

**SPRING HILL PLANNING COMMISSION  
REGULAR MEETING  
AGENDA  
THURSDAY, FEBRUARY 4, 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: January 7, 2016**
2. **Final Plat (FP-01-16) – Brookwood Farms 2<sup>nd</sup> Plat**  
Address/Vicinity: West 200<sup>th</sup> Terrace and Cooper Street  
Applicant: Engineering Solutions, Matt Schlicht
3. **Final Plat (FP-02-16) – Prairie Ridge Phase 2**  
Address/Vicinity: 199<sup>th</sup> Street and Norton Street  
Applicant: Ridge Development, LLC, Don Margritier

**DISCUSSION**

4. Review of proposed zoning regulation amendments and establish public hearing dates

**REPORTS**

**ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

**ADJOURN**

## PUBLIC HEARING PROCEDURE

1. Chairperson opens the public hearing.
2. Commission members describe what, if any, ex-party contacts they might have had regarding this case; indicating the nature of the communication and *whom* it was with.
3. Commission members describe what, if any, conflicts of interest they may have and dismiss themselves from the hearing.
4. Staff presents a report and comments regarding the case.
5. Applicant or agent of the applicant makes brief presentation of the case or request.
6. Commission members ask for any needed clarification of the applicant or agent.
7. Public comments are solicited from the audience. Each member of the audience must fill out a Citizen Participation/Comment Form.
8. Commission members ask for any further clarifications from applicant or staff.
9. Public Hearing is closed.
10. Members deliberate the request.
11. 14-day Protest Period begins after the Planning Commission Public Hearing is closed. \*

\* **Protest Petitions:** Any protest petition must be filed in the Office of the Spring Hill City Clerk within 14 days from the conclusion of the public hearing held by the Planning Commission. Sample copies of protest petitions may be obtained from the City Clerk Office at 401 N. Madison, Spring Hill, KS 66083 (913-592-3664).

**City of Spring Hill, Kansas  
Minutes of Planning Commission Regular Session  
January 7, 2016**

A Regular Session of the Planning Commission was held in the Spring Hill Civic Center, 401 N. Madison, Room 15, Spring Hill, Kansas on January 7, 2016. The meeting convened at 7:00 p.m. with Chairman Stephen Sly presiding, and Christie Campbell, Planning Secretary recording.

Commissioners in attendance: Stephen Sly  
Troy Mitchell  
Josh Nowlin  
Janell Pollom  
Paul Ray – arrived at 7:03 p.m.  
Cindy Squire  
Tyler Vaughan  
Michael Weber

Commissioners absent: Tobi Bitner

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

Public in attendance: Mr. Robert Cummins, Representative for RLC Management  
Mr. Jeff Skidmore, Engineer, Schlagel & Associates, P.A.  
Mr. Robert Wiltshire, Representative for RLC Management  
Mr. Jack Meyers, General Public

**ROLL CALL**

The secretary called the roll of the Planning Commissioners. With a quorum present, the meeting commenced.

**APPROVAL OF THE AGENDA**

**Motion** by Ms. Squire, seconded by Mr. Weber, to approve the agenda with Item 3-Preliminary Plat (PP-01-15) be tabled.

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

**Abstain:** Ray-arrived after roll call vote

**Motion carried 7-0-1**

**FORMAL ACTION**

**1. Approval of Minutes: December 3, 2015**

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

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

**Abstain:** Ray-arrived after roll call vote

**Motion carried 7-0-1**

**2. Public Hearing – Rezoning (Z-03-15)**

***Beginning of Staff Report***

**SPRING HILL PLANNING COMMISSION  
ZONING STAFF REPORT**

**Case #:** Z-03-15

**Meeting Date:** January 7, 2015

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

**Location:** 20241 W. 183<sup>rd</sup> St.

**Applicant:** RLC Management – Bob Cummins

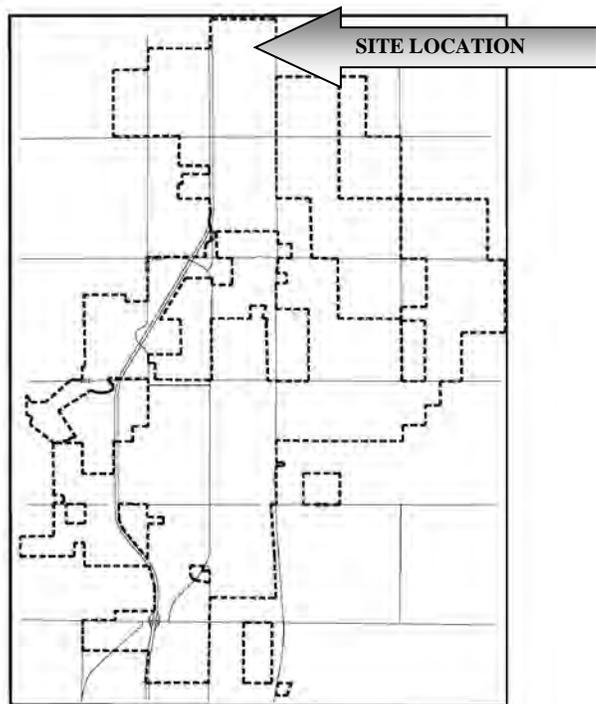
**Engineer:** Schlagel & Associates, P.A. – Jeff Skidmore

