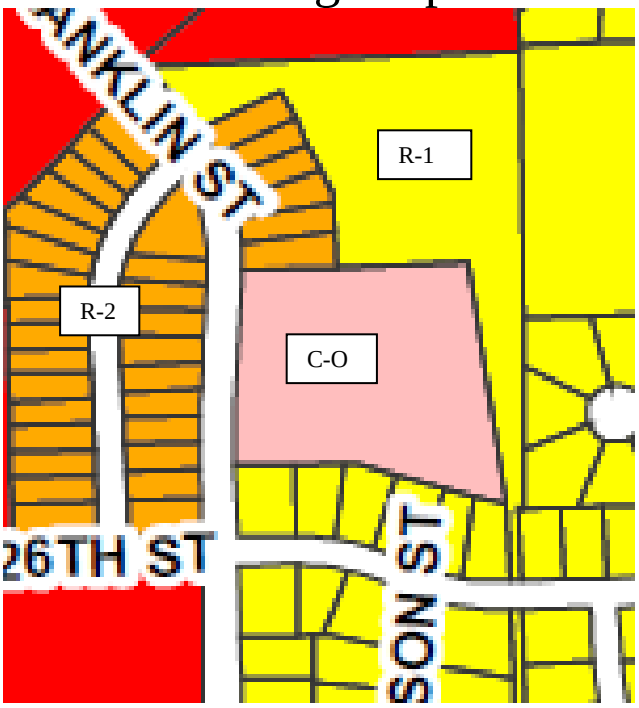
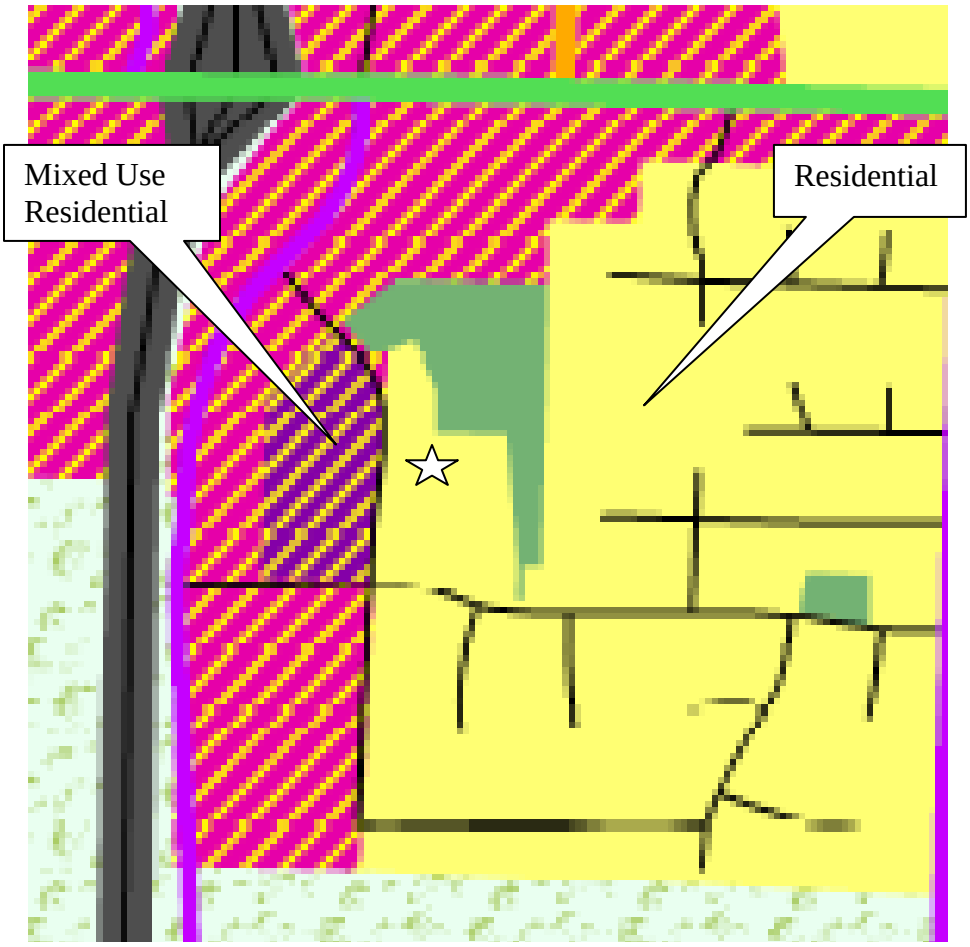
Zoning Map


ANKLIN ST
R-1
R-2
C-O
26TH ST
SON ST

Future Land Use Map



BACKGROUND:
Spring Hill Health Group, LLC has submitted a site plan for a 7,652 sq. ft. addition to their existing facility located at 22550 S. Franklin Street. The proposed addition is located on the east side of the existing facility and will contain 12 living units along with common areas for dining and recreation. The addition is designed primarily as an Alzheimer's unit with limited and regulated abilities of patients to leave the premises. A copy of the site plan is included with this staff report for your review.

Various firms including consultants, city staff, Johnson County Fire District No. 2 and utility providers have reviewed the site plan and provided comments. These comments and recommendations have been implemented into the site plan as applicable. If additional comments are received they will be provided at the November 12, 2009 meeting.

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

- All lot lines and rights-of-way are identified.
- All existing and proposed structures with applicable dimensions are identified.

- All parking and loading areas have been identified; and the type of surfacing and base course has been identified.
- Existing and proposed landscaping on the property has been identified.
- Parking has been identified as required. Existing parking is adequate for the facility and meets the requirements of Section 17.350.B.9 #2, 4, 5. Calculations are included on sheet #1 of the site plan.
- There is no exterior lighting with this project.
- The erosion and sediment control plan, and storm water drainage details are identified on the plans and are satisfactory for the site.
- Existing outdoor trash facilities are screened and in compliance with code standards.
- Existing landscaping is identified on the site plan as well as proposed landscaping along Franklin Street. Bordering a residential zone, this facility requires a medium impact buffer/screen on the east side of the property as per Section 17.360.E, F, G & H. Designers for the project have been notified and are preparing an amended landscaping plan. Please note the city owned right-of-way east of this site contains a hike/bike trail and a substantial tree row of mature trees. As per Section 17.360.E.1 the Planning Commission has the ability to modify or waive entirely the requirements for buffer screens. When calculating the number of trees and related landscaping items for the buffer zone and considering the existing trees adjacent to the property, it is possible the applicant may request a reduction or waiver of the buffer requirement.
- The exact species of maple trees proposed as street trees must be identified to assure code compliance.

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 site is zoned C-O Office Building District. The existing and proposed use are allowed with an approved conditional use permit. The original CUP was approved for this project in 1999 and again in 2007 and is subject to review in 2012. There are no conditions identified with the CUP. A copy of the CUP and associated PC minutes are included with this report.

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

   The property was previously platted and this project contains no alterations of property lines.

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

   The project is compatible with the surrounding neighborhood as per the approved conditional use permit and related public hearings.

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.*

   This project is in compliance with the Comprehensive Plan in that it is a residential use and the area is identified on the Future Land Use Map as residential.

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

   The project is 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.*

   This project contains no alterations to existing and previously approved entrances and parking area.

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

   All structures are adequately designed and engineered.

RECOMMENDATION:

It is the recommendation of staff that the site plan for Assisted Life Styles Blackhawk Addition be approved by the Planning Commission subject to the following:

1. The landscape be amended to include a medium impact buffer as defined by Section 17.360 of the Spring Hill Zoning Code.
2. The landscape plan identify the type of maple tree proposed as street trees along Franklin Street.

Memorandum

To: Planning Commission

From: Melanie Landis, Finance Director

Cc: Jim Hendershot, Community Development Director

Date: November 5, 2009

Re: 2010 – 2014 Capital Improvement Program (CIP)

Attached is the 2010 – 2014 Capital Improvement Program. This document includes all projects proposed to be completed over the next five years. Many projects in the previous CIP documents were slated for years beyond the current CIP and are being tracked separately now. While project costs are only estimates and can change during the course of design or construction, it is important to note that available funding will also drive the actual progress of these projects. Residential development over the course of the next few years may drive the need for additional projects and updates to this CIP will occur on an annual basis during the budget process.

Once the Planning Commission has reviewed and made suggestions or approved this Capital Improvement Program, it will then be forwarded to the City Council for approval as well. The CIP will become an official City document and is viewable by citizens and will be made available on our website.

If you have specific questions about any of the projects listed within this CIP, please contact Jim Hendershot.

Thank you.