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

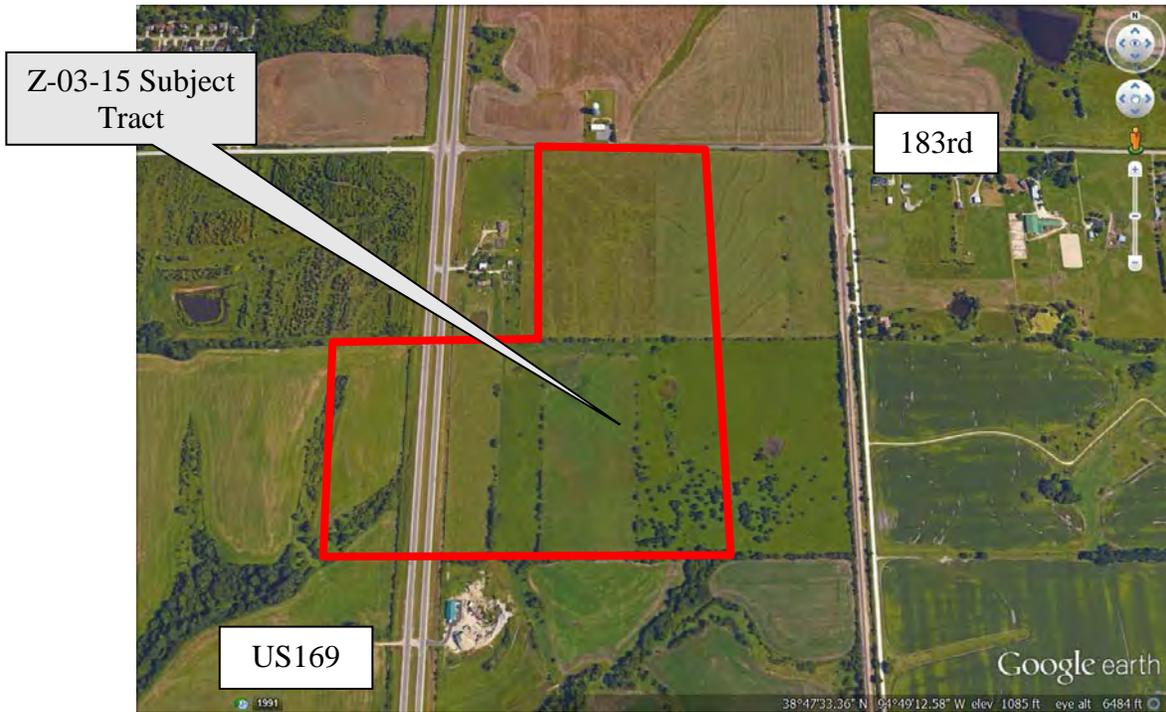
**Site Area:** 107.6 Ac.                      **Number of Lots:** 1

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

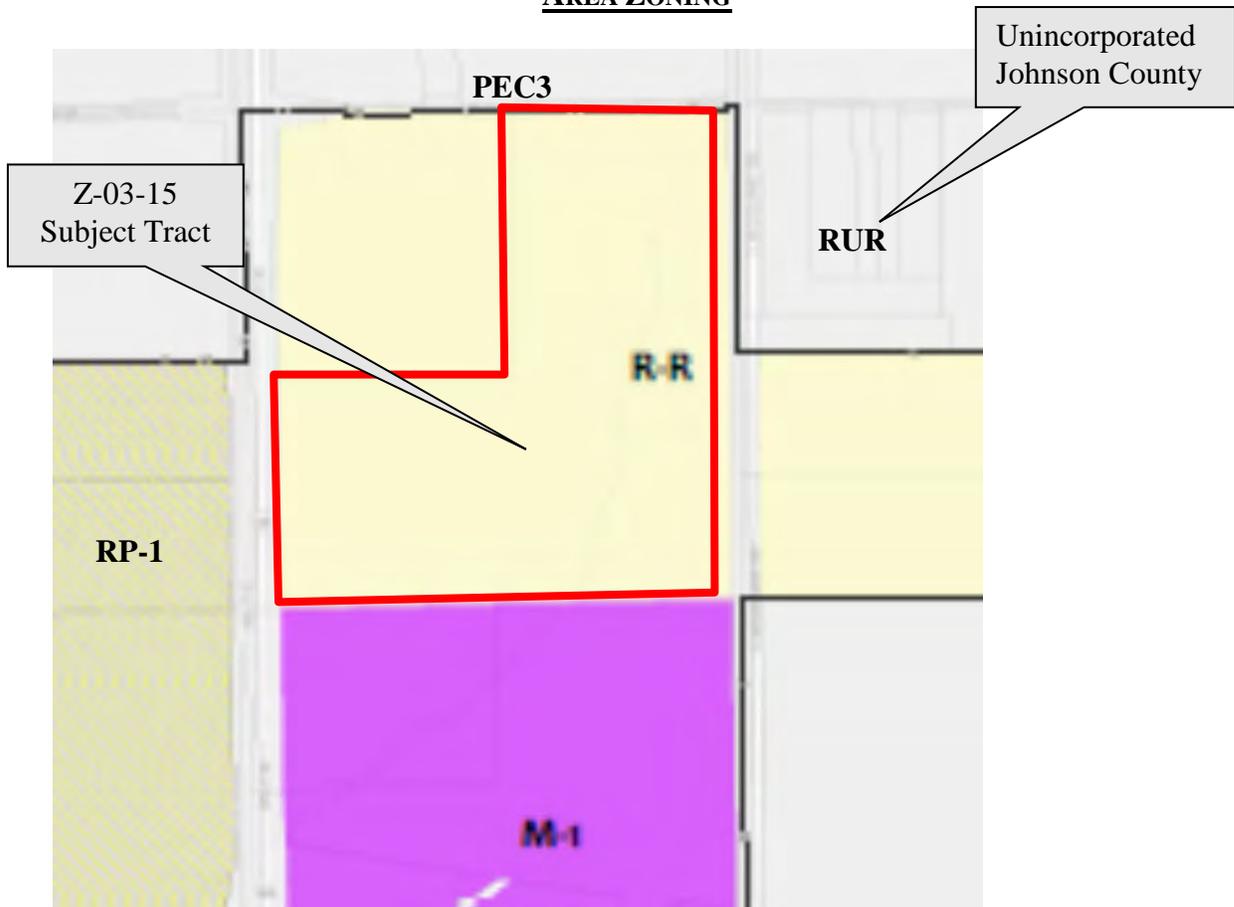
**Proposed Use:** Self-Storage and Warehousing