Melanie Landis, Finance Director

City of Spring Hill ~ 401 N. Madison ~ Spring Hill, KS 66083

Phone (913) 592-3664 ~ Fax (913) 592-5040

Email landism@springhillks.com

City of Spring Hill, KS
2010 - 2014 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2010	Aquatic Facility	The aquatic facility constrcution will be completed in May 2010. This project has already been funded and principal and interest payments will begin in March 2010.	Parks	Debt Service Fund Sales Tax	$4,985,000	$278,620
2010	Sanitary Sewer Main Rehabilitation	A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of infow and infiltration. In 2009, approximately 1/2 of the old sewer lines have been rehabilitated.	Sanitary Sewer	$100,000 CDBG $20,000 Sewer Fund	$120,000	$20,000
2010	Wilson, Race and Main Street Drainage Improvements	The storm water improvement project was designed in 2001 and planned as a three part project beginning with Main street, Wilson street and Race street. The first phase has been completed.	Storm Water	$137,250 General Fund $411,750 SMAC	$549,000	$137,250
2010	Wastewater Treatment Plant Expansion	In 2007 Archer Engineering conducted a study for the City, as mandate by KDHE, to address the need for future expansion of the City's WWTP and Collection System. Archer's study indicated that the WWTP would need to be expanded by 2023. In 2008 the City contracted with GBA to expand upon the Archer study and provide alternatives recommendations. GBA determined that with immediate improvements and or alterations to some of the components at the WWTP and on with Collection System the City would not have to expand the WWTP until 2035. Based upon GBA's recommendations staff approached KDHE proposing the following improvements to the WWTP and Collection System: 1. Sludge Storage Improvements; 2. Flow Equalization Improvements; 3. Installation of new catwalks around both basins; 4. Build a new office and warehouse structure. KDHE has granted their approve for the project and made SRF funding available. The improvements are scheduled to begin sometime in the summer or fall of 2010 and completion is estimated for sometime in 2011.	Sanitary Sewer	KDHE Revolving Loan	3800000	252900

City of Spring Hill, KS
2010 - 2014 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2011	City Hall / Police Facilities	The current City Hall and Police Department facilities do not meet the current needs of the City. Design options have been completed. Final location has yet to be determined.	Administration	Debt Service Fund	$5,000,000	$363,600
2011	West Lake Park	Improvements to the City's Lake to include fishing docks, park area and recreational features. First phase $500,000. Total project cost is $1.1M and does not include land acquisition costs.	Parks	Debt Service Fund Sales Tax	$500,000	$36,360
2011	Sanitary Sewer Main Rehabilitation	A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of infow and infiltration. In 2009, approximately 1/2 of the old sewer lines have been rehabilitated.	Sanitary Sewer	$100,000 CDBG $20,000 Sewer Fund	$120,000	$20,000
2011	Wilson, Race and Main Street Drainage Improvements	The storm water improvement project was designed in 2001 and planned as a three part project beginning with Main street, Wilson street and Race street.	Storm Water	$115,250 General Fund $345,750 SMAC	$461,000	$115,250
2011	Columbia Road: 215th to 223rd Streets (Design phase)	As development occurs west of US 169 on 215th stret, the intersection of US 169 and 215th will begin to fail. The City is in the process of working with the Kansas Department of Transportation and Miami County to design and build Columbia Road between 215th and 223rd streets.	Street	$300,000 CSHF $300,000 KDOT	$600,000	$300,000
2011	Raw Water Line to AFG	To provide better water service, the City will build a water line from the Spring Hill City lake to AGC to provide them untreated water for their manufacturing process. This will allow the City to use the entire water tower at AGC for the City's water needs.	Water	Water Fund	$150,000	$150,000
2011	Refurbish Water Tower	Once a new raw water line is provided for AGC, the existing water tower will need to be drained and refurbished.	Water	Water Fund	$150,000	$150,000
2011	New Water Tower	A water tower will be constructed to replace the storage tank. This project would be in conjunction with Johnson County Rural Water District No. 7 for the construction of a 1.5 million gallon water tower.	Water	KDHE Revolving Loan	$1,400,000	$93,200

City of Spring Hill, KS
2010 - 2014 Capital Improvement Program

Project Year	Project Name	Project Description	Department	Funding Source	Project Cost	Annual Budget Impact
2012	Sanitary Sewer Main Rehabilitation	A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of infow and infiltration. In 2009, approximately 1/2 of the old sewer lines have been rehabilitated.	Sanitary Sewer	$100,000 CDBG $20,000 Sewer Fund	$120,000	$20,000
2012	Columbia Road: 215th to 223rd Streets (Construction phase)	As development occurs west of US 169 on 215th stret, the intersection of US 169 and 215th will begin to fail. The City is in the process of working with the Kansas Department of Transportation and Miami County to design and build Columbia Road between 215th and 223rd streets.	Street	General Obligation Bonds	$2,850,000	$207,250
2012	Removal of Ground Storage Tank	Due to the maintenance and operation cost, the ground storage tank at Washington and Allen will be removed.	Water	Temporary Notes	$350,000	$94,800
2013	Sanitary Sewer Main Rehabilitation	A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of infow and infiltration. In 2009, approximately 1/2 of the old sewer lines have been rehabilitated.	Sanitary Sewer	$100,000 CDBG $20,000 Sewer Fund	$120,000	$20,000
2014	Sanitary Sewer Main Rehabilitation	A sanitary sewer flow study was conducted in 1998. Due to the findings of that study, staff has been working toward rehabilitation of the sewer mains to repair reduction of infow and infiltration. In 2009, approximately 1/2 of the old sewer lines have been rehabilitated.	Sanitary Sewer	$100,000 CDBG $20,000 Sewer Fund	$120,000	$20,000