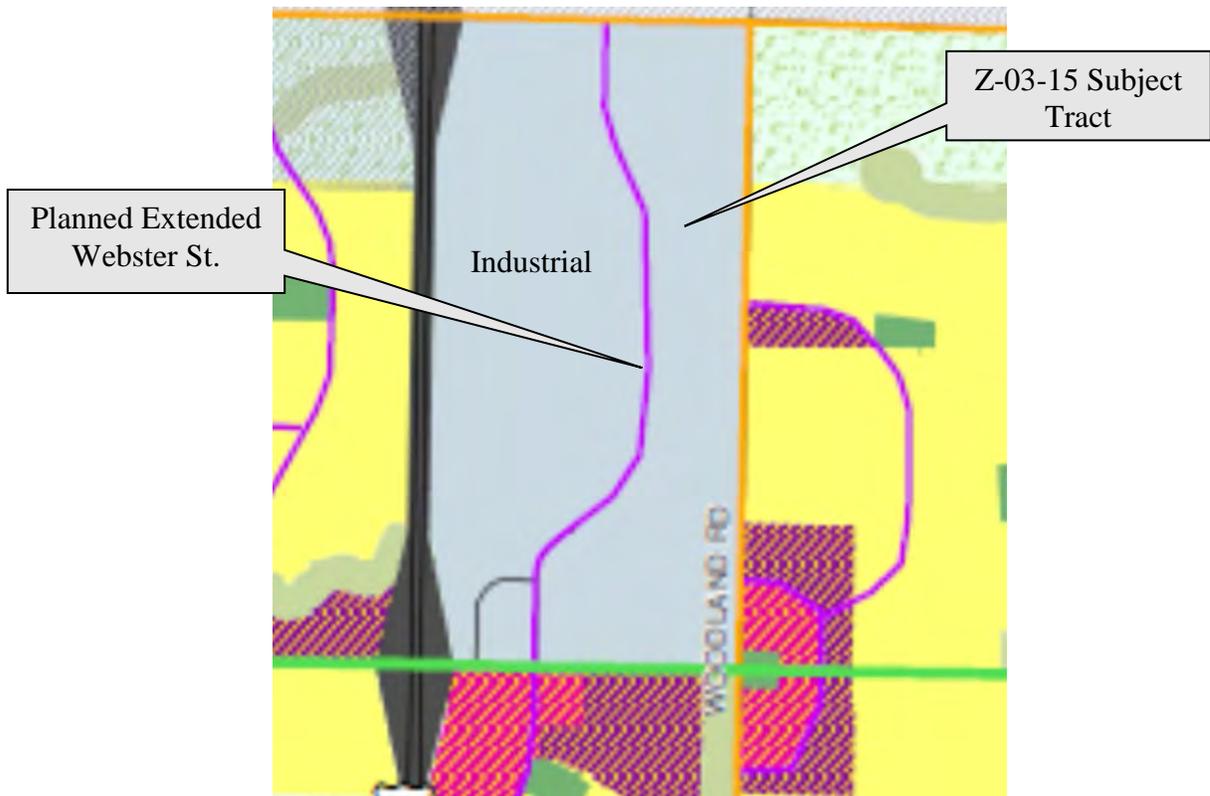
**AREA PHOTO**



**AREA ZONING**



**FUTURE LAND USE**



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

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

**REZONING:**

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

- 1. Consistent with purposes of the regulations and intent and purpose of the proposed district:** The proposed rezoning is consistent with the purpose and intent of the regulations regarding M-1 districts. The proposed uses of self-storage storage and warehousing are permitted uses within the district.
- 2. Neighborhood Character:** As shown on the aerial photo above, the surrounding area is primarily vacant with railroad right-of-way to the east and KDOT right-of-way to the west.
- 3. Zoning and uses of nearby parcels:** As shown on the area zoning map above the property to the south is zoned M-1 (General Industrial). The area to the north is unincorporated Johnson County zoned PEC3 (Planned Industrial Park). Parcels to the west are zoned RP-1 (Planned Single Family) but are separated by the KDOT right-of-way for US169/K-7 Highway. Properties to the east are a combination of RR

(Rural Residential) and Johnson County RUR district (Rural Residential) but are separated by the combined right-of-ways for the BNSF railroad and Woodland Road.

4. **Requested because of changing conditions:** Request is based on a business opportunity as determined by the applicant.
5. **Suitability of parcel for uses restricted by the current zone:** This area of Spring Hill is currently RR or Rural Residential. Updates to the Comprehensive Plan completed in 2010 identified this area as best suited for industrial uses based on the proximity to the four-lane highway and railroad. Rezoning to an industrial district would be compliant with the Comprehensive Plan and allow uses that would not be allowed with the current zoning.
6. **Suitability of parcel for uses permitted by the proposed district:** The parcel under consideration for rezoning is suitable for uses permitted in an M-1 district. The proposed use for warehousing and self-storage is an allowed use within the M-1 district.
7. **Detrimental Effect of Zoning Change:** No detrimental effects are anticipated.
8. **Proposed amendment corrects an error:** No error is being corrected.
9. **Length of time property has been vacant:** This property is undeveloped and has agricultural in use for many years.
10. **Adequacy of current facilities:** All utilities are adequate and available to the property but may require minor extensions as determined by the development plan.
11. **Conformance with Comprehensive Plan.** As shown on the Future Land Use map above, the Comprehensive Plan identifies this area as Industrial. The requested zoning district of M-1 and the proposed use are in conformance with the Comprehensive Plan.
12. **Hardship if application is denied:** ~~This issue has been addressed by the applicant in the narrative provided with the application.~~ **Correction as follows: The applicant can better respond to any hardships if this application is denied.**

**ADDITIONAL REVIEW COMMENTS:**

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

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

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

*End of Staff Report*

Mr. Hendershot, Community Development Director, presented the staff report to the Planning Commission. He noted a correction to item # 12 in the staff report. It should read, “the applicant can better respond to any hardships if this application is denied.” He also added clarification that the unscheduled, unfunded, yet planned diamond interchange at 183<sup>rd</sup> and K7 will have no effect on this property. Any access to this property would have sufficient distances away from those interchange ramps if and when they are constructed.

Mr. Hendershot asked that the information was distributed relating to the preliminary plat, which is the next item on the agenda, be disregarded. He is going to ask for that item to be tabled, as the preliminary plat is in the process of being redesigned.

Commissioner Vaughan stated that there was one thought mentioned about a business need for the developer with regards to storage units. He asked if there was some type of study that was done to say that we have the capacity that would require this, or what is the thought process behind bringing in another storage facility.

Mr. Hendershot responded in saying that the owner and applicant can better respond to those questions. He did indicate that the other storage facilities are full based on conversations he has had with the owners. He added that the site plan for the expansion of an existing storage unit was approved at the November 2015 Planning Commission meeting.

Commissioner Squire asked a question about the area zoning map. She asked, “when we abut to the PEC3 for Johnson County, is that pretty much the end of the Spring Hill city limits as far as we go, or is that another donut hole?” Mr. Hendershot stated that it is not. He clarified that the PEC3 section is the northern limits of the annexation agreement between the City of Spring Hill and the City of Olathe.

Commissioner Ray asked if the first phase of the building project would be the storage units and as demand increases, phase two would be warehouses. Mr. Hendershot indicated that was the initial thought process, but the plan is being revised by the developers at this time, which is why staff will ask to table agenda item #3 regarding the preliminary plat hearing.

Commissioner Mitchell inquired about the zoning classification of the property just east of the M-1 area. Mr. Hendershot indicated that is unincorporated Johnson County RUR (rural residential).

Commissioner Squire asked if it (referring to the storage units and warehouses) did not pan out, what other types of things could go in there if they approved the rezoning to M-1. Mr. Hendershot indicated that M-1 is a fairly wide open zoning district. It does open up the possibility of other types of industrial occupancies, as well as storage and warehousing. Based on the owner’s intent, the basic plan is still there for self-storage and warehousing. It does not close the door for any other options for them.

Commissioner Squire wanted to reiterate to everyone that this is a rezoning request and not a consideration for what the business is. She indicated that it is important to look at it from a land use perspective, not a proposed business that may or may not be built on this land.

Mr. Hendershot clarified that there can be no residential uses in an M-1 zoning district. There can be some public and civic uses, but commercial uses would be somewhat limited. Conditional Use provisions of an M-1 still apply for more intrusive industrial business, such as salvage yards, cargo container storage, or quarries. These types of uses would be brought back to the Planning Commission for review and approval.

Commissioner Mitchell reiterated that the future land use planned for this area is industrial.

Commissioner Ray asked if there has ever been any residential interest in that plot that we know of. Mr. Hendershot indicated there has not been any interest.

Mr. Jeff Skidmore with Schlagel & Associates, P.A. addressed the Planning Commission as a representative for RLC Management. He indicated that he didn't have a lot to add to what Mr. Hendershot has already presented. He thanked Mr. Hendershot and staff for working with their team over the past 30 days. He stated that they are revising the original plan as a result of recent interest in the property, and will be resubmitting revised plans for review.

*With no further questions or comments, the Public Hearing was officially closed at 7:25 p.m.*

**Motion by** Mr. Weber, seconded by Mr. Mitchell, to approve the rezoning application Z-03-15 with the correction to staff report item #12.

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

**Motion Carried 8-0-0**

The rezoning application (Z-03-15) will be forwarded to the City Council for review on January 28, 2016.

### **3. Public Hearing – Preliminary Plat (PP-01-15)**

Mr. Hendershot requested that this agenda item be tabled to allow the applicant time to revise the preliminary plat.

**Motion by** Ms. Squire, seconded by Ms. Pollom, to table the public hearing for Preliminary Plat (PP-01-15).

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

**Motion carried 8-0-0**

## **DISCUSSION**

## **REPORTS**

## **ANNOUNCEMENTS FROM PLANNING COMMISSIONERS AND STAFF**

- Mr. Hendershot announced that the City Council approved the following items at the December 10, 2015 meeting:
  - Conditional Use Permit for Verizon Wireless (CU-2015-0001)
  - Conditional Use Permit for The Bowery Events (CU-2015-0002)
  - 2016 Economic Stimulus Program (2015-R-22)
- Mr. Hendershot introduced the Builder's Guide marketing material.
- City of Spring Hill has received approved by Johnson County for funding through the C.A.R.S. Program to construct a northbound acceleration lane at the intersection of 207<sup>th</sup> St. and Webster St. This will allow for trucks to merge into northbound traffic more safely.

- City engineer is working on the design for the road that will give access to Westlake Park from 199<sup>th</sup> St.
- City staff is preparing to submit bids for the sidewalk project along Ridgeview Rd. and 199<sup>th</sup> St.

## **ADJOURN**

**Motion** by Mr. Mitchell, seconded by Mr. Weber, to adjourn.

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

**Motion carried 8-0-0**

The meeting adjourned at 8:09 p.m.

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

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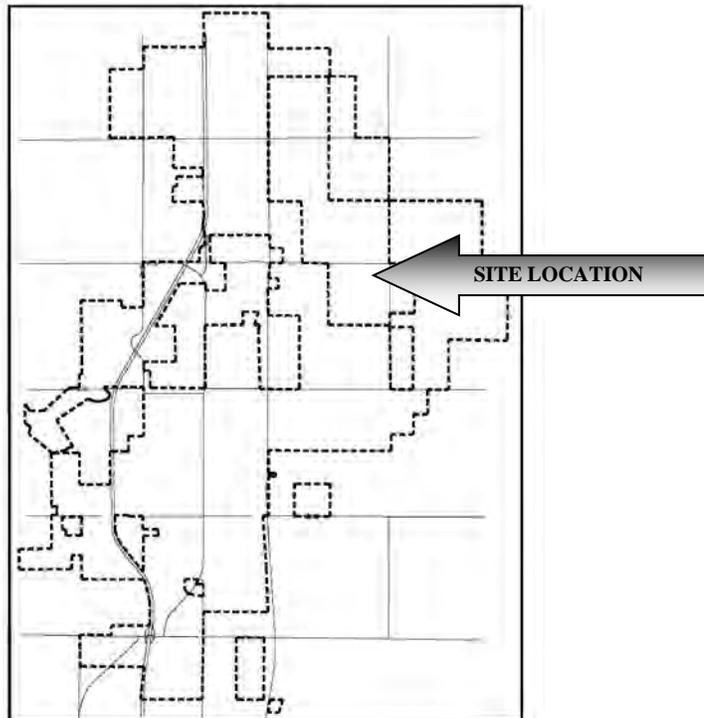
**Case #:** FP-01-16 **Meeting Date:** February 4, 2016  
**Description:** Brookwood Farms 2<sup>nd</sup> Plat  
**Location:** 199th St. & Skyview Lane.  
**Applicant:** Catch Investments, LLC  
**Engineer:** Engineering Solutions  
**Site Area:** 8.79 acres

**Minimum Lot Area:** 9,000 sq. ft. **Number of Lots:** 24 Residential Tracts

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

**Related Applications:** PP-04-05, FP-01-06, FP-04-07, FP-01-08, FP-01-14

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**BACKGROUND:**

An application has been received for the development of the next phase of Brookwood Farms located on 199<sup>th</sup> St. approximately one-half mile east of Woodland Road. Brookwood Farms 2<sup>nd</sup> Plat consists of 24 residential tracts with extensions to 200<sup>th</sup> St, 200<sup>th</sup> Terrace and Skyview Lane.

The preliminary plat was approved by the Planning Commission in 2005 and staff finds this plat submittal to be in conformance with the preliminary plat. A copy of the preliminary plat is included with this staff report.

**STAFF COMMENT:**

Brookwood Farms 2<sup>nd</sup> Plat consists of 24 residential lots. 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 2005 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:**

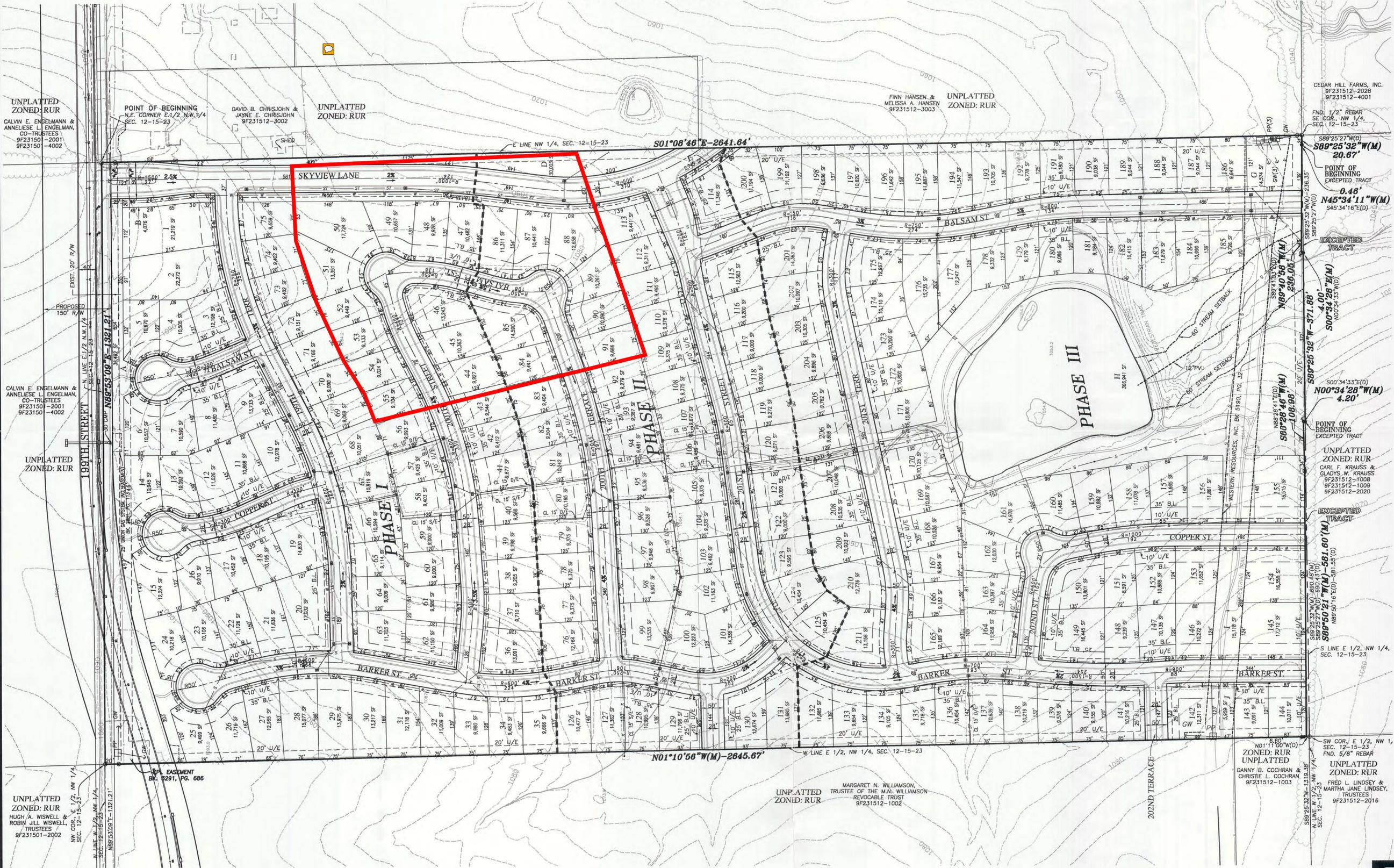
Staff recommends approval of final plat application FP-01-16, Brookwood Farms 2<sup>nd</sup> Plat.

Attachments: Final Plat  
Preliminary Plat

# PRELIMINARY PLAT OF BILTMORE FARMS

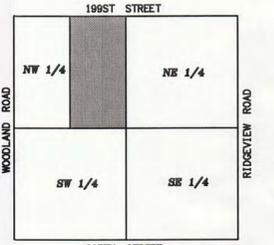
EAST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15, RANGE 23,  
IN SPRING HILL TOWNSHIP, JOHNSON COUNTY, KANSAS

10/21/2005

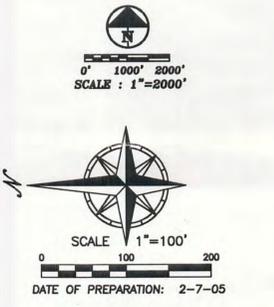


**LEGAL DESCRIPTION:**  
THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 15, RANGE 23, JOHNSON COUNTY, KANSAS, EXCEPT THAT PART IN ROADS AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 12, T 15 S, R 23 E, JOHNSON COUNTY, KANSAS; THENCE S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 20.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG SAID SOUTH LINE, A DISTANCE OF 236.35 FEET; THENCE W 00° 34' 28" W (MEASURED) (N 00° 34' 33" W (DEED)) A DISTANCE OF 4.00 FEET; THENCE S 89° 40' 58" E (MEASURED) (S 89° 41' 03" E (MEASURED)) A DISTANCE OF 236.05 FEET; THENCE S 45° 34' 11" E (MEASURED) (S 45° 34' 16" E (DEED)) A DISTANCE OF 0.46 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 12, T 15 S, R 23 E, JOHNSON COUNTY, KANSAS; THENCE S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG THE SOUTH LINE OF SAID NW 1/4, A DISTANCE OF 628.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89° 25' 32" W (MEASURED) (S 89° 25' 27" W (DEED)), ALONG SAID SOUTH LINE, A DISTANCE OF 690.48 FEET (MEASURED) (690.43 FEET (DEED)) TO THE SOUTHWEST CORNER OF THE E 1/2 OF SAID NW 1/4; THENCE N 01° 10' 56" W (MEASURED) (N 01° 11' 00" W (DEED)), ALONG THE WEST LINE OF SAID E 1/2, A DISTANCE OF 6.60 FEET; THENCE N 89° 50' 21" E (MEASURED) (N 89° 50' 16" E (DEED)) A DISTANCE OF 581.60 FEET (MEASURED) (581.55 FEET (DEED)); THENCE N 88° 28' 46" E (MEASURED) (N 88° 28' 41" E (DEED)) A DISTANCE OF 108.98 FEET; THENCE S 00° 34' 28" W (MEASURED) (S 00° 34' 33" W (DEED)) A DISTANCE OF 4.20 FEET TO THE TRUE POINT OF BEGINNING.

GROSS AREA=±80.1398 ACRES  
NET AREA =±79.5332 ACRES



VICINITY MAP  
SECTION 12-15-23



- LEGEND**
- DENOTES BAR TO BE SET
  - DENOTES BAR FOUND
  - DENOTES BUILDING LINE
  - - - DENOTES UTILITY EASEMENT
  - DENOTES EXISTING FENCE
  - DENOTES EXIST. TREE LINE
  - DENOTES PROPOSED STORM SEWER
  - DENOTES PROPOSED SAN. SEWER
  - DENOTES PROPOSED 4' SIDEWALK
  - DENOTES PROPOSED WATER

TYPICAL LOT SETBACKS

- UTILITY PROVIDERS**
- CEBRIDGE CONNECTIONS, 803 BAPTISTE DRIVE, (800) 999-8876
  - ATMOS ENERGY, 730 N. RIDGEVIEW ROAD, (913) 764-0531
  - JOHNSON COUNTY RURAL WATER DISTRICT NO. 7, 534 WEST MAIN, (913) 856-8876
  - KANSAS CITY POWER & LIGHT COMPANY, 8730 NIEMAN ROAD, (800) 223-0755
  - SPRINT, 435 EAST MAIN, (800) 788-3500
  - WESTAR ENERGY, 818 SOUTH KANSAS AVE, (913) 764-3500

UNPLATTED ZONED: RUR  
CALVIN E. ENGELMANN & ANNELESE L. ENGELMAN, CO-TRUSTEES  
9F231501-2001  
9F231501-4002

UNPLATTED ZONED: RUR  
CALVIN E. ENGELMANN & ANNELESE L. ENGELMAN, CO-TRUSTEES  
9F231501-2001  
9F231501-4002

UNPLATTED ZONED: RUR  
HUGH A. WISWELL & ROBIN JILL WISWELL, TRUSTEES  
9F231501-2002

POINT OF BEGINNING  
N.E. CORNER E-1/2, NW 1/4  
SEC. 12-15-23

FINN HANSEN & MELISSA A. HANSEN  
9F231512-3003

CEDAR HILL FARMS, INC.  
9F231512-2028  
9F231512-4001

POINT OF BEGINNING  
EXCEPTED TRACT

**PROJECT NOTES:**  
1. TRACTS A, B, C, D, E, F, G, H, I AND J, ARE TO BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.  
2. TRACTS A, B, C, E, F, G, H, I AND J ARE TO BE DESIGNATED FOR REQUIRED MIN. 4% OPEN SPACE OF THE GROSS AREA. PLAN SHOWS A TOTAL OF 10.87 ACRES, WHICH EQUALS 14% OPEN SPACE TOTAL.

**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR UNINCORPORATED AREAS JOHNSON COUNTY, KANSAS, COMMUNITY NO. 200159, PANEL NO. 0320 F AND DATED JUNE 17, 2002.

**BUILDING SETBACKS:**  
FRONT BUILDING LINE: 35' BUILDING SETBACK  
SIDE BUILDING LINE: 7' MIN. SIDE YARD SETBACK  
REAR BUILDING LINE: 25' REAR YARD SETBACK

**PHASING SCHEDULE:**

PHASE	STARTING	HOME CONST. STARTS	# OF LOTS
1	2006	2006	76
2	2008	2009	56
3	2010	2011	81

**CONTRACT OWNER:**  
CATCH INVESTMENTS  
ATT: LEONARD MARKS  
1147 W. DENNIS AVENUE  
OLATHE, KS 66061  
(913) 681-3620  
(913) 681-5135 FAX

**ENGINEER/APPLICANT:**  
PHELPS ENGINEERING, INC.  
1270 N. WINCHESTER  
OLATHE, KS. 66061  
(913) 393-1155  
(913) 393-1166 FAX

**SITE DATA TABLE:**

GROSS AREA	80.14 AC.
PRESENT ZONING	RUR
PROPOSED ZONING	R-1
PROPOSED NUMBER OF LOTS	211
PROPOSED LAND USE	SINGLE FAMILY
DENSITY	2.63 LOTS PER ACRE

Preliminary Plat

10/21/05

PHELPS ENGINEERING, INC.  
1270 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166  
www.phelpsengineering.com

PEI  
BANKLAND MAINTAINED BY HOA

NOTED IN STAFF REPORT







**BACKGROUND:**

In August, 2014 the Planning Commission voted to recommend approval of the final plat for Prairie Ridge at Spring Hill No. 2. This plat contained 56 residential lots and one common area parcel. At the request of the applicant, the plat was not presented to the City Council for approval due to market conditions at the time. The applicant has now reduced the size of the final plat to 28 residential lots and one common area parcel. As a result, staff has discontinued and closed the file for the original application and is now presenting the revised Prairie Ridge at Spring Hill No 2 final plat.

In 2009 the Planning Commission approved a reduction in scope from Phase 1 due to economic conditions. Phase's 1A-D are complete with respect to infrastructure construction and homes are being built throughout these phases. The pool and clubhouse adjacent to the subdivision entrance are complete and open for use, and a large portion of the pedestrian trail with various amenities are complete. In addition, the required turn lanes from 199<sup>th</sup> Street are complete as required by the platting and improvement agreements.

**STAFF COMMENT:**

Phase 2 consists of 28 residential lots and one common area tract. 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.

**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-02-16, Prairie Ridge at Spring Hill No. 2.

Attachments: Final Plat

